

City  Place

150 Throckmorton St
Fort Worth, TX



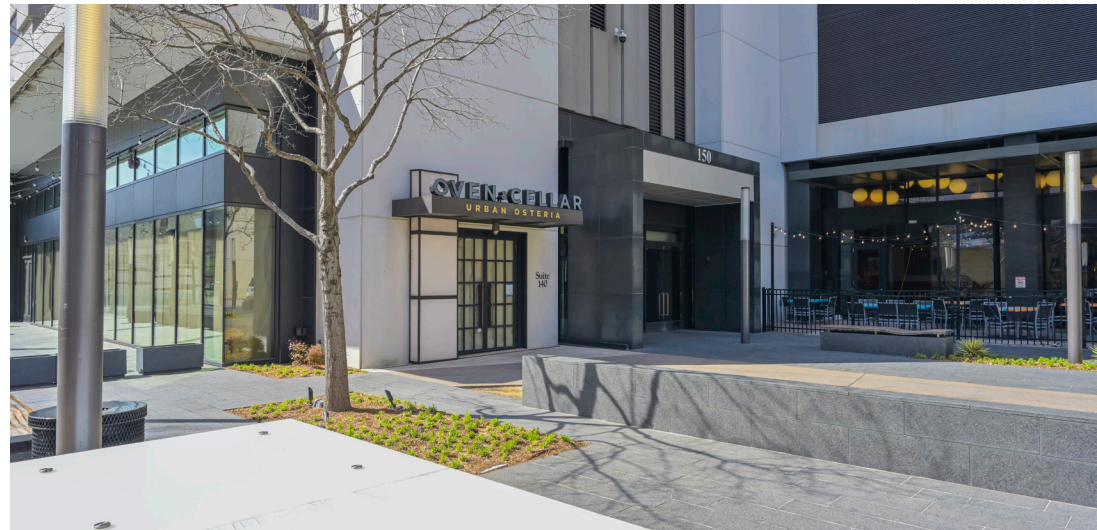
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city place center overview

City Place Center is a modern, Class A mixed-use destination in Fort Worth's bustling Central Business District. The landmark property, which benefits from a complete renovation that increased visibility and walkability through open courtyards and more greenspace, is located at 150 Throckmorton Street between Houston Street and Taylor Street.

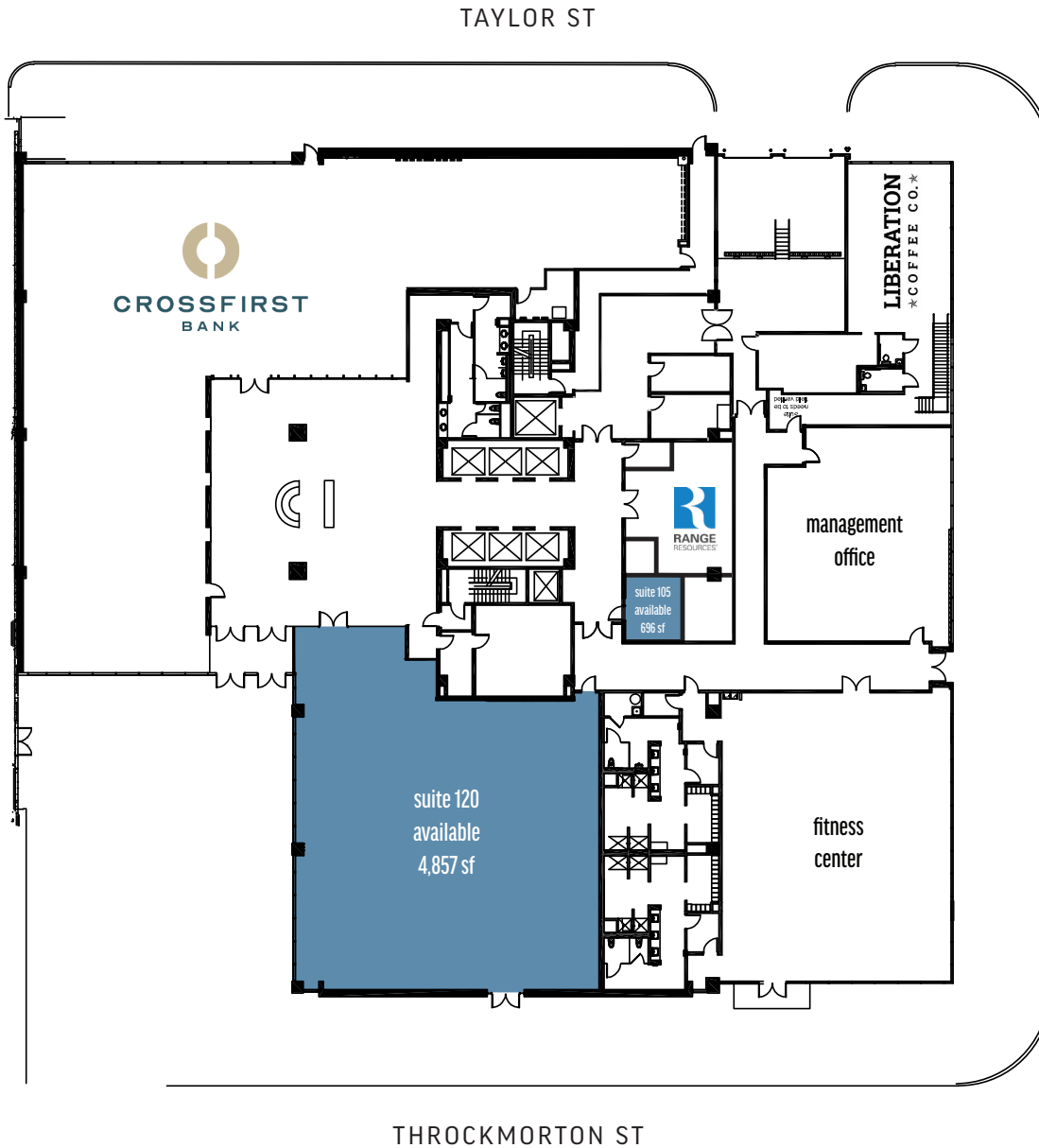
City Place Center benefits from its location in the midst of the famed Sundance Square historic retail, commercial, hospitality and residential district that anchors the majority of activity in Fort Worth's CBD.

The City Place Center retail is in the midst of a heavily trafficked retail and restaurant cluster that includes Chop House Burgers, Tejas de Brazil steakhouse, Rooftop Cinema Club, Red Goose Saloon, The UPS Store and more. Hotels in the immediate area include The Worthington Renaissance Fort Worth and Aloft Fort Worth Downtown.



site plan

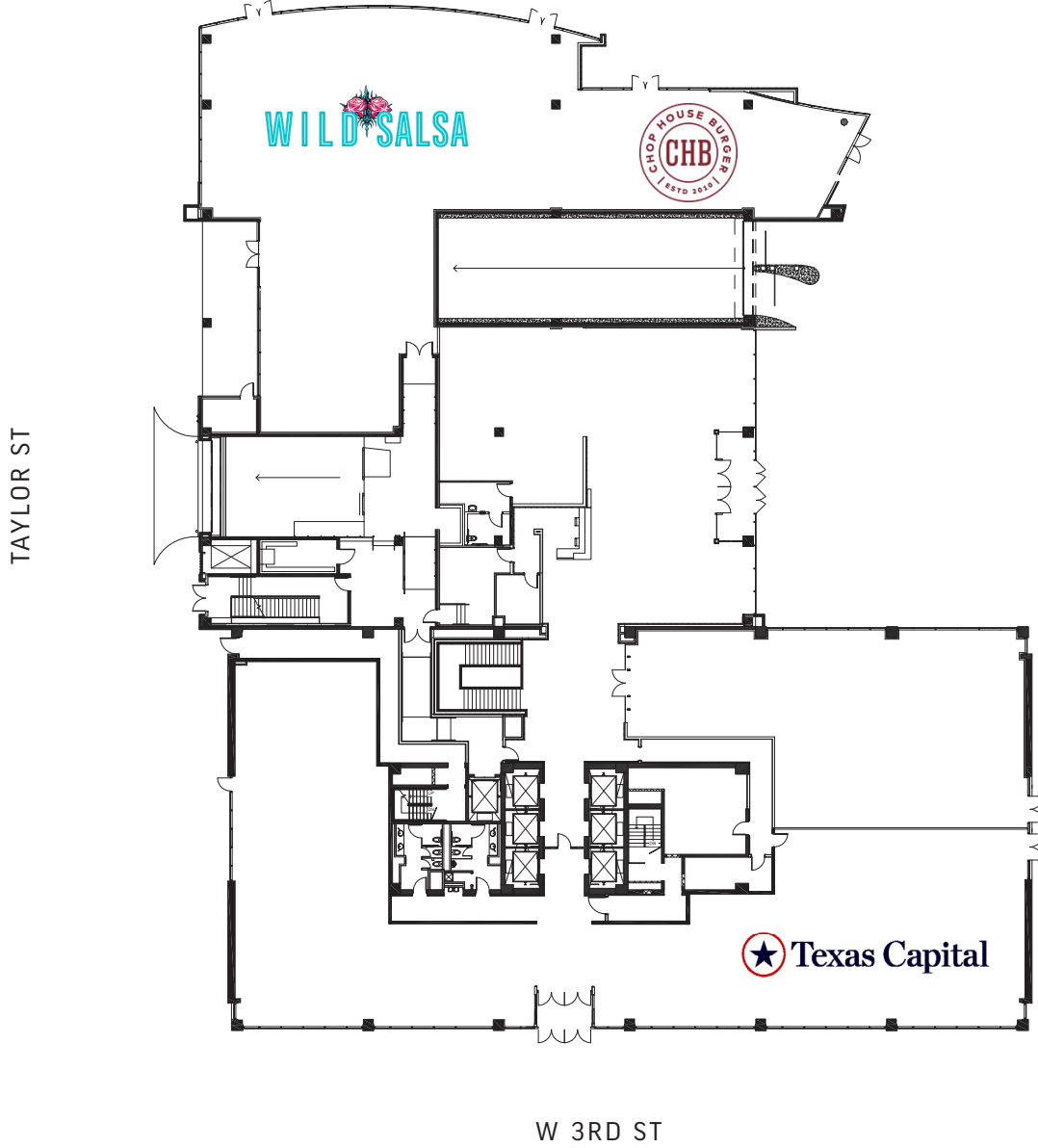
two city place



Suite	Tenant	SF
100	Range Resources Corp	571
105	Available	696
110	Fitness Center	5,000
120	Available	4,857
150	Crossfirst Bank	9,806
170	Management Office	2,104
180	Liberation Coffee	1,800
NNN	\$12.65	

site plan

one city place

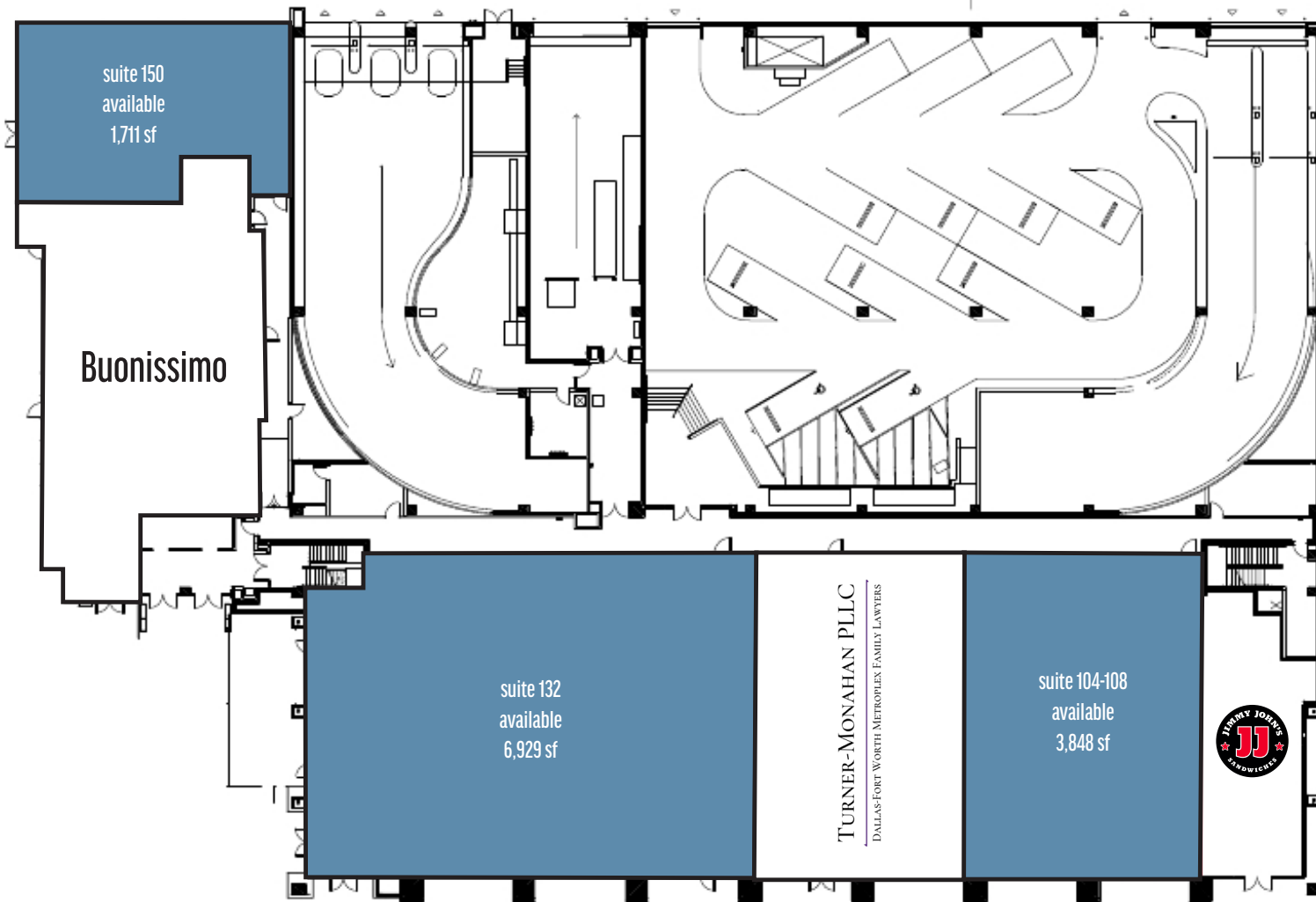


Suite	Tenant	SF
100	Texas Capital Bank	3,934
180	Wild Salsa/Chop House Burger	7,618
NNN	\$15.07	

site plan

city place center

TAYLOR ST



THROCKMORTON ST

Suite	Tenant	SF
100	Jimmy John's	1,384
104	Available	1,924
108	Available	2,034
116	Turner-Monahan, PLLC	3,608
132	Available	6,929
140	Buonissimo	4,684
150	Available	1,711
NNN	\$13.99	

aerial



PANTHER ISLAND Central City Flood Project

\$1B+ MU Development under construction
2028 est. completion
projected: 29K employees
\$3.7B+ annual economic activity
10K housing units - 3M SF commercial space

Trinity Urban Bluff
280 MF-units

The Huntley
296 MF-units u/c

Tarrant County College - Trinity River Campus East

Tarrant County Correction Ctr

Tarrant County College

The Depot
211 MF-units

SITE

1000 W Weatherford
310 pro-MF units

The Braden on 5th
345 MF-units

Firestone W. 7th
350 MF-units

Deco 969
302 MF-units

Intermodal Transit Center

Convention Center
\$700M expansion starting mid-2023

The Jones
408 proposed MF-units
\$350M Campus 2025 opening



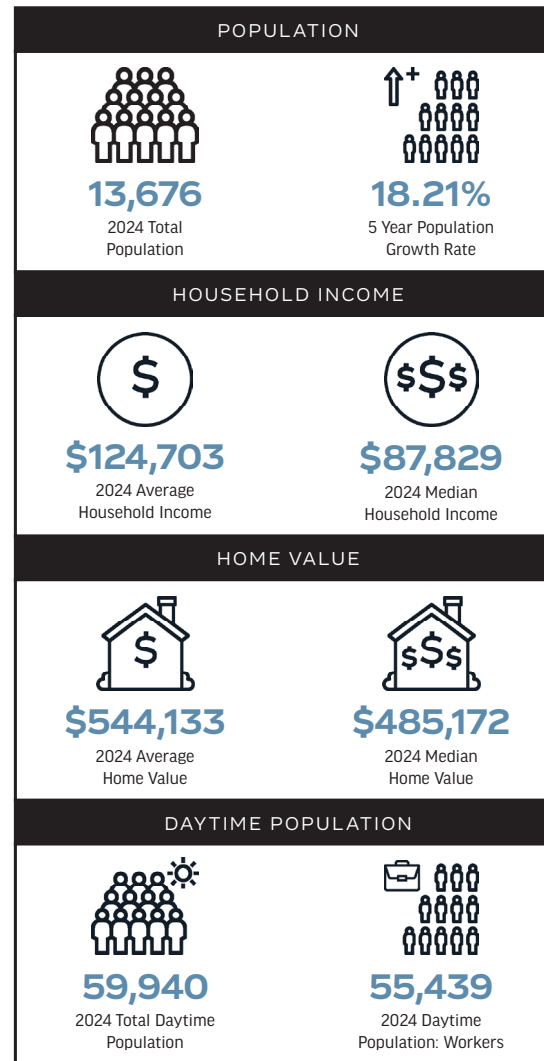
demographics

The residential and commercial density of the trade area served by City Place Center can be seen in its demographics. Within a one-mile radius of the project, the population totals 13,676 in 5,848 households with an average household income of \$124,703. The daytime population within the one-mile radius jumps to 59,940, of which 55,439 are workers.

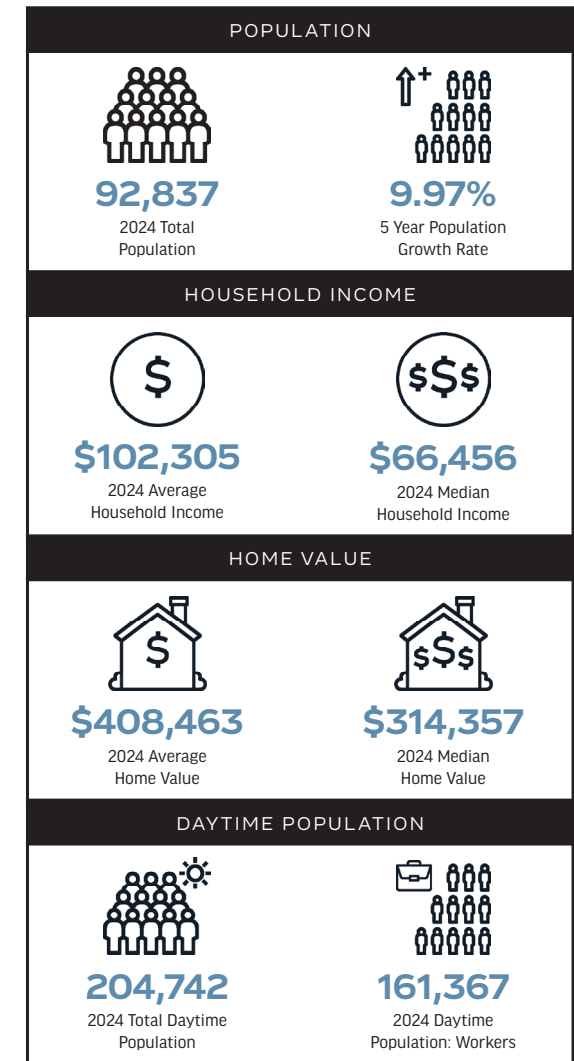
Within a three-mile radius of the project, the population totals 92,837 in 36,699 households with an average household income of \$102,305. The daytime population within the three-mile radius jumps to 204,742, of which 161,367 are workers.

Daytime populations are key to driving traffic throughout the day.

1 MILE



3 MILE



property photos



2nd generation restaurant





sundance square

Sundance Square is a 36-block downtown destination known as a pedestrian-friendly district offering retail, restaurant, entertainment, live theater and other options. Downtown Fort Worth, Inc., estimates that approximately 10 million people visit the district annually.

Also downtown, the city's Convention Center adjacent to Sundance Square is on track for a \$95 million redevelopment, as announced in early 2023. And Texas AM is investing \$150 million in the first phase of its planned three-building campus downtown, per a 2023 report. Groundbreaking is expected this June.

retail leasing contacts:

Gretchen Miller

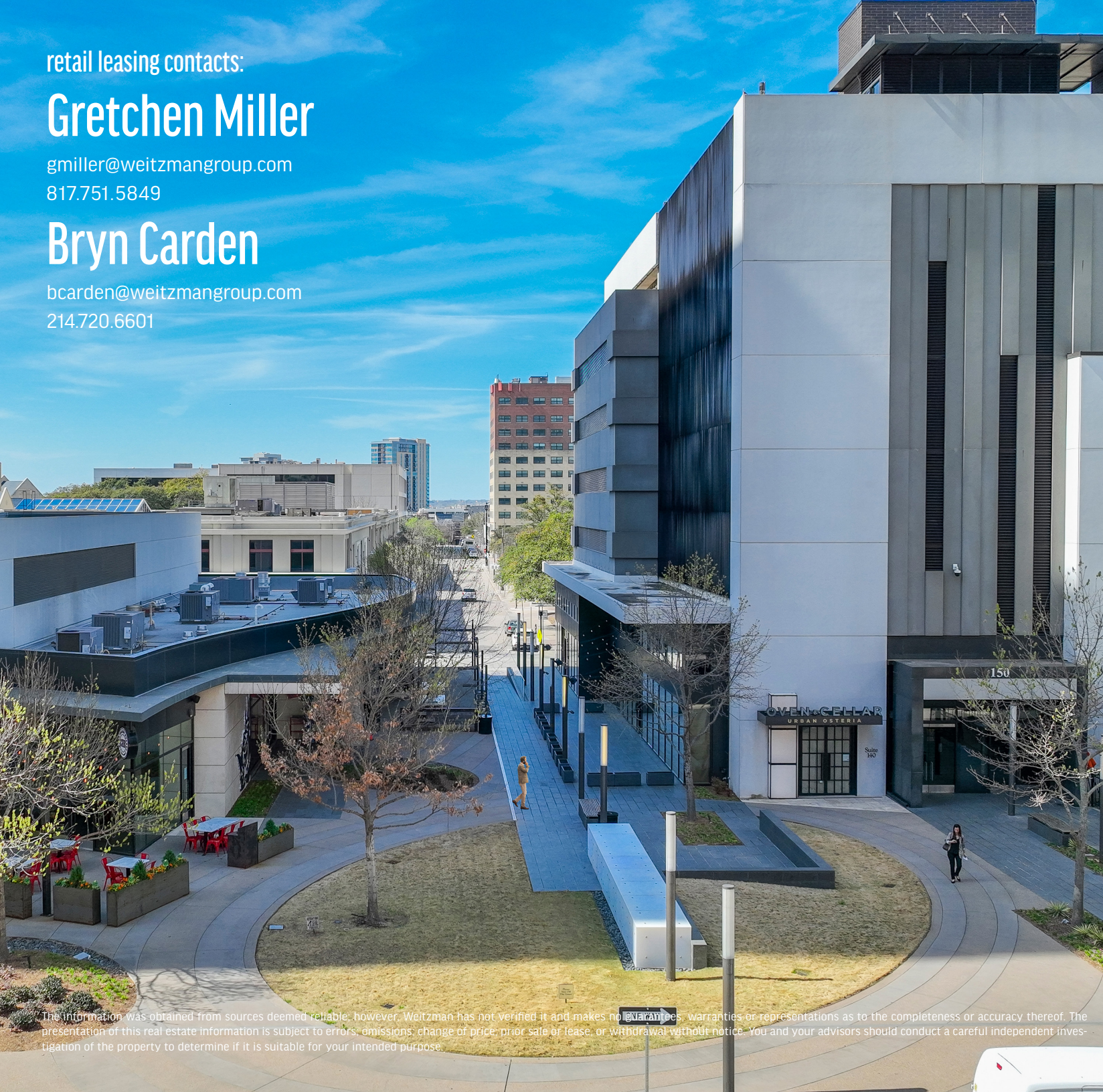
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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information

about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically

instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date

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