

THE FOUNDRY

M & O Grill

Double Oak Tack

ALL IT
TAKES IS
ALL
YOU'VE
GOT

#9 OF 28 BARRIAGES
THE FOUNDRY DISTRICT

M & O Grill
Burgers + Cold Beer

THE FOUNDRY DISTRICT

SHOP COS.

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ABOUT

PROJECT SCOPE

The Foundry, where alleys become artful expressions and exhibitionists come in the form of distillers, merchants, restauranteurs, and innovative executives, The Foundry District houses an unexpected collection of epic proportion in the heart of Fort Worth’s Cultural District. A place where each space has been expertly curated, and the ensemble of culture casters paints a one-of-a-kind picture of Fort Worth.

Over six acres and a dozen mid-century industrial buildings have been transformed into canvases of commerce from showrooms to creative offices, to curated shops and watering holes. Foundry is anchored by Inspiration Alley, named one of the top “Outdoor Art Experiences” in the United States by Forbes with over 70+ pieces of fine art to be enjoyed in everyday life. It’s an exhibition of inspiration, where culture is not only crafted but found in the most unexpected of places.

DETAILS

- 6,337 SF; 4,045 SF; 3,700 SF; 3,952 SF 923 SF; 811 SF & Patio/Bar AVAILABLE
- Exclusive parking
- Join:



FOCH DISTRICT

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	11,956	97,884	267,526
Avg. HH Income	\$107,199	\$88,365	\$77,956
Total Housing Units	6,016	37,492	92,897
Daytime Population	23,042	160,314	321,914

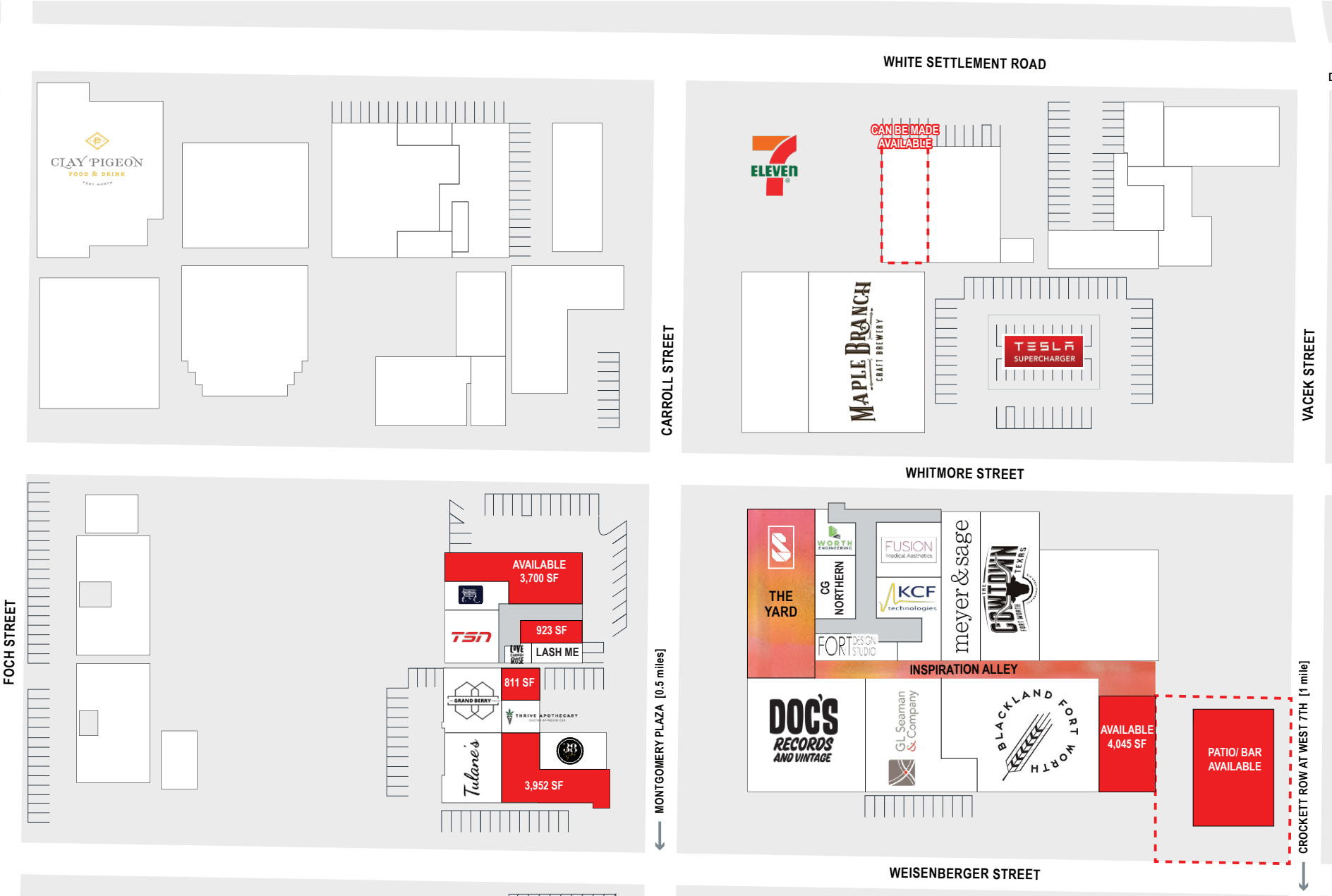
TRAFFIC COUNTS

- White Settlement: 9,437 VPD-19
- Carroll: 11,316 VPD-19

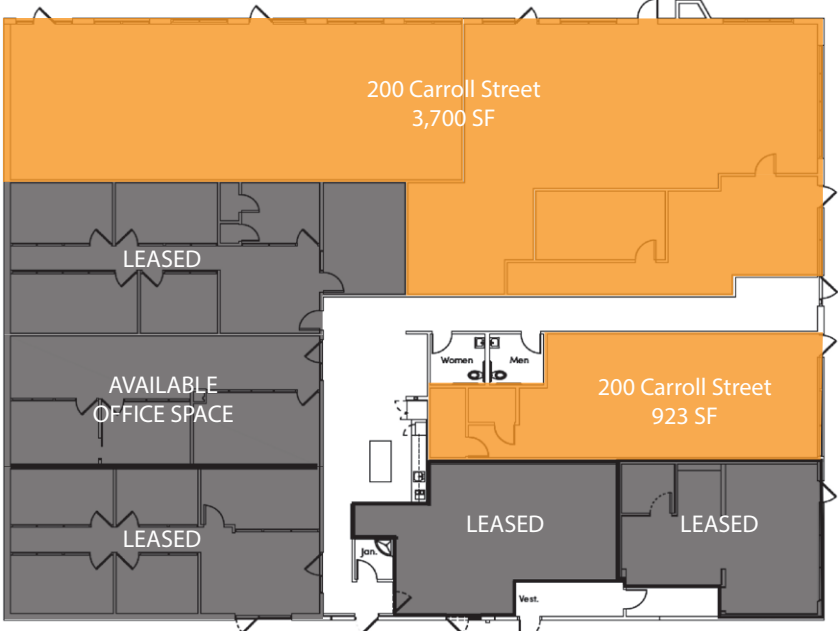
TRADE AERIAL



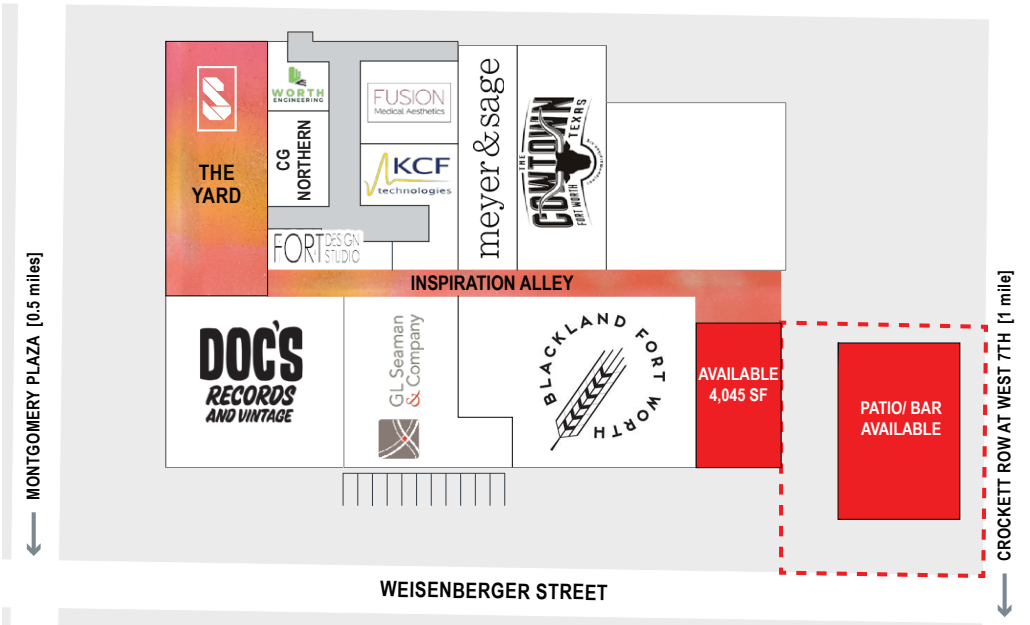
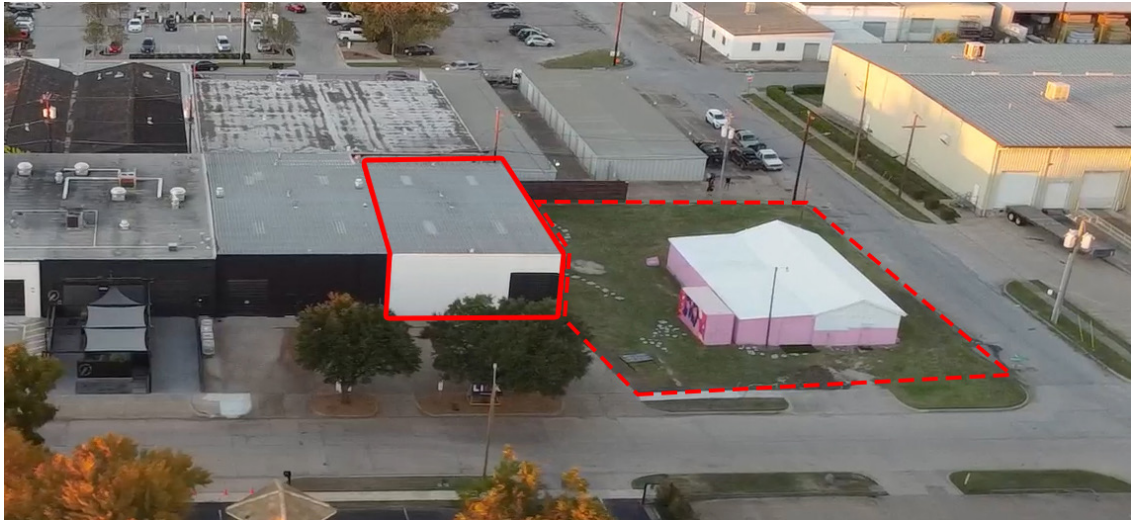
SITE PLAN



200 Carroll Street | 3,700 SF & 923 SF AVAILABLE



2612 & 2600 Weisenberger St | 4,045 SF & PATIO/BAR AVAILABLE



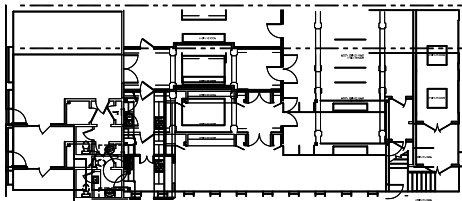
2623 White Settlement Road | 6,337 SF AVAILABLE



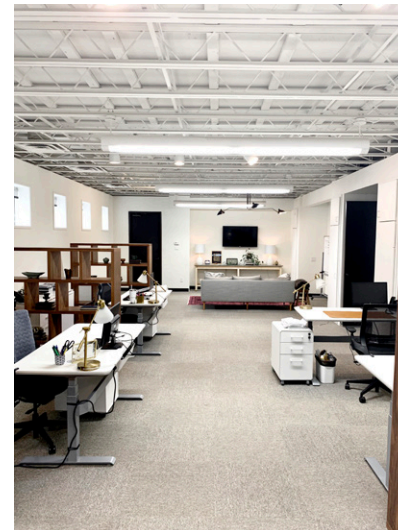
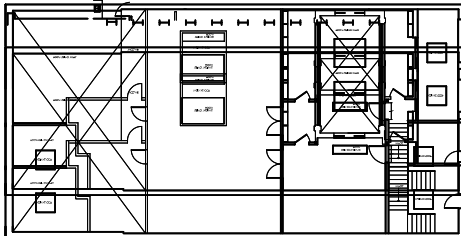
This creative office space has a distinctive interior which combines the sharp elements of contemporary design with the elegance of refined detail. The abundance of natural light and tall ceilings are stimulating features of the space. Additionally, there is a private patio which looks out on the neighboring brewery's yard and contributes to the irreplaceable nature of this office destination.



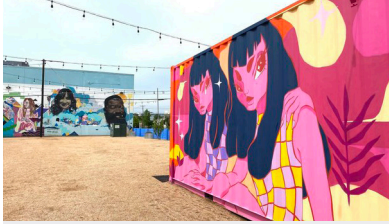
First Floor - 3,870 GSF



Second Floor - 2,467 GSF



NEIGHBORHOOD VIBE



SWEET TOOTH HOTEL
Immersive art venue that features emerging experiential artists. Make your way through 5,000 square feet of adventures in the form of art installations.



THIRTY EIGHT & VINE
Thirty Eight & Vine offers 42 curated, rotating wines dispensed at the touch of a button: traditional classics and unusual discoveries, by the ounce.)).



TRINITY COFFEE HOUSE
Trinity Coffee House is a local spot where all are welcomed with a delicious cup of coffee and a warm and inviting space to work or gather.



VELVET TACO
Late-night haunt supplying creative tacos with housemade corn tortillas in a hip setup.



MEYER & SAGE
Fort Worth's original Culinary Studio offering Weekly Meal Delivery, Boutique Catering, Culinary Workshops and Custom Grazing Boards.



CLAY PIGEON
Relaxing eatery offering housemade, locally sourced classic American fare & a lengthy wine list.



BLACKLAND DISTILLERY
Blackland Distillery is a full-service, upscale cocktail lounge producing five sophisticated spirits: Vodka, Gin, Bourbon, Rye Whiskey, and Texas Pecan Brown Sugar Bourbon.



MAPLE AND BRANCH
Founded in celebration of Fort Worth's distinct entrepreneurial spirit. We've got a thirst for freedom and taking the path less traveled.



SERIOUS PIZZA
Fresh NY-style pizza more than a meal, it's a vibe. Swing by solo for lunch or grab a late night slice with friends after a night out.



TOASTED COFFEE & KITCHEN
Creative toasts, grilled cheese sandwiches, coffee & cocktails served in a hip industrial space



RODEO GOAT
Inventive variations on house-ground burgers & a lengthy craft beer lineup in a warehouse space.



THE LOCAL
Hopping gathering place offering craft brews on tap & arcade games in no-frills digs



CROCKETT HALL
Fort Worth food hall and has reopened with 15 food and beverage options, 11 of which are new.



THE SOCIAL HOUSE
Bustling American restaurant & bar offering many beers & more than 25 TVs tuned to sports.



KINTARO RAMEN
Chef Jesus Garcia makes his return with Kintaro Ramen. Serving luscious bowls of crafty ramen, Kitaro Ramen hopes to take diners on a culinary journey.



A CULINARY STUDIO
ORGANIC & LOCAL
HUMANELY & SUSTAINABLY-RAISED MEATS
JARRED GOODS • SMALL TREATS
& GO DELIGHTFUL
WORKSHOPS



THE FOUNDRY

SHOP^{COS.}

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DEVELOPED BY



M2GVENTURES



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.

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 or subagent by the buyer or buyer's agent.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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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