



LEFT BANK

• FORT WORTH, TEXAS

Leasing Presentation

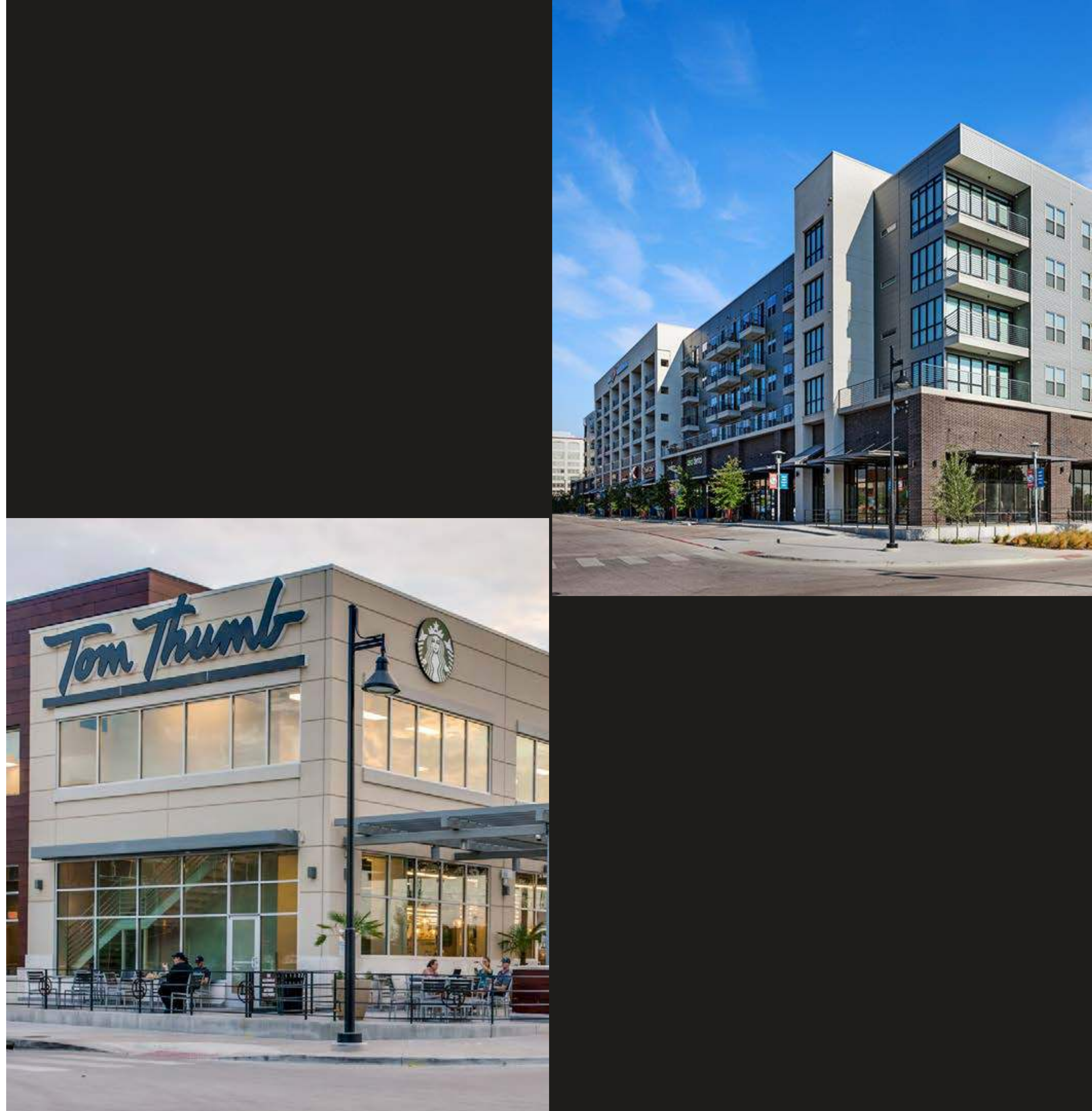
TRADEMARK

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 will boast 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 will be 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
Ameritrade
Body Machine Fitness
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
My Eye Dr.
Nektar Juice Bar
Salon 629
Snooze A.M. Eatery
The Gents Place
Tom Thumb
UPS



RETAIL COLLECTION

[VIEW SITE PLAN](#)



Demographics

1-MILE

Population:	18,830
Avg. HH Income:	\$107,084
HHI \$150K+%:	26.5%
Median Age:	35.9
Households	8,270

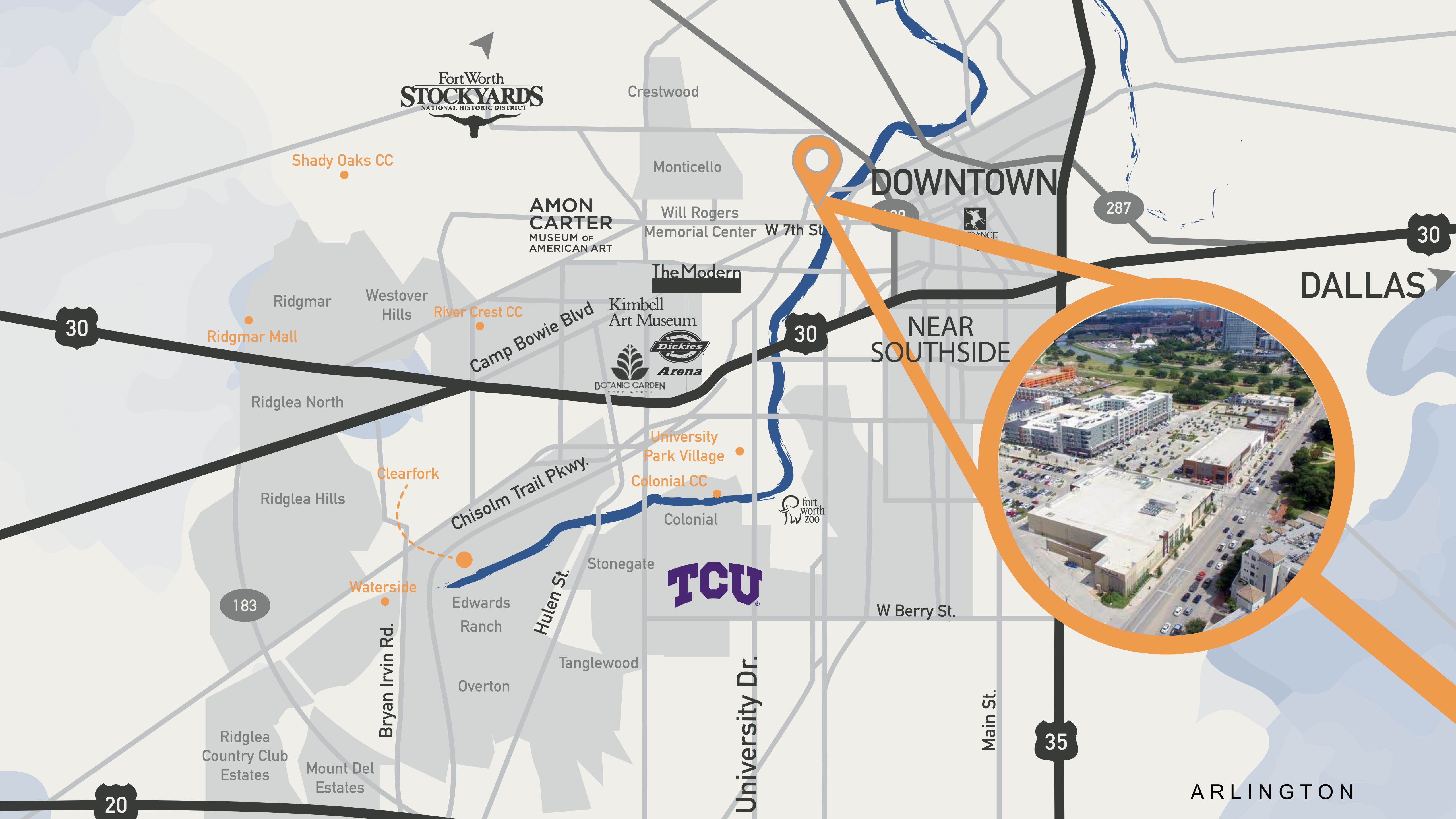
3-MILE

Population:	103,908
Avg. HH Income:	\$107,848
HHI \$150K+%:	21.7%
Median Age:	36.0
Households	41,255

TRADE AREA

Population:	219,884
Avg. HH Income:	\$95,678
HHI \$150K+%:	15.9%
Median Age:	33.5
Households	84,457





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

NEAR SOUTHSIDE

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

183

Waterside

Bryan Irvin Rd.

Ridglea Country Club Estates

Mount Del Estates

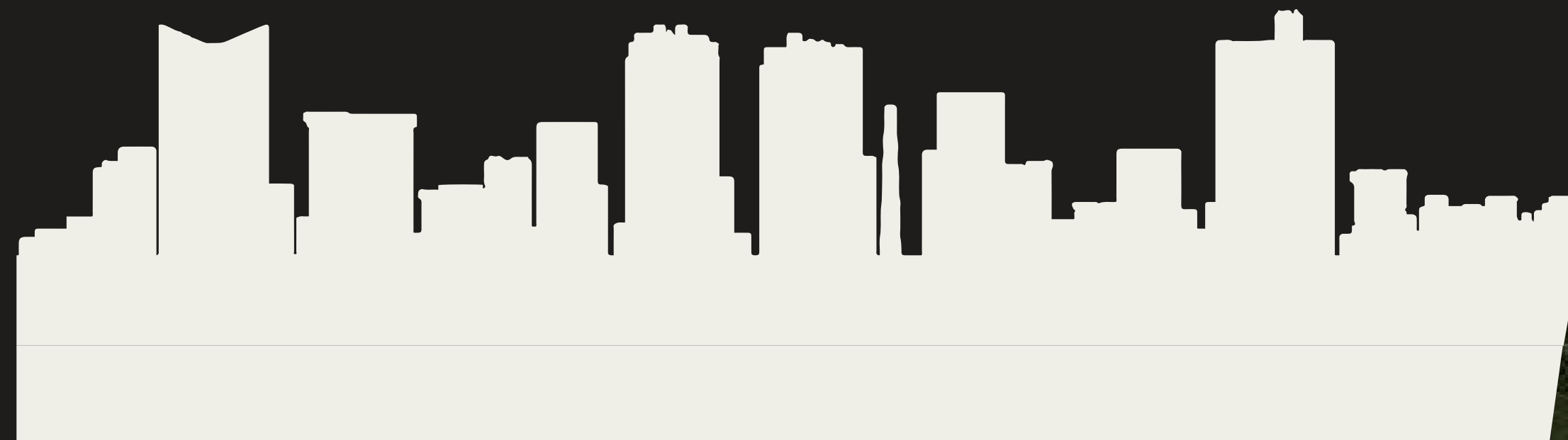
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FORT WORTH FAST FACTS

- 2020 to 2023 Growth Rate of Fort Worth: 4.26%; Dallas: 8.5% (AGS Data, 2023)
- 2023 Population: 961,885 (AGS Data, 2023)
- Daytime Population: 674,541 (AGS Data, 2022)
- Population Growth Rate from 2010-2022: 25.9% (AGS Data, 2022)
- #3 Best Large City to Buy a Home (Wallethub, 2022)
- Top 10 Large Cities to Start a Business (Wallethub, 2023)

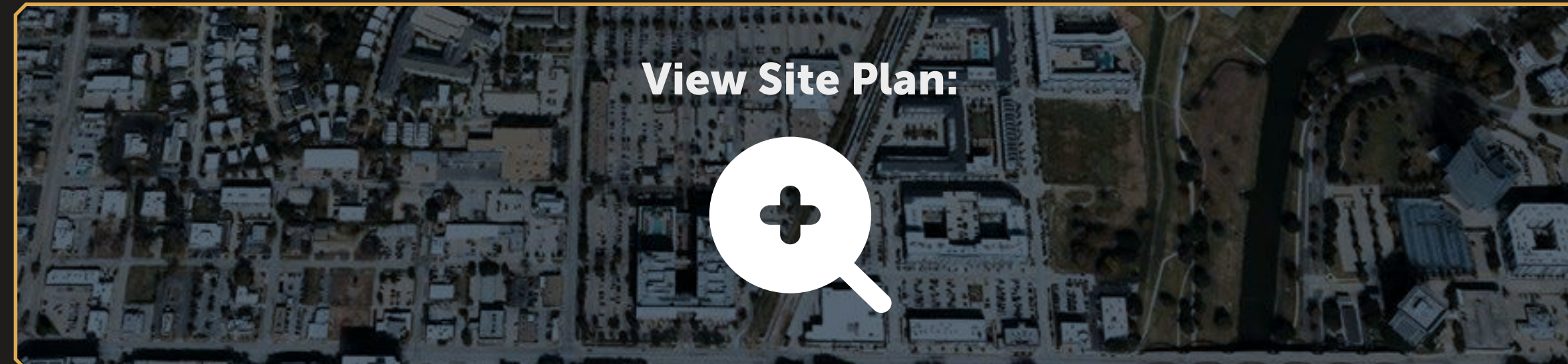
TOURISM

- 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 Bureau, 2023)





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**Click here
to contact leasing**

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TRADEMARK

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