



WESTBEND



FORT WORTH, TX

WESTBENDFW.COM

TRADEMARK

ABOUT WESTBEND

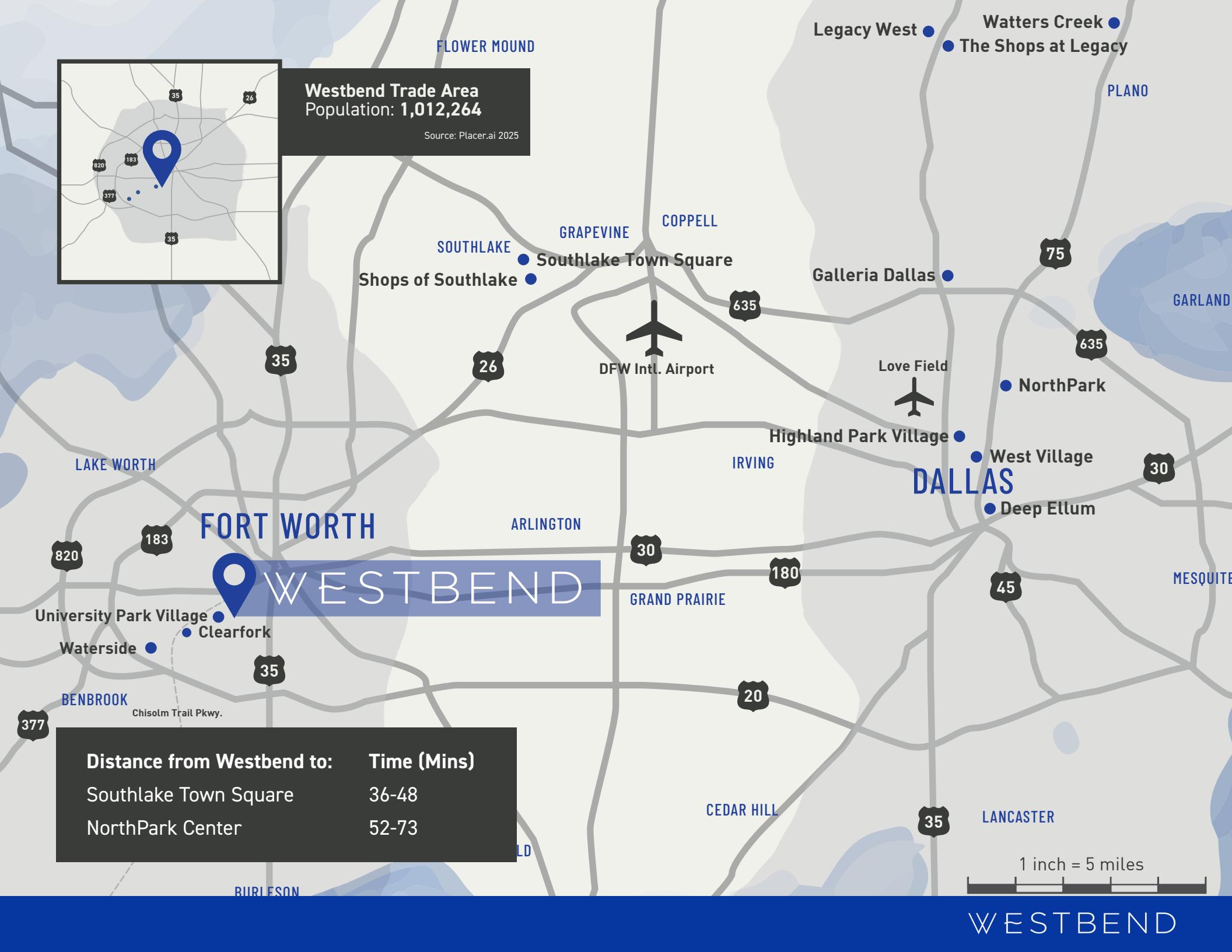
100% leased with premier retail & restaurants, an urban-style pedestrian experience and connectivity to the active social scene on the Trinity Trails, Westbend is the most desirable location in Fort Worth's successful University retail district.

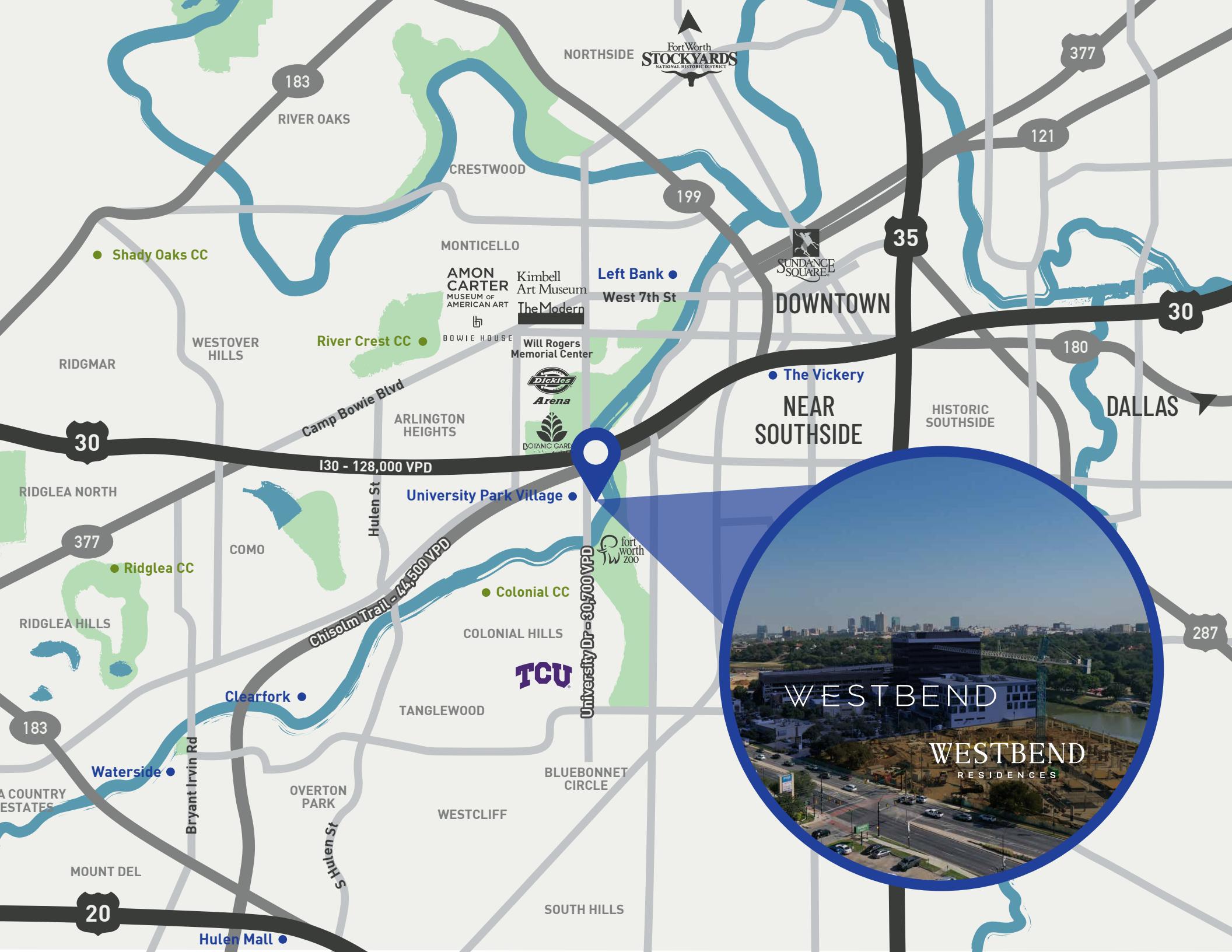
Upon completion of the Phase II development, Westbend will be a 690,000 SF mixed-use urban infill district featuring trailside walkable restaurants, contemporary fashion retailers and service providers, high-end multifamily living, and Class A offices.



WESTBEND







1-MILE RADIUS

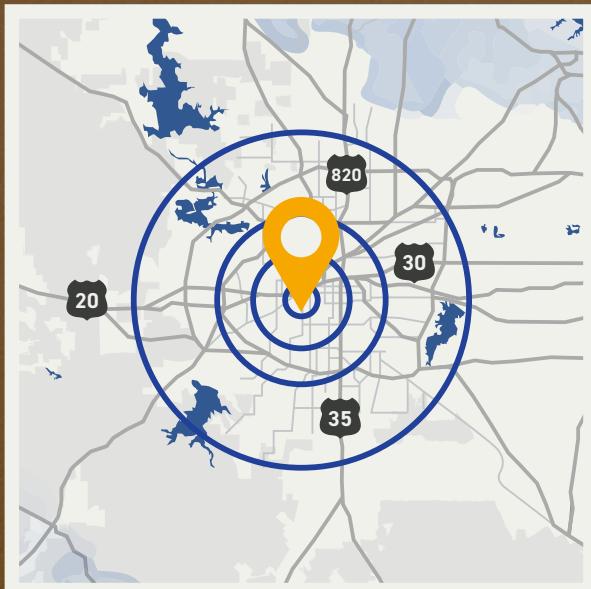
-  **5,823** Population
-  **2,445** Households
-  **\$221,019** Average HHI
-  **38** Median Age
-  **15,941** Daytime Demo
-  **69.5%** Bachelor's Degree+

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+

Source: Placer.ai, 2025

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



30 128,000 VPD

UNIVERSITY DR - 30,700 VPD

UNIVERSITY PARK
VILLAGE

DOWNTOWN FORT WORTH



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

TRINITY RIVER + TRAILS

WESTBEND

30



UNIVERSITY PARK VILLAGE



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.

VUORI

THE
NORTH
FACE

prAna.

patagonia®

Splendid

YETI®

alo

FRYE

SINCE 1863



TYLER'S



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.



WESTBEND

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.

sweetgreen

NOURISH

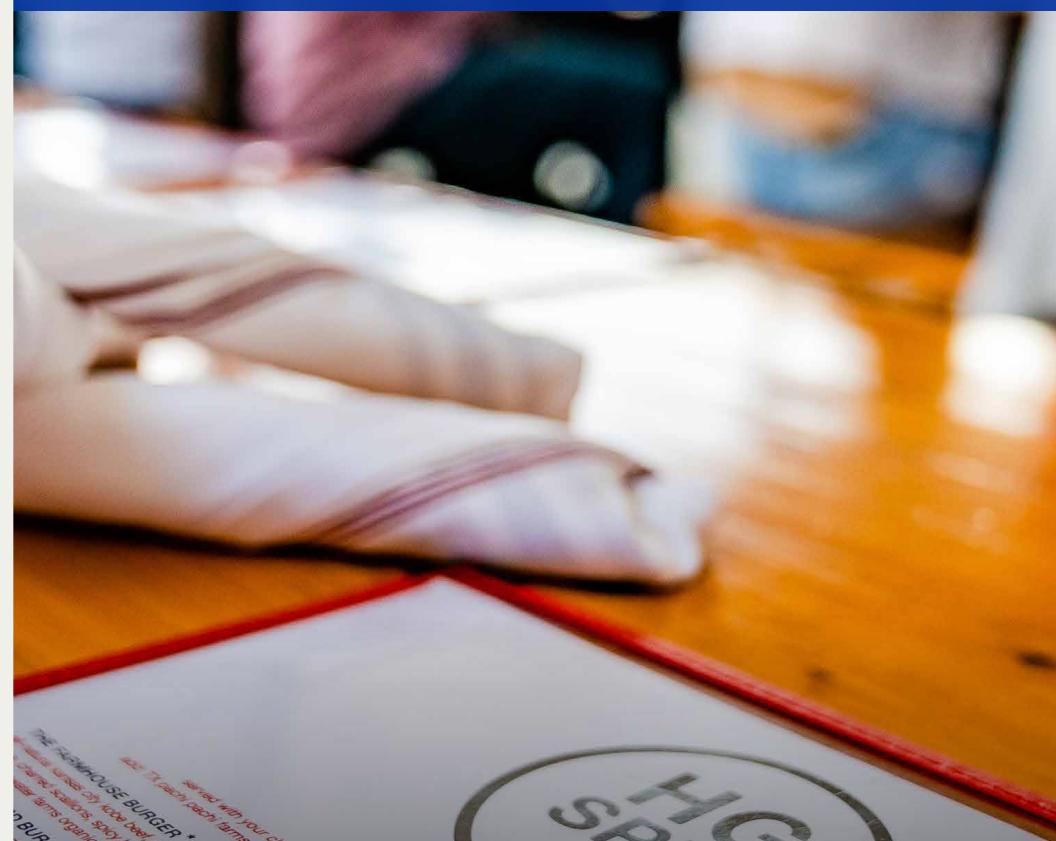
Sweetgreen is on a mission to build healthier communities, by connecting people with real food. From the seed to the store, they're involved in every step of the supply chain, working with partners and farmers they know and trust. They make their food from scratch in each sweetgreen every day, using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



HG SPLY CO.

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.



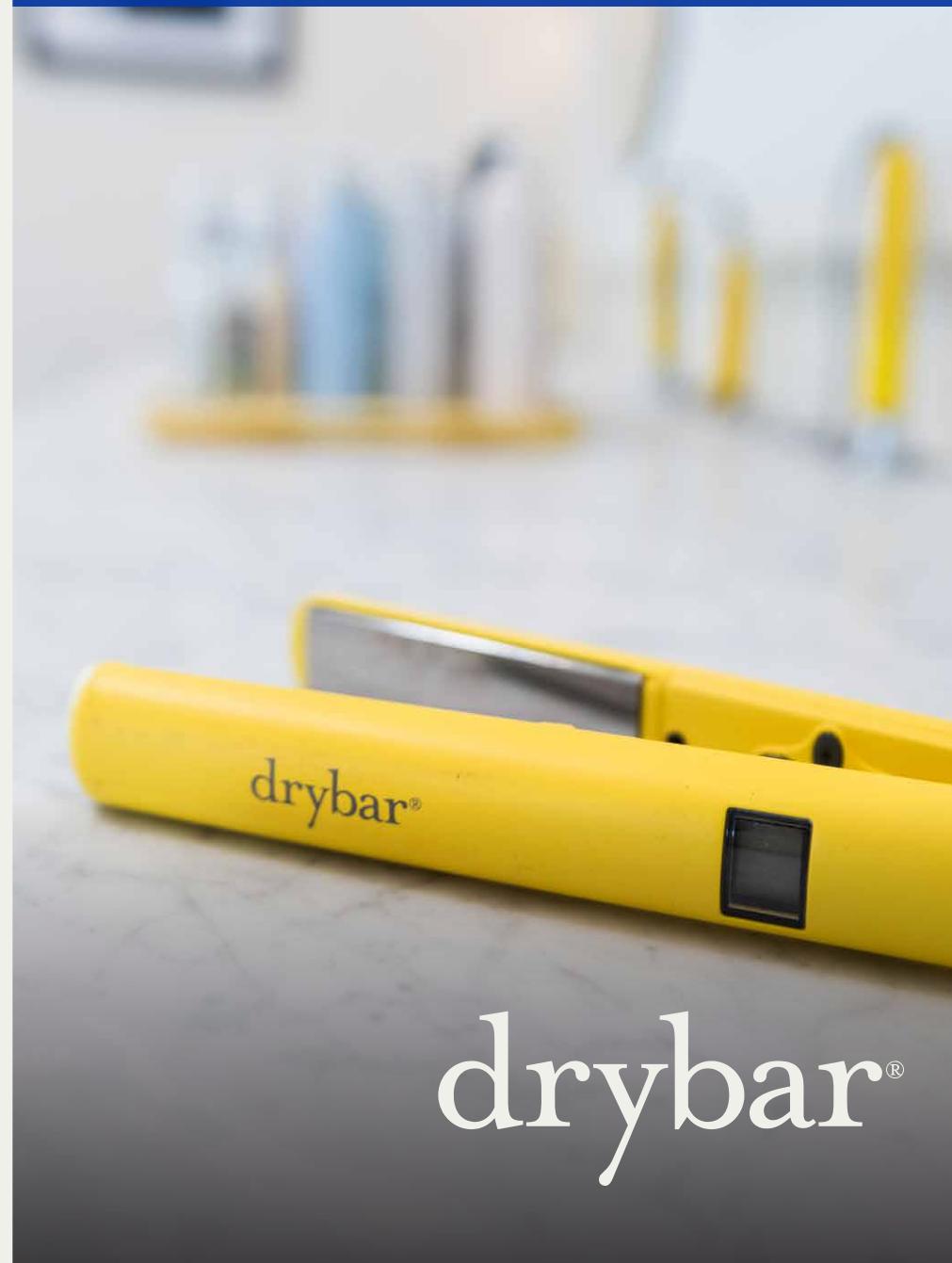
THE
SHADE
STORE

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 outfit 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.



y&i



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!



MAMAKA BOWLS

pressed



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.



ZAAP
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

TRADEMARK

David Pratt

VP - LEASING

214.207.6195

dpratt@trademarkproperty.com

Savannah Sulack

LEASING ANALYST

817.509.4166

ssulack@trademarkproperty.com