

TRADEMARK



LEFT BANK
FORT WORTH, TX

Welcome

Left Bank is a 1.5 million square foot mixed-use development in the heart of the thriving West 7th Street Urban Village of Fort Worth. Bridging the Central Business District and the Cultural Arts District, West 7th has become one of the most popular areas to live, work and play. This pedestrian friendly area is situated among numerous world famous museums, specialty retail, restaurants and urban nightlife.

The Left Bank development boasts the area's first urban grocer, high-end specialty retail and best-in-class restaurants, along with 1,500 high-end residential units, a full-service national brand hotel, premier office space and a park. The Left Bank is a mixed-use development unlike any other; offering residents and shoppers a contemporary lifestyle development on the scenic waterfront of the Trinity River, complete with a 30-mile hike and bike trail.

 FORT WORTH, TEXAS





Development Overview

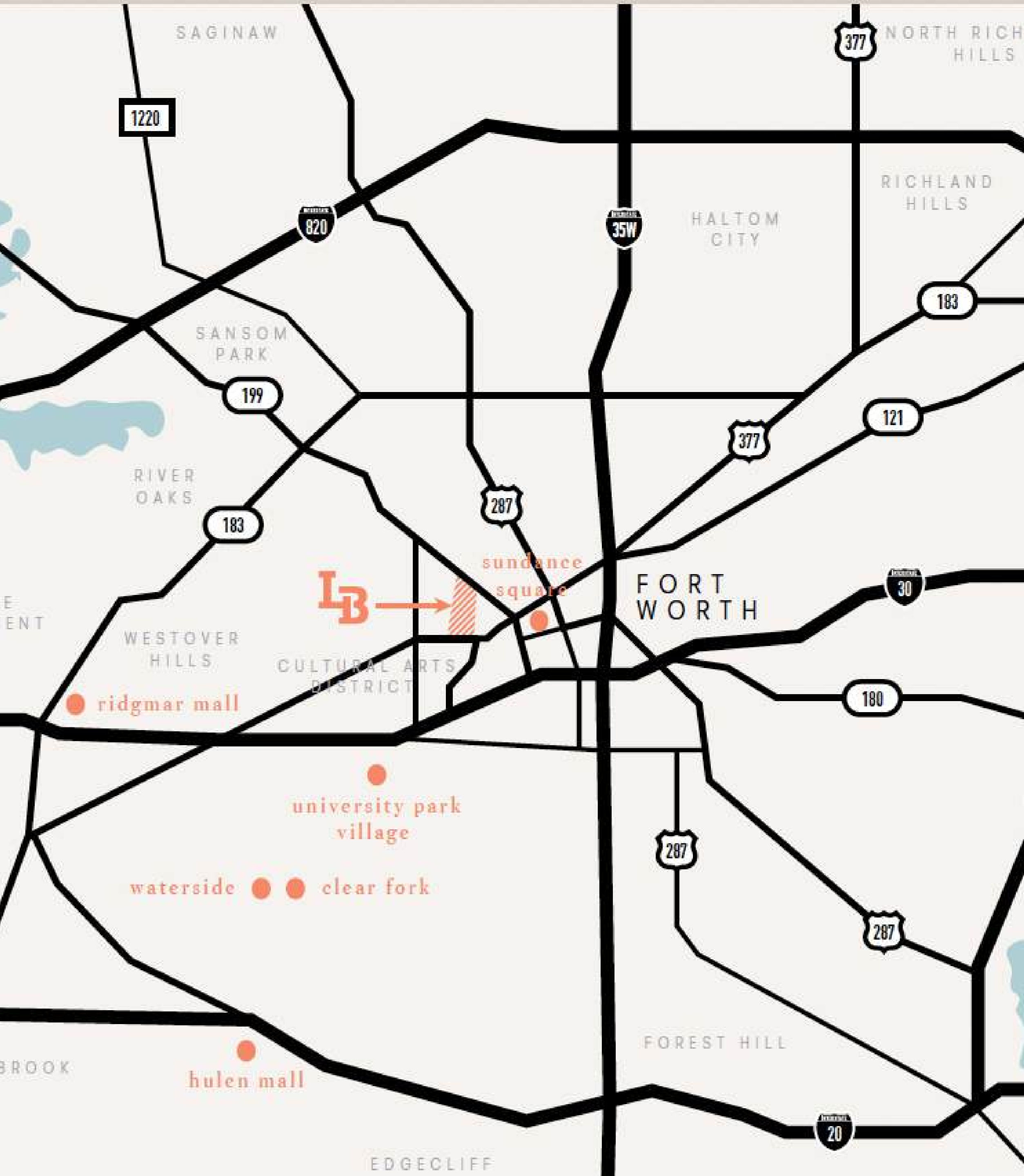
RETAIL MIX

Akarii Revolving Sushi
Providence Title Company
Buffalo Wild Wings
Club Pilates
Creamistry
Crumbl Cookies
European Wax Center
Freeform Chiropractic
Great Clips
Hopdoddy Burger Bar
iCryo Recovery & Wellness
Ideal Dental

Jas Lash Pro Studio & Academy
Jersey Mike's Subs
Left Bank Nail & Spa
Mister 01 Pizza
My Eye Dr.
Nektar Juice Bar
Skin Spirit
Snooze A.M. Eatery
The Gents Place
Tom Thumb
UPS



RETAIL COLLECTION



Demographics

1-MILE

Population:	16,538
Avg. HH Income:	\$135,013
HHI \$150K+%:	24.3%
Median Age:	33.7
Households:	8,646

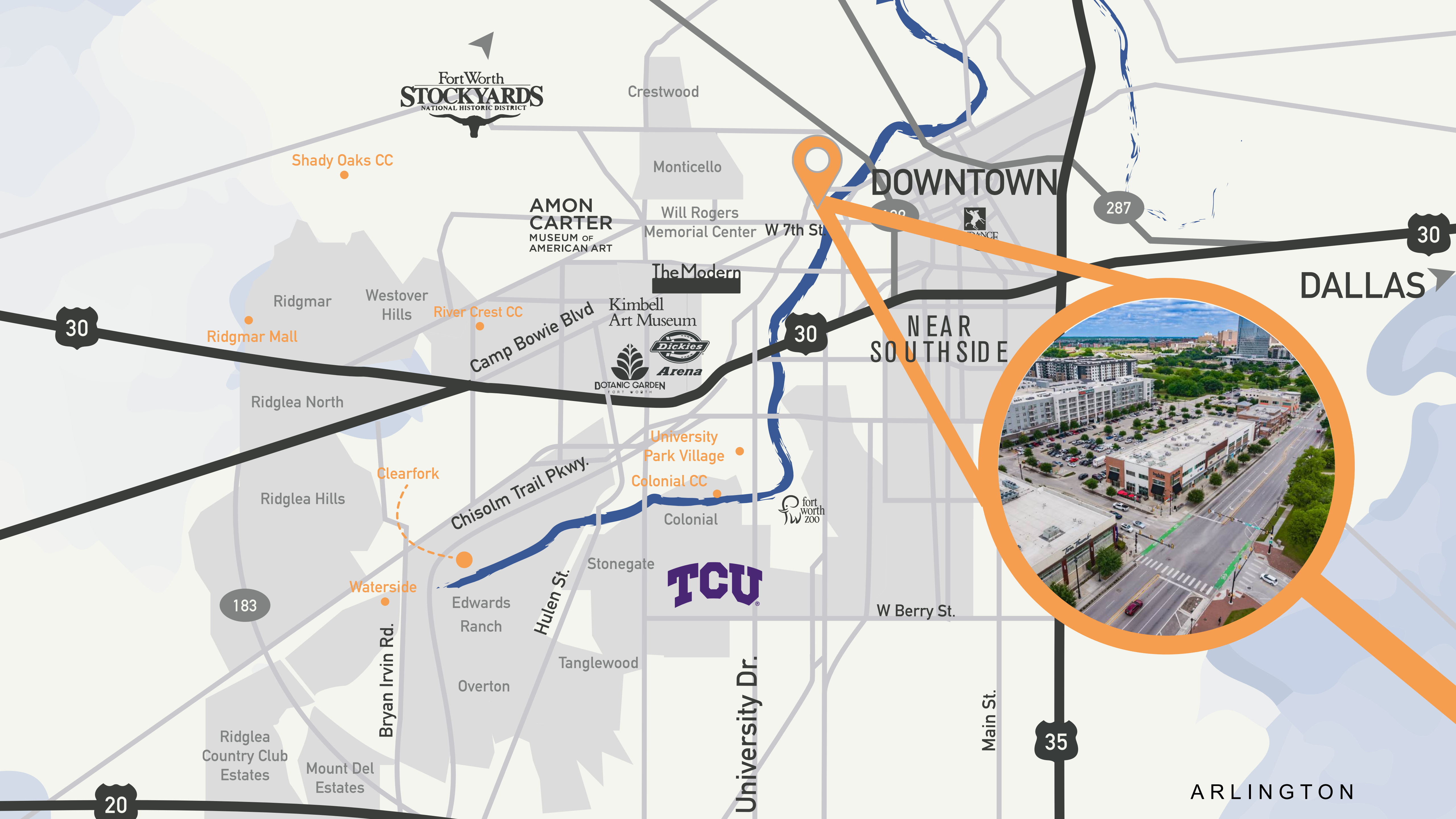
3-MILE

Population:	100,803
Avg. HH Income:	\$121,757
HHI \$150K+%:	21.1%
Median Age:	34.2
Households:	42,927

TRADE AREA

Population:	570,531
Avg. HH Income:	\$100,562
HHI \$150K+%:	15.5%
Median Age:	32.7
Households	212,285





Fort Worth
STOCKYARDS
NATIONAL HISTORIC DISTRICT

Crestwood

Monticello

DOWNTOWN

287

30

DALLAS

30

Ridgmar Mall

Ridgmar

Westover Hills

River Crest CC

Camp Bowie Blvd

AMON CARTER
MUSEUM OF AMERICAN ART

Will Rogers Memorial Center W 7th St

The Modern

Kimbell Art Museum

Dickies Arena
BOTANIC GARDEN FORT WORTH

NEAR SOUTH SIDE

30

Ridglea North

Ridglea Hills

Clearfork

Chisolm Trail Pkwy.

University Park Village

Colonial CC

Colonial

fort worth zoo

TCU

Stonegate

Hulen St.

Edwards Ranch

Overton

Tanglewood

W Berry St.

Main St.

35

ARLINGTON

Ridglea Country Club Estates

Mount Del Estates

Bryan Irvin Rd.

Waterside

183

20

Fort Worth Fast Facts

- 2020 to 2024 Growth Rate of Fort Worth: 5.16%; Dallas: 2.07% (AGS Data, 2024)
- 2024 Population: 967,612 (AGS Data, 2024)
- Daytime Population: 793,617 (AGS Data, 2024)
- Population Growth Rate from 2010-2024: 25.55% (AGS Data, 2024)
- #3 Best Large City to Buy a Home (Wallethub, 2022)
- Top 10 Large Cities to Start a Business (Wallethub, 2023)

Tourism

- 10.8 million visitors annually (Fort Worth Convention & Visitors Bureau, 2023)
- Total economic impact north of \$3 billion for the first time ever (Fort Worth Convention & Visitors



Lease Plan

SKINSPiRiT
FACE + BODY | CLINIC + SPA

nékter
JUICE BAR

LEFTBANK NAILS & SPA

 **BUFFALO WILD WINGS**
WINGS, BEER, SPORTS.

 **EUROPEAN WAX CENTER®**

Tom Thumb

 **hopdoddy**
BURGER BAR

 **THE GENTS PLACE**

 **CLUB PILATES®**

 **The UPS Store**

 **crumbl cookies**

 **myeyeDr.**

 **Jersey Mike's SUBS**

 **FREEFORM CHIROPRACTIC**

 **Snooze**
AN AM. EATERY

 **charles SCHWAB**

CLEAR FORK TRINITY RIVER

 **Akaru**
REVOLVING SUSHI

 **JAS LASH PRO**
STUDIO & ACADEMY

 **Great Clips**

 **iCRYO**
Elevate Your Lifestyle

 **ideal dental**

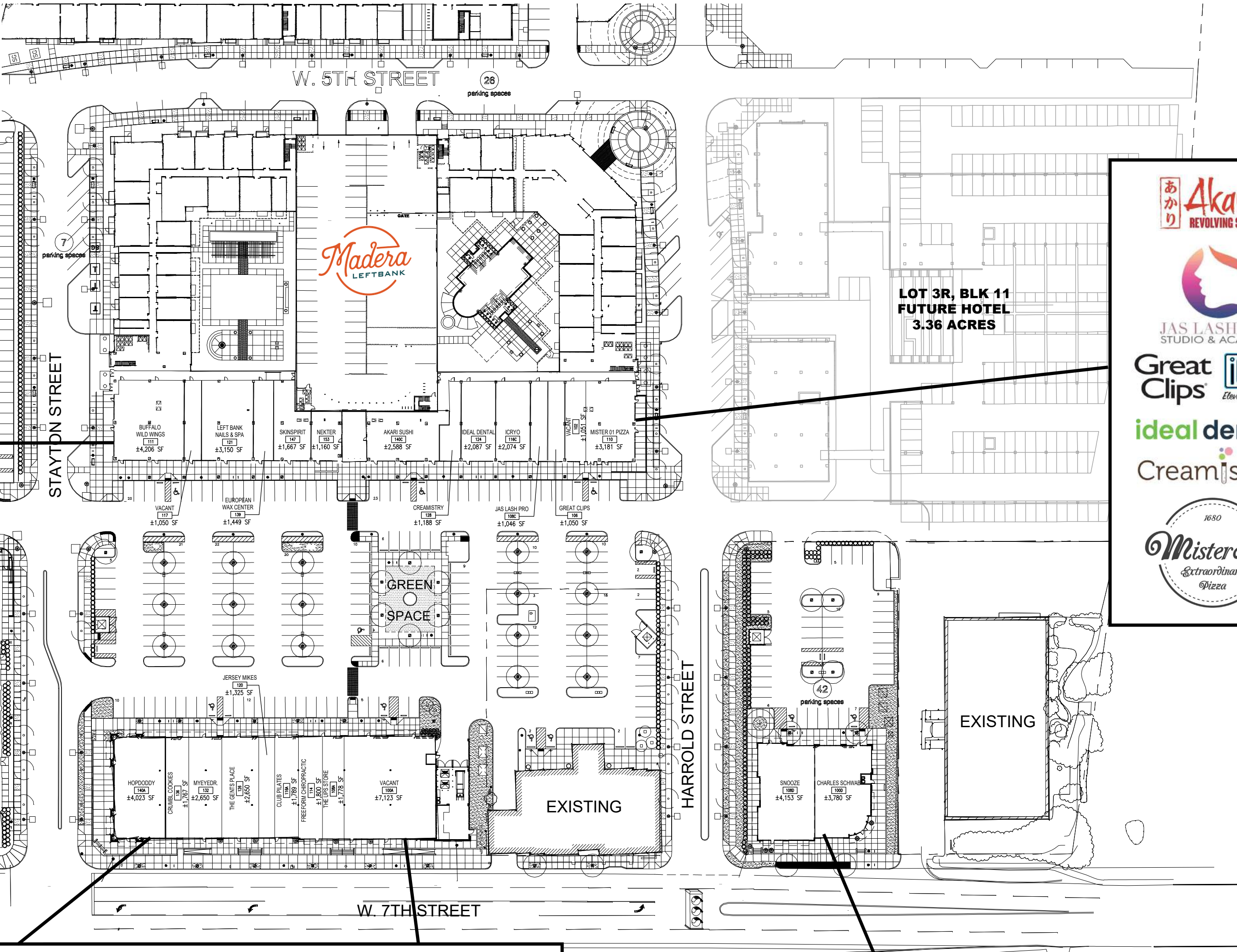
 **Creamistry**

 **Mister O'1**
1680
Extraordinary Pizza

LOT 3R, BLK 11
FUTURE HOTEL
3.36 ACRES

EXISTING

EXISTING





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FOR MORE INFORMATION:
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