

Retail  
Residential  
Office  
Hotel

Mixed-Use  
1.5 Million SF



DEVELOPER  
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LEASING  
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FOR INFORMATION

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**LEFT BANK**  
**FORT WORTH, TX**



Located between a thriving CBD and the Cultural Art District, West 7th Street has transformed from a light industrial warehouse district to an urban revitalized eclectic thoroughfare of live, work and play.

## RANKINGS

- ★ 16th-largest city in the United States
- ★ 10th-fastest growing city in the United States in 2008
- ★ Named '1st in nation as place for entrepreneurs' by Entrepreneur Magazine
- ★ Named 'hottest downtown in Texas' by Texas Monthly
- ★ Named 'one of the great art destinations in the world' by Vanity Fair
- ★ Named one of 'America's Most Livable Communities'
- ★ Named an All-America City by the National Civic League in 2011
- ★ Named to the 2009 list of America's Dozen Distinctive Destinations by the National Trust for Historic Preservation

## DEMOGRAPHICS

Zip code 76107 is the highest average per household income in the Fort Worth metro area.



## FAST FACTS

In 1909, the Fort Worth Zoo opened as the first zoo in Texas.

Sundance Square is the most visited site in Tarrant County with 10 million annual visitors

Over 2 million visitors annually to the five museums in the Cultural District

Over 1.2 million visited the Fort Worth Rodeo and Stock Show last year

The Fort Worth Stockyards (2 miles north of our site) drew over 2.5 million visitors last year

TCU Sporting Events, Dallas Cowboys Stadium (events and games), Bass Hall, Ballpark at Arlington (home of the Texas Rangers), concerts at Billy Bob's, Cultural District Exhibits, Fort Worth Rodeo and Stock Show, Fort Worth Convention Center, Botanical Garden events, Colonial Golf Tournament and the Fort Worth Zoo all contribute to a big tourist trade

Main Street Arts Festival is the third largest festival in the United States (400,000 visitors)

Fort Worth's Texas Motor Speedway is bigger than eight Texas Stadiums and seats more than 154,000 spectators.

The Modern Art Museum in Fort Worth is the oldest museum in Texas and is the second-largest museum gallery space for modern art in America, next to MoMA New York.

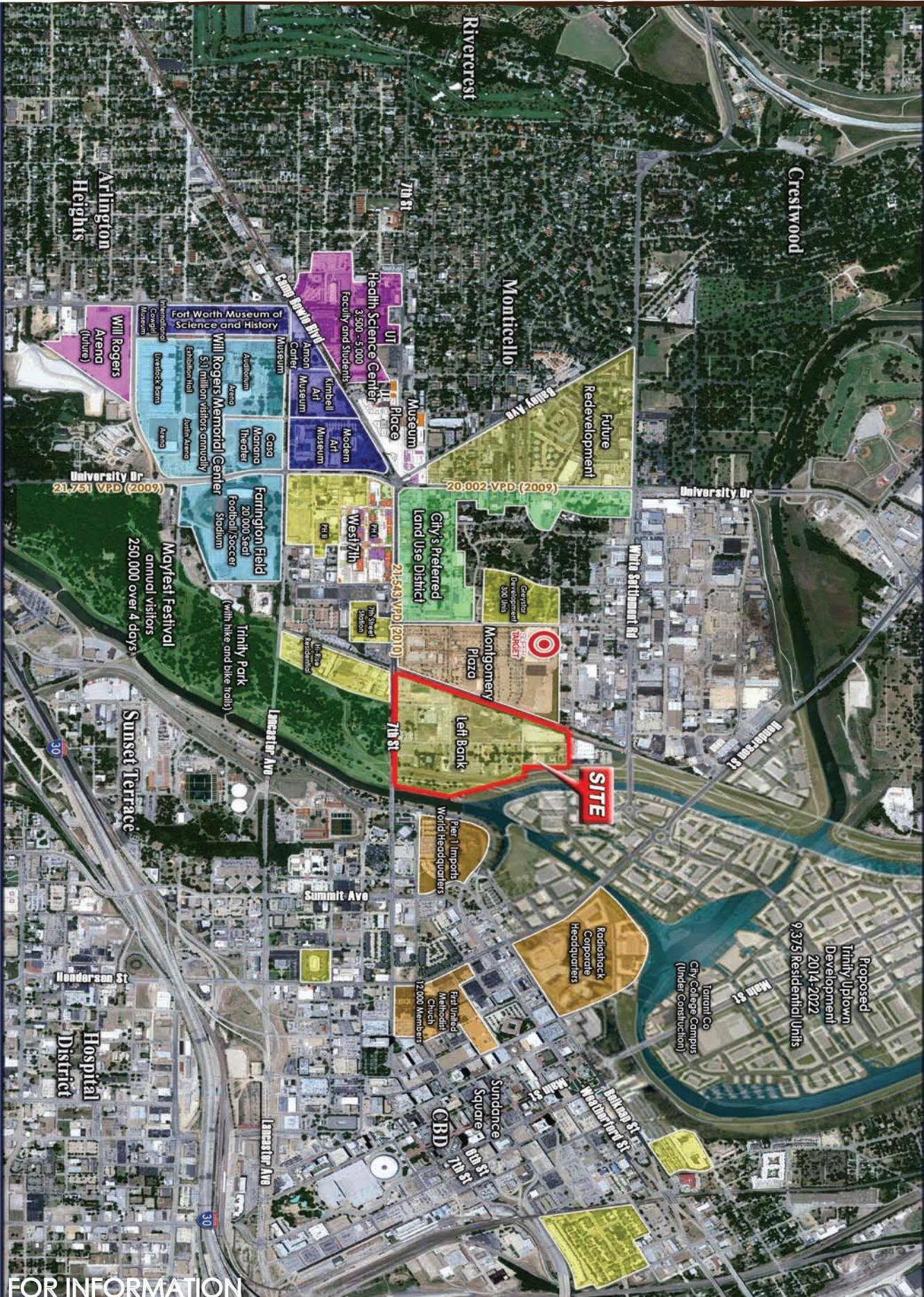
Fast growing energy sector- XTO, Range Resources, Chesapeake, EOG, Quicksilver- driven in part by the Barnett Shale Gas Field, which is one of the largest on-shore natural gas fields in the US

7 area colleges and universities with a combined enrollment of 128,595 students



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