



New Waterway
Panther Island
Encore Project
Downtown
Fort Worth



FOR SALE

**Encore
Panther
Island**



South Panther Island
917 Woodward St, Fort Worth, TX 76107

\$995,000

LISTING PRESENTATION | 917 WOODWARD STREET | FORT WORTH, TX

Exclusively Listed by

Link Karlen | link@kwcommercial.com | 736507, Texas

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Executive Summary



Price:	\$995,000
Building SF:	3258
Price / SF:	\$306
Lot Size:	.34 AC

Property Overview

Rare redevelopment opportunity near the transformative Panther Island district in Fort Worth. This $\pm 3,258$ SF industrial commercial property sits on approximately 0.34 acres within the path of one of North Texas' largest urban revitalization projects. Panther Island is a multi-billion-dollar flood control and mixed-use redevelopment initiative designed to create a 300-acre waterfront district featuring canals, walkable urban spaces, parks, residential development, and over 3 million SF of future commercial space. Property may have potential future waterfront positioning along the proposed canal system pending final approvals and development execution. Excellent opportunity for investors, developers, or owner-users seeking long-term upside in a rapidly evolving corridor.

Property Highlights

- Exceptional redevelopment opportunity located within the path of growth surrounding the highly anticipated Panther Island project in Fort Worth. Situated on approximately 0.34 acres with an existing $\pm 3,258$ SF industrial commercial building, this property offers investors, developers, and owner-users a rare chance to secure a position in one of North Texas' most transformative urban redevelopment initiatives.
- Panther Island is a multi-billion-dollar flood control and urban revitalization project designed to reroute the Trinity River and create a 300-acre waterfront district immediately north of Downtown Fort Worth. The long-term vision includes high-density residential, commercial, retail, entertainment, and mixed-use development connected by canals, walkable streets, parks, and waterfront gathering spaces inspired by destinations such as the San Antonio Riverwalk.
- Current development plans for Panther Island include approximately 10,000 residential units and over 3 million square feet of commercial, retail, and educational space, along with extensive parks, trails, and pedestrian connectivity linking Downtown, the Cultural District, and the Stockyards.
- This property may potentially benefit from future waterfront positioning along the proposed canal system pending final city approvals, infrastructure completion, development execution, and future land planning. The area continues to attract substantial public and private investment as infrastructure and flood control improvements progress toward projected completion timelines.
- The project is a collaborative effort between the U.S. Army Corps of Engineers, Tarrant Regional Water District, the City of Fort Worth, and Tarrant County, with primary flood control and bypass channel components currently projected for completion around 2032.
- The existing industrial improvements provide immediate usability while also offering significant long-term redevelopment and appreciation potential in a rapidly evolving urban corridor.
- Buyer to independently verify all zoning, redevelopment plans, future land use, canal frontage potential, and



Panther Island Strategic Vision

LAND OWNERSHIP BY TYPE - PUBLIC VS PRIVATE

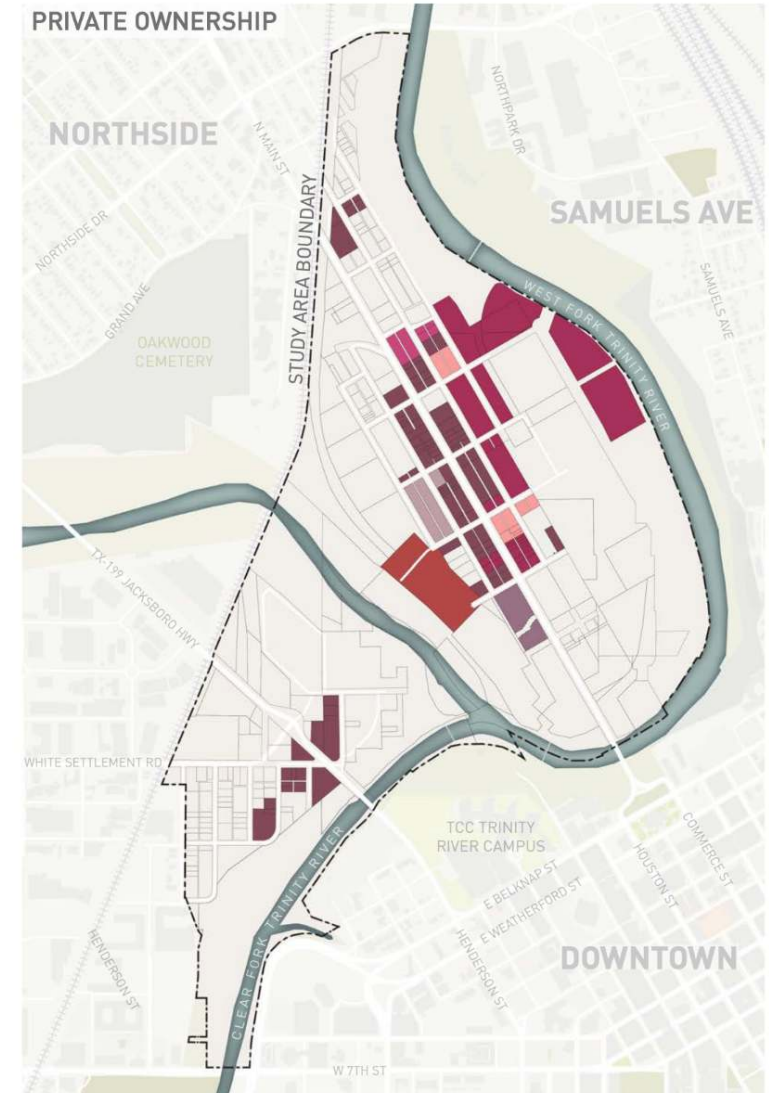
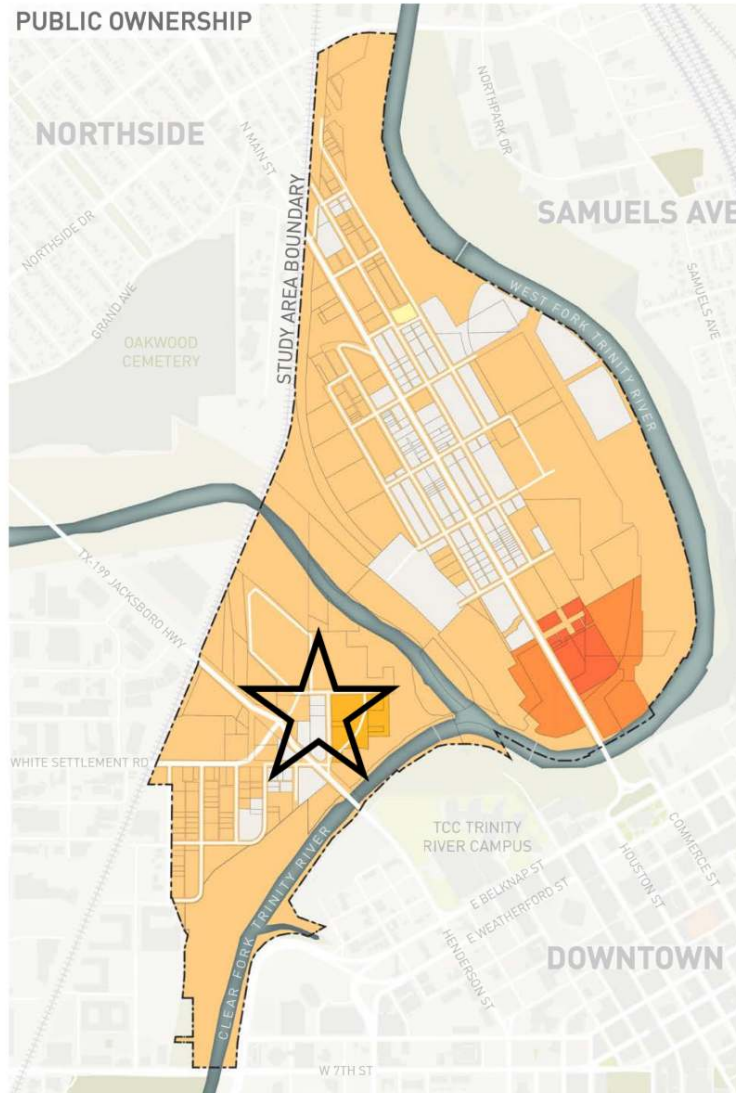
EXISTING CONDITIONS

PUBLIC 382.61 ACRES

- TRWD**
347.08 acres
- TARRANT COUNTY**
0.72 acres
- CITY OF FORT WORTH**
6.05 acres
- TCCD**
21.33 acres
- ONCOR**
7.44 acres

PRIVATE 74.31 ACRES

- VARIOUS PRIVATE OWNERS**
25.39 acres
- UNION PACIFIC RAIL ROAD**
11.77 acres
- PANTHER ACQUISITION PARTNERS**
26.06 acres
- TEXAS REFINERY CORP**
1.93 acres
- DEAN VENTURES**
2.96 acres
- RED BARON REAL ESTATE**
3.06 acres
- ENCORE OLYMPUS**
3.15 acres



Panther Island Strategic Vision

PEDESTRIAN NETWORK - BIG IDEAS

ACCESS & CONNECTIVITY

A WALKABLE & PEOPLE SCALED DISTRICT

A human scaled district with core values of accessibility and inclusion connected through streets, canals, and pedestrian corridors with access to open space and waterfronts.

PUBLICLY ACCESSIBLE WATERFRONT

Continuous connectivity along the water front through various engaging open space experiences like parks, plazas, promenades, boardwalks and marinas, promoting a sense of discovery.

NORTH-SOUTH PEDESTRIAN SPINE

Unique pedestrian oriented corridor connecting north-south open spaces, downtown, TCC campus, and waterfront across on the north island with multiple experiences along various public spaces and canals.

MID-BLOCK CONNECTIONS

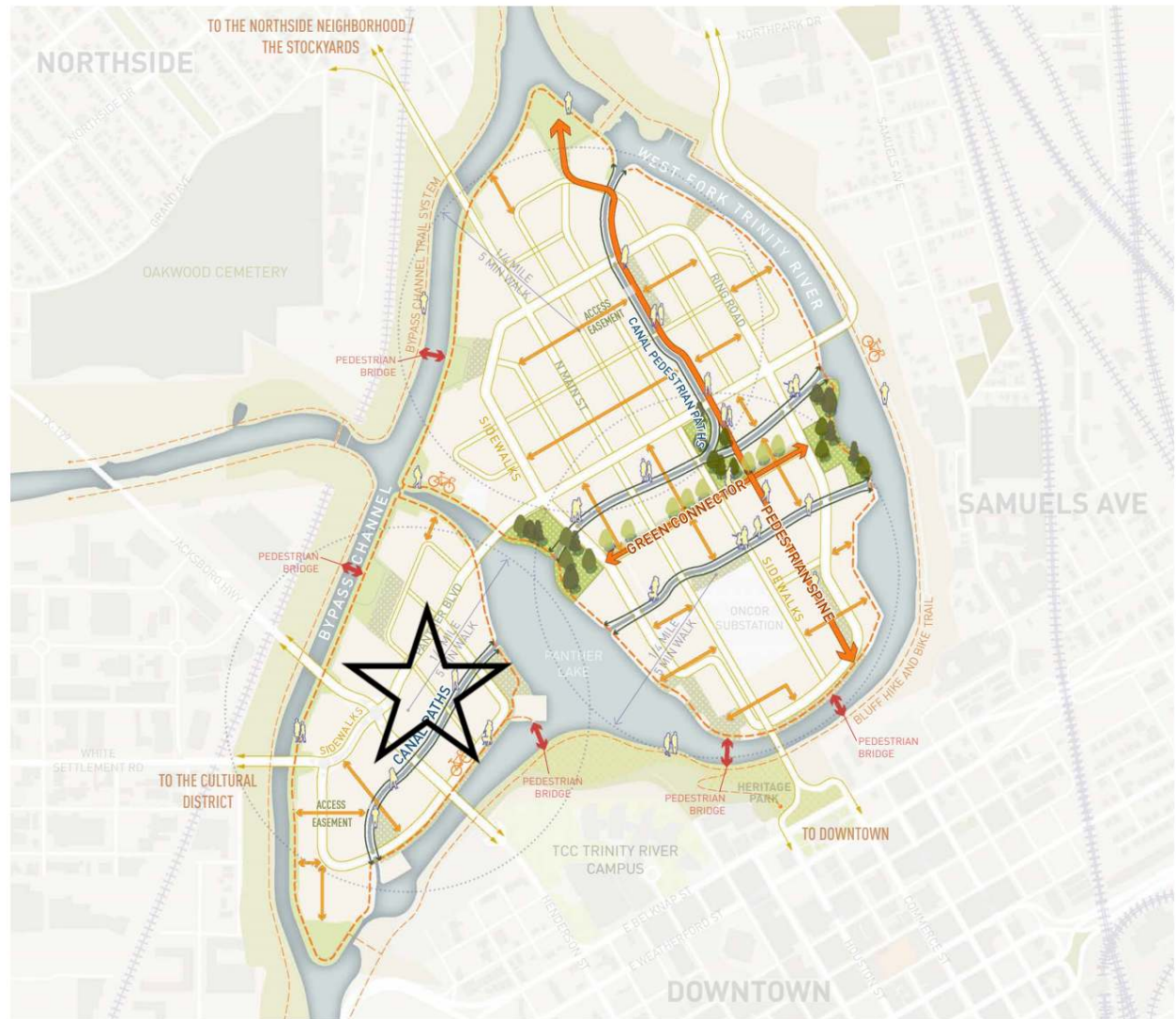
Promoting pedestrian scaled blocks by breaking down large block lengths by providing connectivity through alleyways, paseos, and pedestrian connections to better accommodate development.

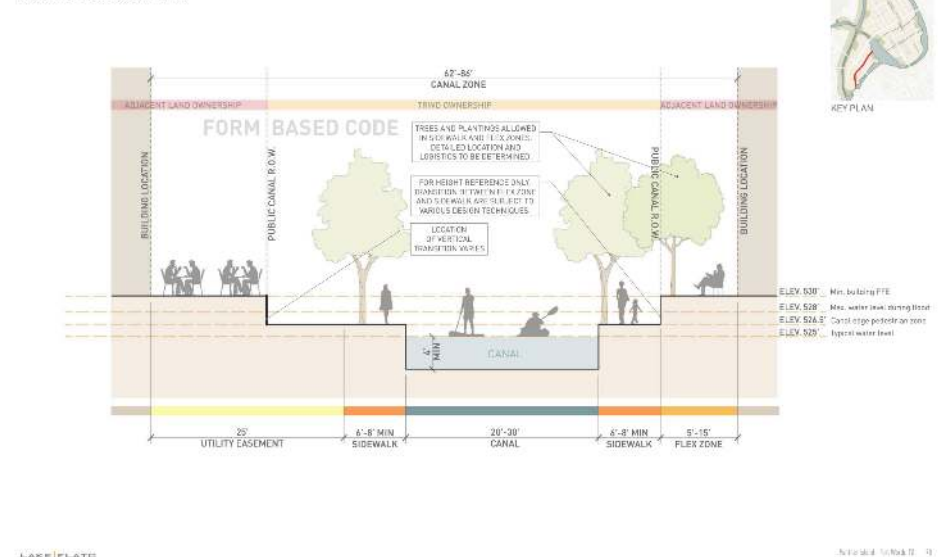
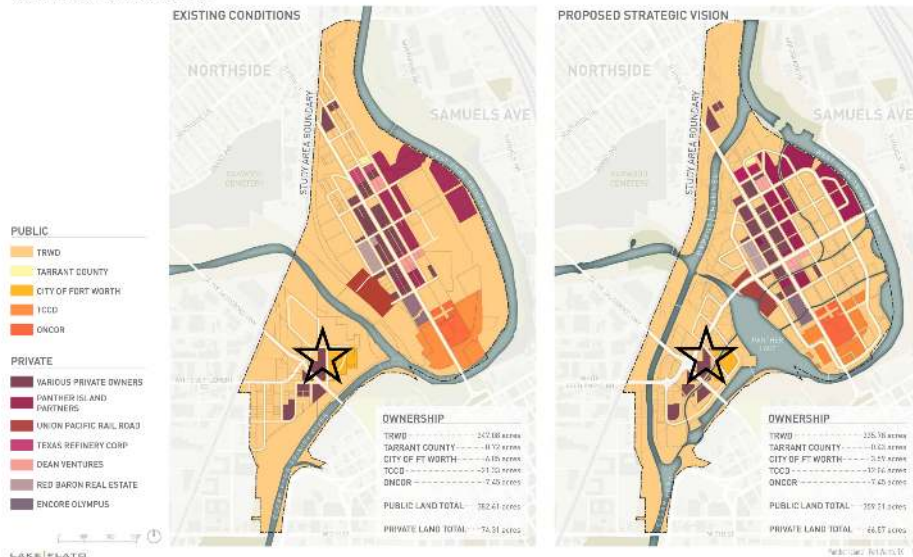
CANAL & OPEN SPACE LINKAGES

Canals act as linear pedestrian spines with unique waterfront experiences promoting connectivity and access across the district to open spaces and riverfront. 'Green Connector' is a tree alley promenade that provides an east-west pedestrian friendly connection to large riverfront open spaces.

PEDESTRIAN BRIDGES & ACCESS TO SURROUNDING NEIGHBORHOODS

Future pedestrian bridges promote access to Downtown and Northside community along the Bypass Channel riverfront greenspace.





Panther Island Strategic Vision



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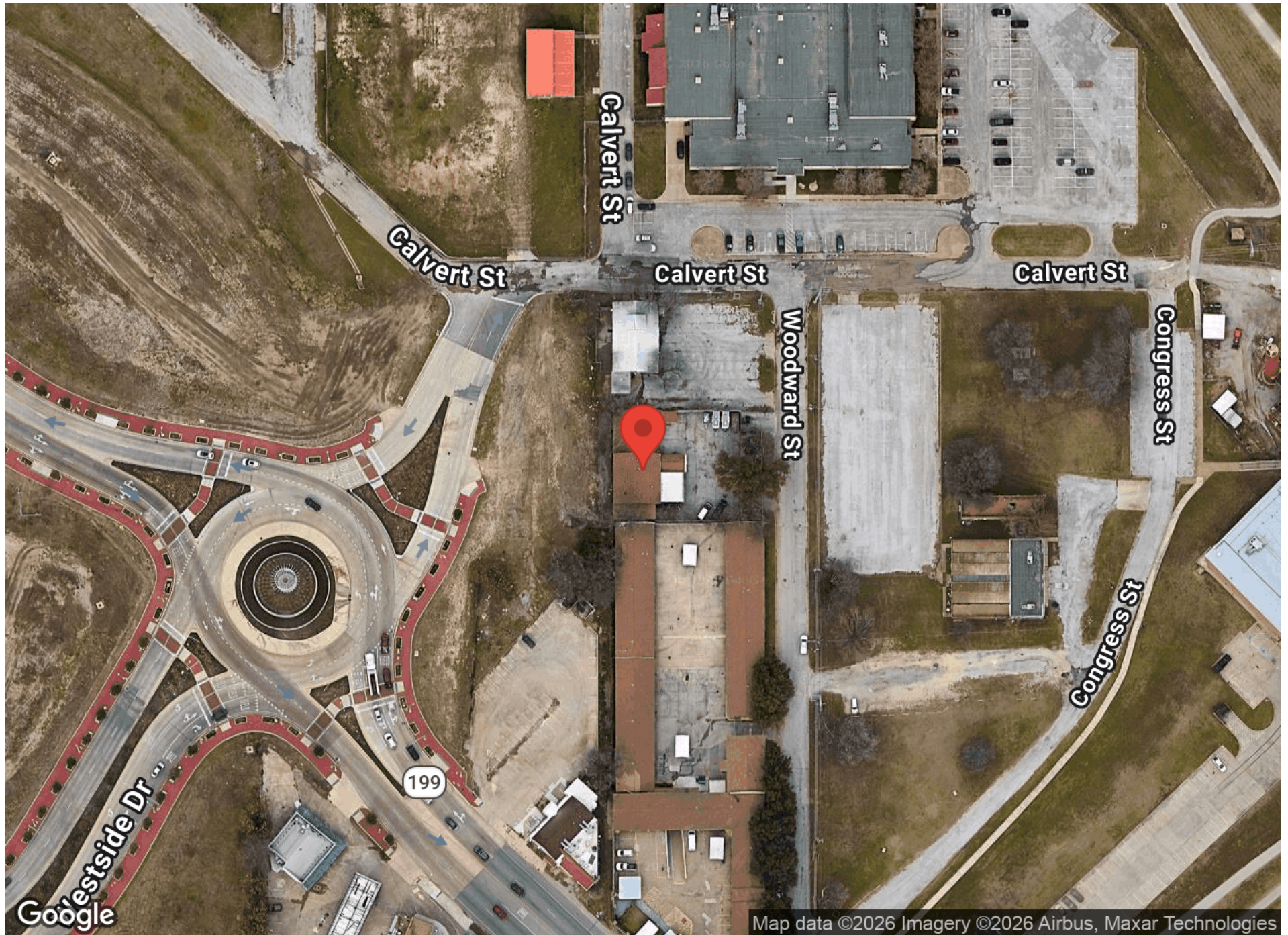
Panther Island Strategic Vision



HOUSTON Regional Map



HOUSTON Aerial Map



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