



WESTBEND



FORT WORTH, TX

WESTBENDFW.COM

TRADEMARK

ABOUT WESTBEND

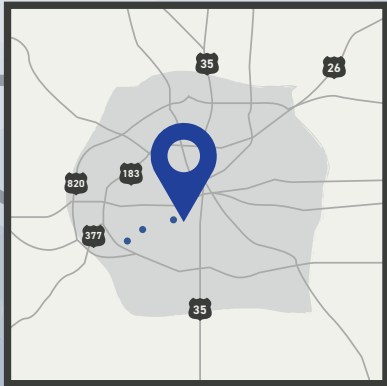
100% leased with premier retail & restaurants, an urban-style pedestrian experience and connectivity to the active social scene on the Trinity Trails, Westbend is the most desirable location in Fort Worth's successful University retail district.

Upon completion of the Phase II development, Westbend will be a 690,000 SF mixed-use urban infill district featuring traiside walkable restaurants, contemporary fashion retailers and service providers, high-end multifamily living, and Class A offices.



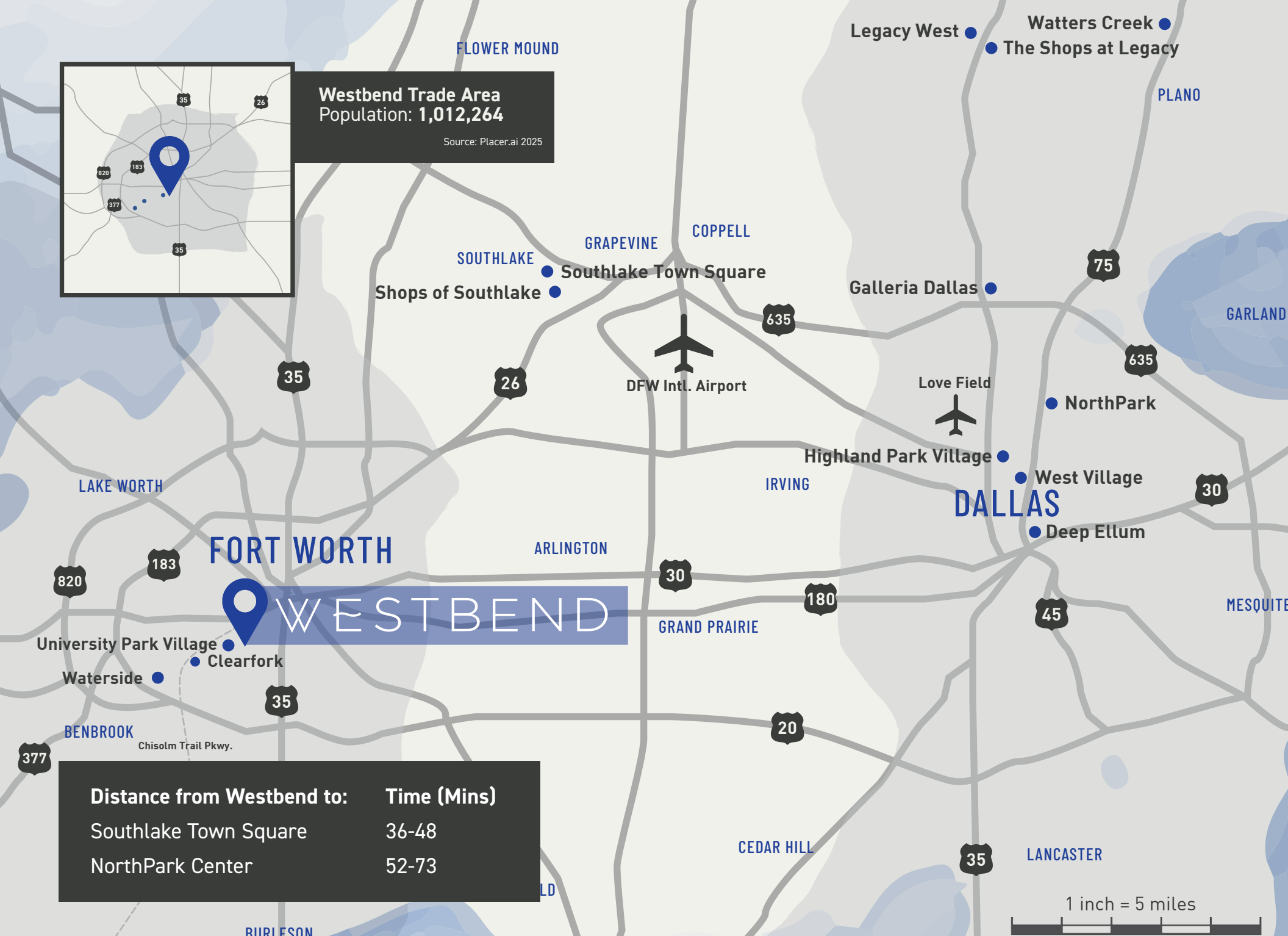
WESTBEND



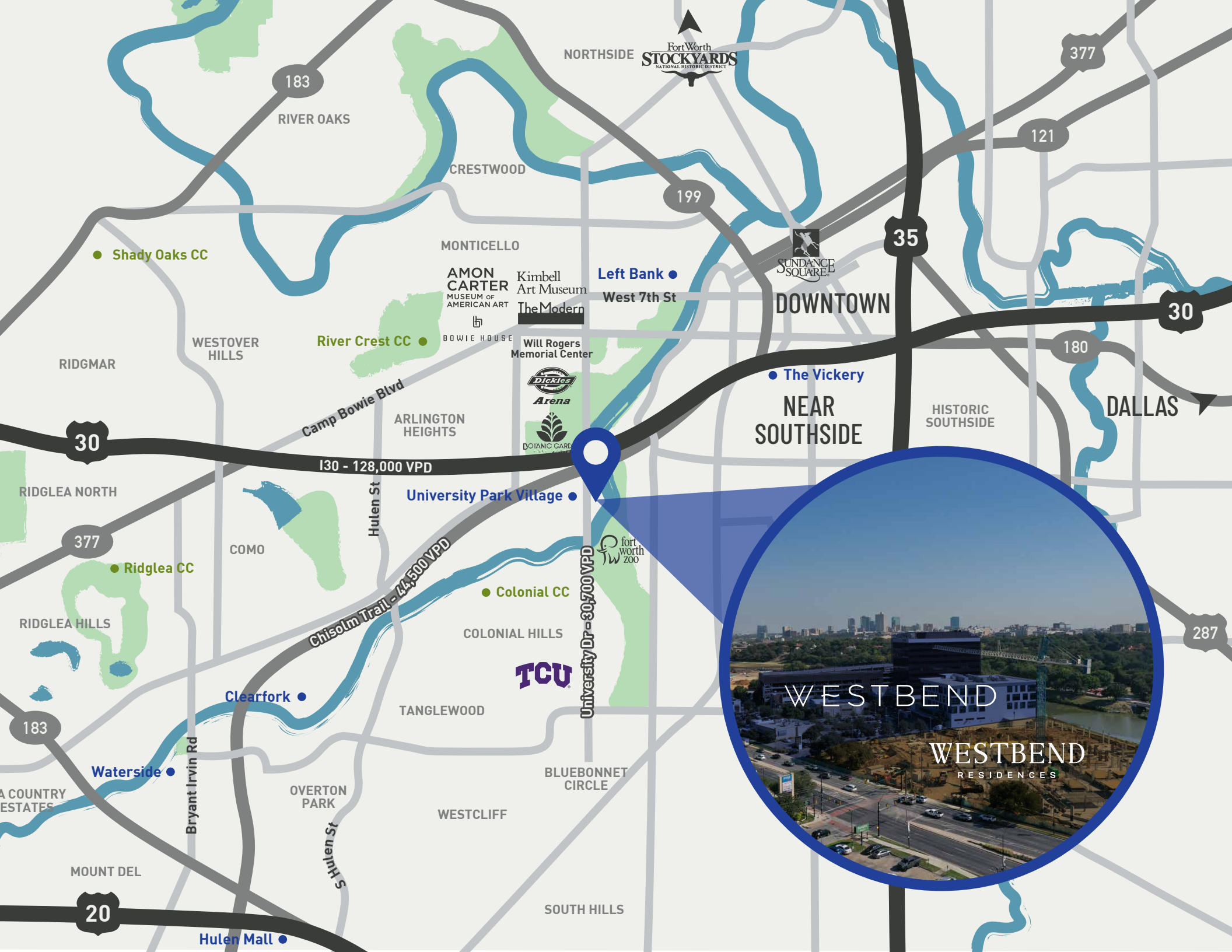


Westbend Trade Area
Population: 1,012,264

Source: Placer.ai 2025









Distance from Westbend to:	Time (Mins)
Southlake Town Square	36-48
NorthPark Center	52-73











1-MILE RADIUS

-  **5,823** Population
-  **2,445** Households
-  **\$221,019** Average HHI
-  **38** Median Age
-  **15,941** Daytime Demo
-  **69.5%** Bachelor's Degree+









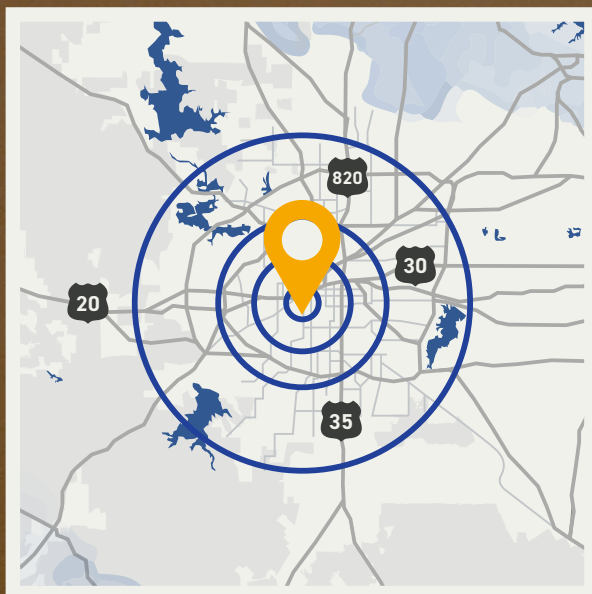
3-MILE RADIUS

-  **119,166** Population
-  **49,608** Households
-  **\$132,528** Average HHI
-  **34** Median Age
-  **173,559** Daytime Demo
-  **46.8%** Bachelor's Degree+









5-MILE RADIUS

-  **301,711** Population
-  **116,990** Households
-  **\$112,041** Average HHI
-  **33** Median Age
-  **337,881** Daytime Demo
-  **34.8%** Bachelor's Degree+









10-MILE RADIUS

-  **899,215** Population
-  **329,760** Households
-  **\$104,936** Average HHI
-  **34** Median Age
-  **767,465** Daytime Demo
-  **28.4%** Bachelor's Degree+



70% TRADE AREA

-  **788,671** Population
-  **308,008** Households
-  **\$123,944** Average HHI
-  **34** Median Age
-  **582,169** Daytime Demo
-  **38.5%** Bachelor's Degree+

FORT WORTH FAST FACTS

DFW RANKED

#1 METRO FOR REAL ESTATE INVESTMENT
AND DEVELOPMENT IN 2025 (Urban Land Institute, 2024)

FORT WORTH RANKED

#3 SAFEST CITY
IN AMERICA (SmartAsset, 2025)

#5 BEST LARGE ECONOMIC
BOOMTOWN IN U.S. (Coworking Café, 2025)

- 2020 - 2025 Growth Rate of Fort Worth: **8.03%**, Dallas: **3.40%** (AGS Data, 2025)
- 2025 Population: **1,102,264** (AGS Data, 2025)
- Daytime Population: **817,970** (AGS Data, 2025)
- Population Growth Rate from 2010-2025: **35.16%** (AGS Data, 2025)

TOURISM

- 11.5M Annual visitors in 2024 (Fort Worth Convention & Visitors Bureau, 2024)
- Total economic impact north of **\$3.5 billion**, exceeding previous record set in 2023 (Fort Worth Convention & Visitors Bureau, 2024)

U.S. CITIES RANKED BY POPULATION (2025)

08 San Diego, California 1,407,698

09 Dallas, Texas 1,352,838

10 Austin, Texas 1,012,692

11 Fort Worth, Texas 1,012,264

12 Jacksonville, Florida 1,012,031

13 San Jose, California 994,195

14 Charlotte, North Carolina 953,796

CULTURAL DISTRICT

AMON
CARTER
MUSEUM OF
AMERICAN ART

The Modern

Kimbell
Art Museum



BOWIE HOUSE



DOWNTOWN FORT WORTH



30 128,000 VPD

WESTBEND

UNIVERSITY DR - 30,700 VPD

UNIVERSITY PARK
VILLAGE

TCU

TRINITY RIVER + TRAILS

WESTBEND
RESIDENCES

A&F
Altar'd State
American Threads
Anthropologie
Apple
Athleta
Bath & Body Works
Blue Goose Cantina
Chico's
Eatzi's
Fabletics
Faherty
Flower Child
Free People

Free People Movement
Freebird
gorjana
Impeccable Pig
J. Jill
J. McLaughlin
J. Crew
Kendra Scott
Lemongrass Aveda
Levi's
Lovesac
Lululemon
Madewell
Nike

Onyx Nail Bar
Pacific Table
Sephora
Soma
Southern Tide
Starbucks
Sunglass Hut
Talbots
Victoria's Secret
Vitalyc Medspa
White House Black Market
Williams Sonoma

Ascension Coffee
Bluemercury
Corepower Yoga
Drybar
HG Sply Co.
Indochino
johnnie-O
Mamaka Bowls
Mod + Jo
Pottery Barn (Coming Soon)
Pressed
Quince
Rowan
Silver Fox

The Shade Store
Shake Shack
SusieCakes
Sweetgreen
Tyler's
Van Leeuwen
Warby Parker
West Elm (Coming Soon)
Woodhouse Day Spa
y&i clothing boutique
Zaap Kitchen

Abercrombie & Fitch TALBOTS

eat's Apple Nike

ANTHROPOLOGIE FREE PEOPLE

free people MOVEMENT WHITE HOUSE | BLACK MARKET

BLUE GOOSE CANTINA PACIFIC TABLE

sunglass hut gorjana

lululemon Levi's

chico's Madewell

VICTORIA'S SECRET Soma

LOVESAC Bath & Body Works

ALTAR'D STATE

VITALVC MEDSPA FAHERTY

KENDRA SCOTT J.CREW J.JR.

FABLETICS SEPHORA

LEMONGRASS SALON Aveda SPA J.McLaughlin — AMERICAN — threads

ATHLETA ANN TAYLOR

WILLIAMS-SONOMA FLOWER CHILD Starbucks

DIAMONDS DIRECT

SHAKE SHACK

sweetgreen

WARBYPARKER

Rowan pressed

drybar SILVER FOX PRIME STEAKS BARBQ LOBBY

TYLER'S Mod'jo SusieCakes HG SPLY CO.

INDOCHINO ZAAP y&i johnnie-O

THE WOODHOUSE day spa THE SHADE STORE VanLeeuwen corepower YOGA

west elm QUINCE

POTTERYBARN

bluemercury MAMAKA BOWLS

Ascension

WESTBEND

TRINITY RIVER + TRAILS

UNIVERSITY PARK VILLAGE

UNIVERSITY DR - VPD 30-700

WESTBEND RESIDENCES

fort worth zoo

TCU

WESTBEND

UNDER CONSTRUCTION



WESTBEND

RESIDENCES

DESIGNED FOR BALANCE.
BUILT FOR CONNECTION.

Westbend Residences introduces elevated living next door to Fort Worth's premier shopping and dining destination.

Once complete, Westbend Residences will bring the Westbend district to its full realization, bringing over 690,000 sq ft of luxury living, retail, and dining together in one connected destination along the Trinity Trails.

321 LUXURY APARTMENTS
RESORT-STYLE AMENITIES
PREMIER RETAIL + DINING

LEARN MORE: WESTBENDRESIDENCESFW.COM



ACTIVE

Nationally recognized as a specialty running store, **Tyler's** offers a vast selection of athletic, lifestyle and collegiate apparel, footwear, and accessories for men, women, and youth.

vuor1

**THE
NORTH
FACE**

prAna

patagonia

*Splendid**

YETI

alo

FRYE
SINCE 1863



TYLER'S

The logo for CorePower Yoga features the word "corepower" in a dark grey sans-serif font, with the "o" replaced by a stylized orange and yellow sun or eye symbol. Below it, the word "YOGA" is written in a bold, orange, all-caps sans-serif font.

corepower YOGA

INSPIRE

CorePower Yoga is a fitness studio that takes a holistic approach, blending high intensity workouts with the mental and spiritual focus of yoga.

COMMUNITY-FOCUSED DINING

Nestled alongside the Trinity Trail and overlooking the Trinity River, **Sweetgreen, Shake Shack, Mamaka Bowls, and Pressed Juicery** offer a neighborhood drop-in destination for coffee, lunch, dinner, drinks, and everything in between. The sprawling patio space, chef-driven menus, and classic drinks at **HG SPLY CO., Quince, and Ascension Coffee** make Westbend a must-visit for foodies in Fort Worth.



SAVOR

Overlooking the Trinity River at Westbend, Quince offers a vibrant dining experience, from casual comida with friends to late-night sushi. Originating in San Miguel de Allende, Mexico, the world's #1 rooftop restaurant, Quince is now ranked among Fort Worth's 10 Best Restaurant and Bar Patios by PaperCity Magazine.

QUINCE



INDULGE

Shake Shack is a modern day “roadside” burger stand known for its delicious burgers, chicken, hot dogs, frozen custard, beer, wine and more. With its fresh, simple, high-quality food at a great value, Shake Shack is a fun and lively community-gathering place with widespread appeal.

NOURISH

Sweetgreen is on a mission to build healthier communities, by connecting people with real food. From the seed to the store, they're involved in every step of the supply chain, working with partners and farmers they know and trust. They make their food from scratch in each sweetgreen every day, using whole produce delivered that morning.

johnnie-O



johnnie-O is all about the journey and the experiences along the way that define their style. Based in Santa Monica, California, johnnie-O blends a SoCal vibe with East Coast tradition to create a distinct point of view within the lifestyle apparel industry.

HG Sply Co. is a place to gather with friends to enjoy simply delicious food, classic drinks and humble hospitality. The restaurant features a spacious ambient patio located on the Trinity River, perfect for people watching and dining al fresco.





bluemercury®
makeup • skincare • spa

bluemercury
makeup • skincare • spa

Bluemercury offers the world's most innovative beauty products in a truly unique shopping experience. Clients receive unparalleled technical product knowledge, expert advice and friendly service.

Warby Parker was founded with a rebellious spirit and a lofty objective: to offer designer eyewear at a revolutionary price, while leading the way for socially conscious businesses. By circumventing traditional channels, designing glasses in-house, and engaging with customers directly, Warby Parker is able to provide higher-quality, better-looking prescription eyewear at a fraction of the going price.



WARBY PARKER



Van Leeuwen

ICE CREAM & VEGAN ICE CREAM

Van Leeuwen Ice Cream started with a mission to make good ice cream that makes you feel good. What could be happier than that magic combination of milk, cream, eggs, and cane sugar (or coconuts, cashews and oats for our vegan friends)?

The Shade Store removed the challenges of customizing window treatments. No more dealing with multiple vendors, long lead times, high costs, and lack of support. They're providing unprecedented access to the world's finest materials, artisan craftsmanship and the best workrooms in the USA.



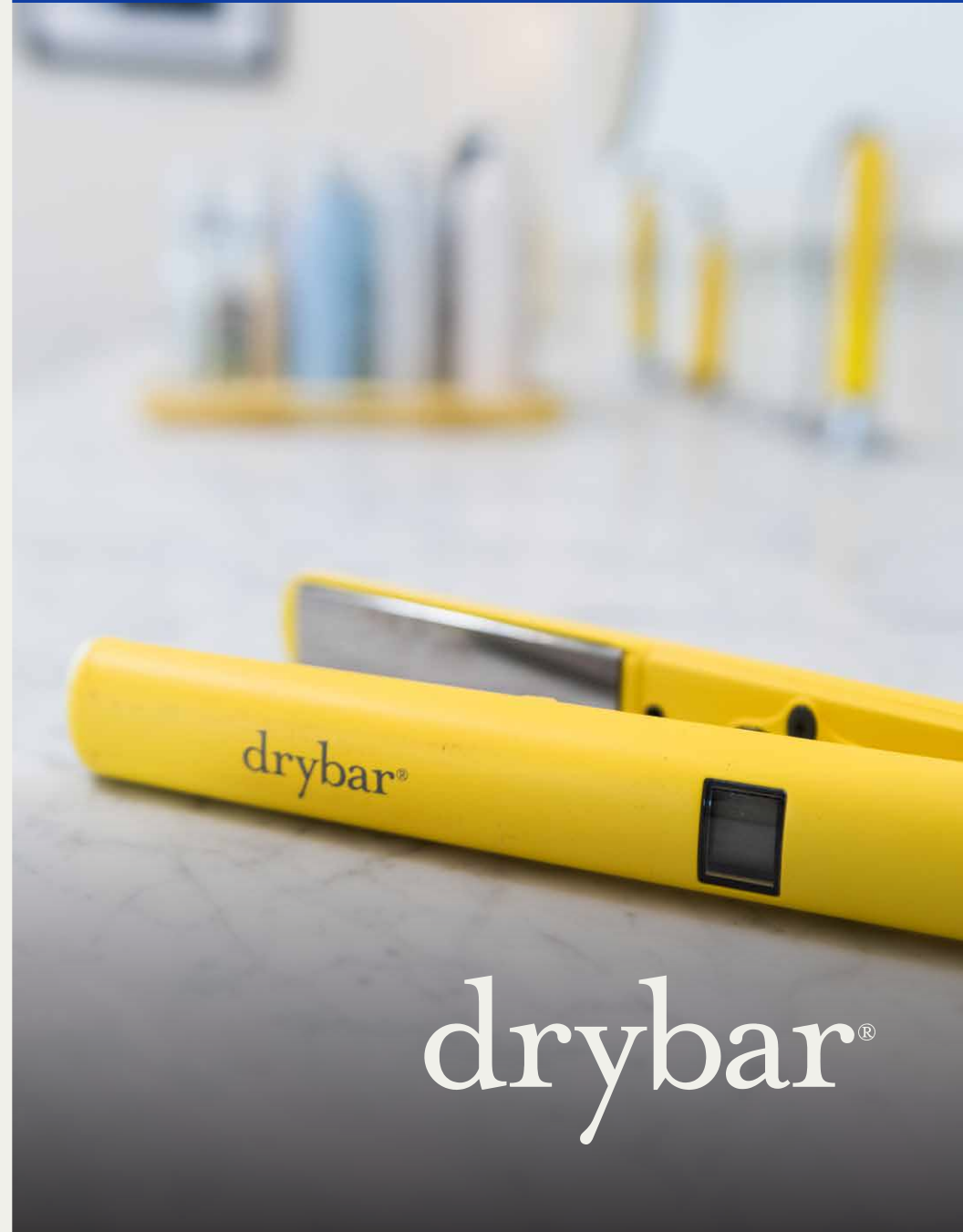
THE
SHADE
STORE

Rowan



Rowan is all about ears. They offer a fun, celebratory and safe piercing experience for everyone. All of their piercings are done by licensed nurses and all their products are hypoallergenic. When they say "Piercing for All", they mean it. Everybody is invited to this ear party.

Drybar is a concept created around a very simple idea:
No cuts. No color. Just blowouts!



drybar®

INDOCHINO



Indochino offers custom-made suits, shirts, and formal clothes. Design your own unique outfits by selecting from premium fabrics, stylish cuts, and personalized details. Known for affordable luxury and quick service, Indochino is the go-to destination for tailored clothing.

y&i clothing boutique is a bright, friendly store with a well-edited assortment of great styles and quality clothing at affordable prices. Every month, they search through thousands of styles to put together a unique, wearable collection of the latest trends in clothing, accessories, jewelry, and gifts.





Just like their grandmothers, **SusieCakes** does not use any mixes, artificial preservatives or trans fats in any of their products, but focus on baking their products from scratch.

Mamaka Bowls offers acai bowls, smoothies and coffees made with only fresh ingredients, no hidden sugars or dairy. Everything you see on the menu is exactly what will be in your order. Spreading the joy of California surf culture throughout the U.S. one Mamaka Bowl at a time. Let's live a life well lived!



pressed



Pressed's modern, streamlined stores are equipped with a knowledgeable staff that can help you on your wellness journey. Enjoy personalized advice and get recommendations for building a daily routine that works for you.

Ascension is an Australian-style coffee shop with simple European-café-type food and a laid-back, familiar atmosphere. Russell Hayward developed this concept with the simple goal of elevating the everyday American café experience.



ascension
CRAFT COFFEE + WINE + FOOD

Mod + Jo



Mod + Jo is a DFW-based small-batch jewelry brand bringing you the perfect blend of vintage and modern style. Known for everyday must-haves and stunning 14k gold permanent jewelry, they've been crowned Best Affordable Jewelry Store (2022) and Best Permanent Jewelry (2023) by D Magazine.

Zaap Kitchen brings the incredible cuisine of Laos alongside Thai street food. Known for its vibrant flavors and fresh ingredients, Zaap Kitchen is a go-to spot for those looking to explore or enjoy Lao and Thai cuisines.



Z A A P
LAO & THAI STREET EATS

PUBLIC ART

In partnership with Fort Worth's Amon Carter Museum of American Art, Westbend showcases full-scale reproductions from the museum's photography exhibition. The reproductions from the exhibition rotate in six-month intervals to bring an exciting and diverse view to the public.

Located in the cultural district of the city, Amon Carter Museum of American Art has brought intricate and interesting art to the surrounding Fort Worth area for several years.





TENANT MARKETING

We work directly with our tenants to amplify their brand strategy and marketing programs.

DIGITAL & SOCIAL

- Inclusion on property website and directories.
- Regular social media posts on property social media channels with paid support when applicable.
- Opportunity to include info (offers, events, promotions) in monthly e-newsletter.

PUBLIC RELATIONS

- Press releases coordinated with tenants, released in conjunction with paid social posts.
- Extensive relationships with local media and influencers with the ability to offer turnkey services.

ADVERTISING & EVENTS

- General campaigns for center brand awareness across digital, social, print and sponsorships.
- Inclusion in property events as applicable.
- Past events have included: Snap & Seek, Bike to The Bend, Property Art Crawl, Touch The Sky Yoga Sessions, Pop Up Art Installation.



CONTACT US

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