

# morado

DISTRICT ON BERRY

RETAIL IN THE HEART OF TCU  
AT UNIVERSITY AVE & BERRY ST

NOW UNDER CONSTRUCTION



# TCU'S BEAUTIFUL 302-ACRE CAMPUS IS NESTLED IN A VIBRANT CITY.

Fort Worth is one of the fastest-growing cities in the U.S., blending rich historic roots with modern innovation.

Its expanding job market spans industries like aerospace, healthcare, and tech, attracting young professionals and families alike. With a diverse and steadily increasing population, Fort Worth offers a dynamic, inclusive community.

The city's affordability, strong economy, and vibrant culture make it an ideal place to live, work, and grow both personally and professionally.

**958,692**  
residents

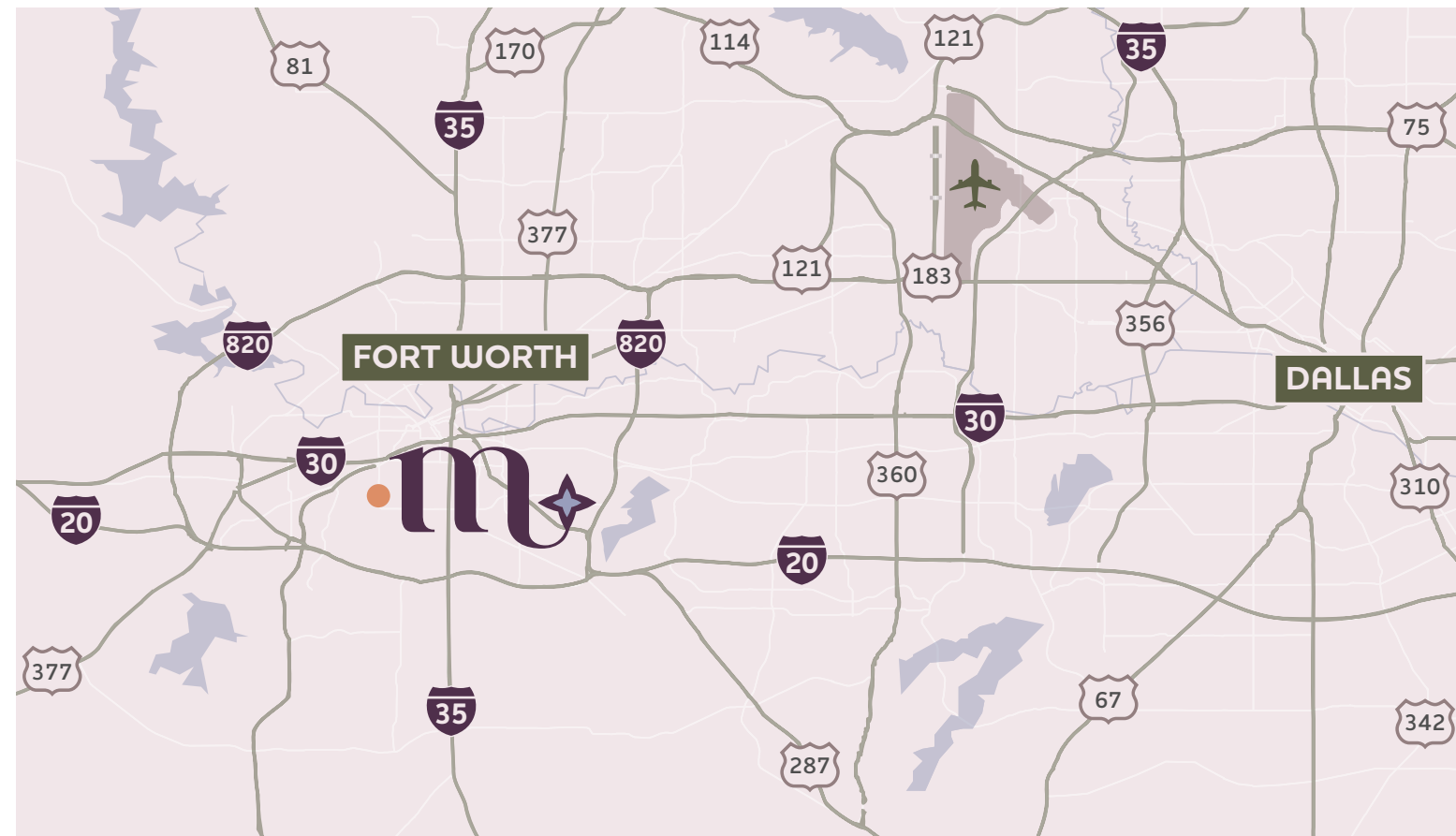
Fort Worth is the 12th most populated city in the US

  
One of the best places for young professionals with a median age of 33.2 years

**\$2.5** Billion

The visitor economy is worth more than \$2.5B annually

  
Top Employers Headquartered in Fort Worth



## MAJOR INDUSTRY SECTORS

 Advanced Energy	 Financial Services	 Healthcare & Life Sciences
 Aviation & Aerospace	 Hospitality & Tourism	 Manufacturing

# TCU IS A LEADER IN EDUCATION, ATHLETICS & TEXAS.

Established in 1873, Texas Christian University, located in Fort Worth, Texas, is a private university known for its strong academic programs and vibrant campus life.

With an enrollment of 12,400 students, TCU's Board of Trustees has entered a long-term plan for the school's growth.

The student enrollment is poised to grow to over 17,900 students by 2035. TCU is a member of the Big 12 Conference.



## 12,400+

Total Student Enrollment



Member of the **Big 12** Athletic Conference



## #105

Ranked the 105<sup>th</sup> best university in the country



## #10

#10 Best Quality of Life for Students



## 1873

TCU was founded in 1873

# THE MORADO DISTRICT FILLS THE GAP ON BERRY.

We aim to connect high-quality tenants to the students at TCU and the surrounding neighborhoods.

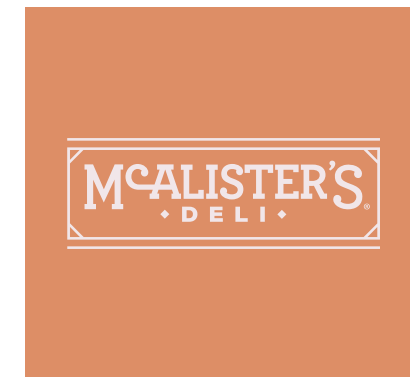
Phase I of the project will feature 780 student beds across 234 thoughtfully designed residential units, creating a dynamic, built-in community.

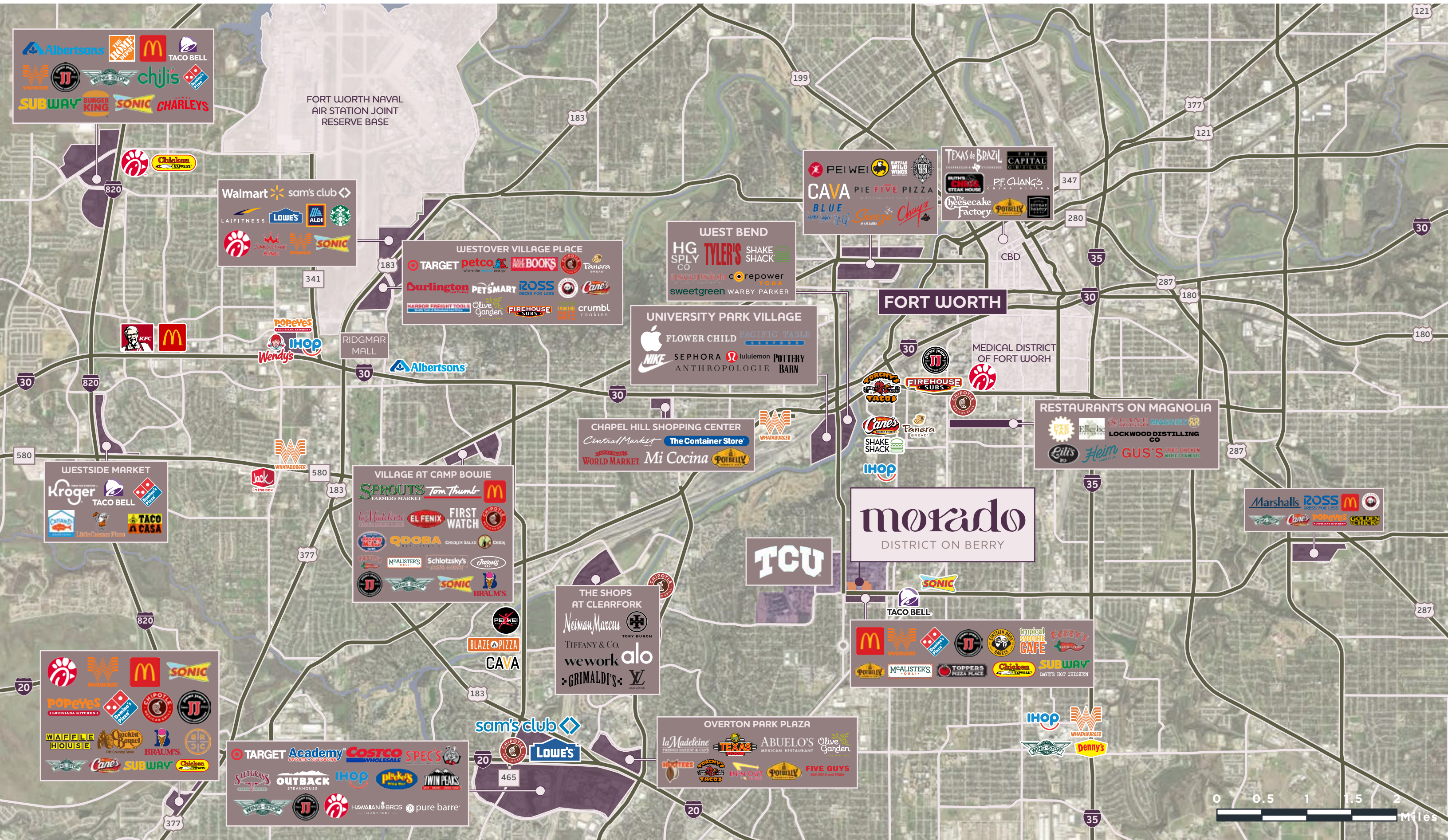
At the ground level, 25,000 square feet of prime retail space will offer a mix of dining, shopping, and services tailored to both students and the Fort Worth community.

To support accessibility and convenience, the project includes 175 dedicated retail parking spaces within a shared garage.



## ON-CAMPUS RESTAURANTS & RETAILERS









**TCU**  
12,400+ Students  
709 Full Time Faculty

**morado**  
DISTRICT ON BERRY

salata FAT SHACK  
Orange theory

McDonald's POTBELLY  
CHASE EINSTEIN BROS BAGELS

PHASE I  
DELIVERY Q1 2027

FUTURE PHASE

HYATT PLACE

W BERRY ST

Kroger

Fuzzy's  
DAVE'S HOT CHICKEN

tropical CAFE  
Jersey Mike's

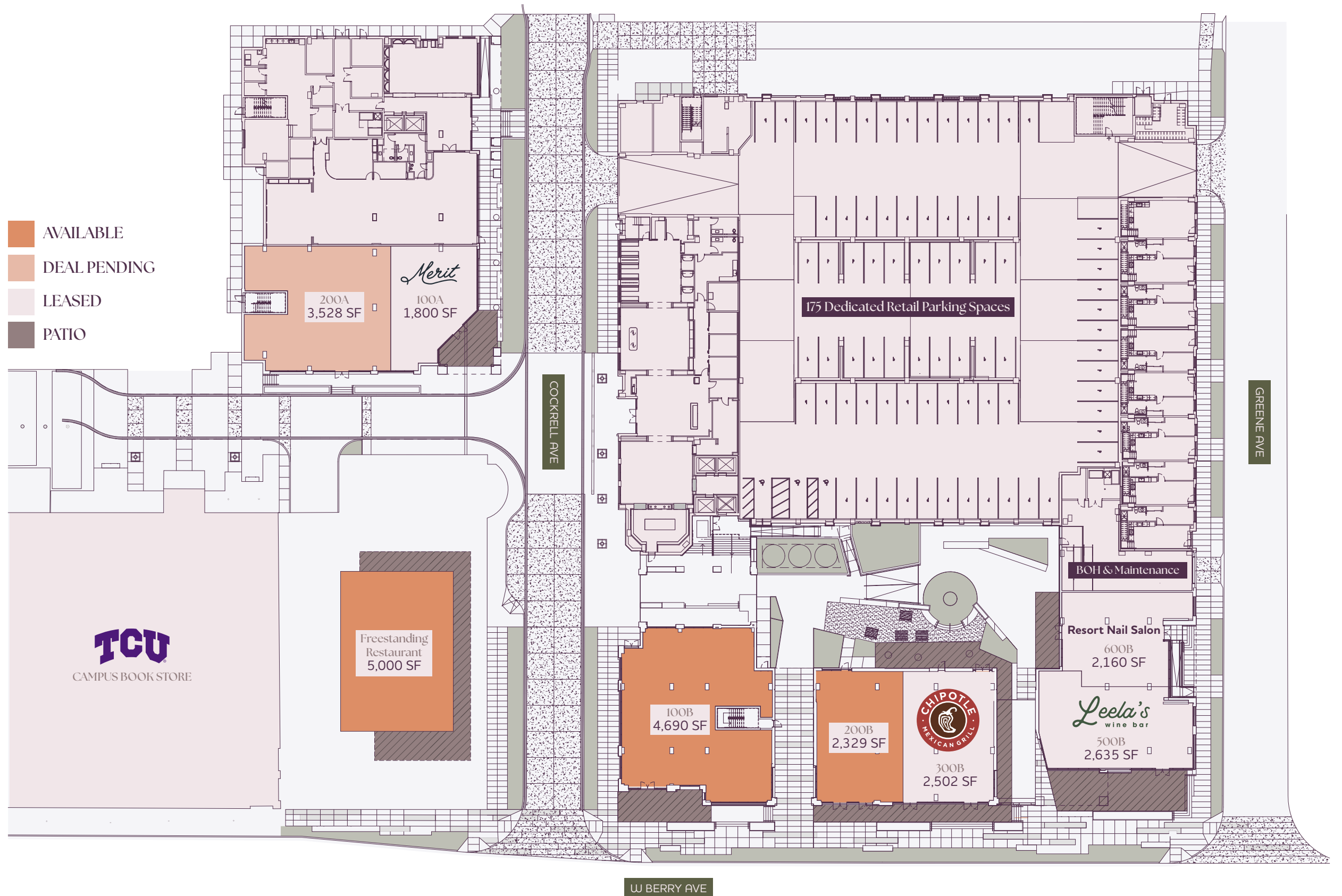
DUTCH BROS  
Chicken Express

0 0.07 0.13 0.2 Miles

# RETAIL AVAILABILITY

Space	SF (approx)
Suite 200A	3,528 SF
Suite 100B	4,690 SF +550 SF Patio
Suite 200B	2,329 SF ± Patio
Freestanding Restaurant	5,000 SF ± Patio

- AVAILABLE
- DEAL PENDING
- LEASED
- PATIO





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DISTRICT ON BERRY

LEASING

SHOP <sup>COS.</sup>

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DEVELOPMENT

 **ENDEAVOR**

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## 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 counteroffer 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.

#### SHOP COMPANIES

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission  
Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

