



**MERRITT STREET**

IN THE RIVER DISTRICT


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# OVERVIEW

Merritt Street consists of two buildings with restaurant and retail space available. 4900 White Settlement will be 5,370 SF and 4854 White Settlement will be 5,770 SF with 840 SF of open area once completed.

Merritt Street has a prime location in the heart of the The River District on a hard corner across the street from newly built Elan River District, consisting of 328 multifamily units. A new 42-unit boutique apartment community is also being built on Merritt Street with Nursery Lane Office Park adjacent to the site, which will be 80,000 SF once completed.

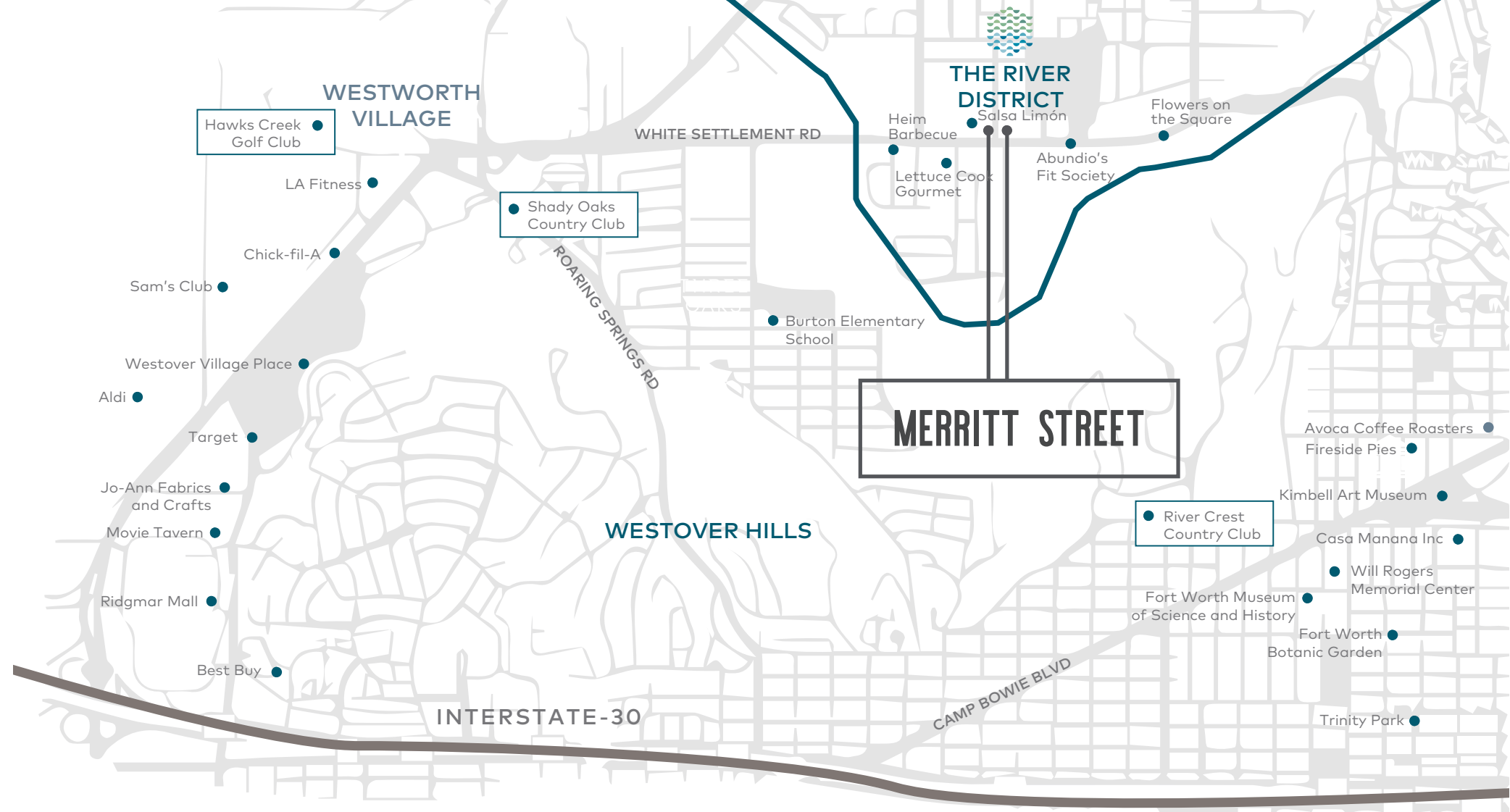


4854  
WHITE  
SETTLEMENT

4900  
WHITE  
SETTLEMENT

MERRITT STREET

WHITE SETTLEMENT ROAD

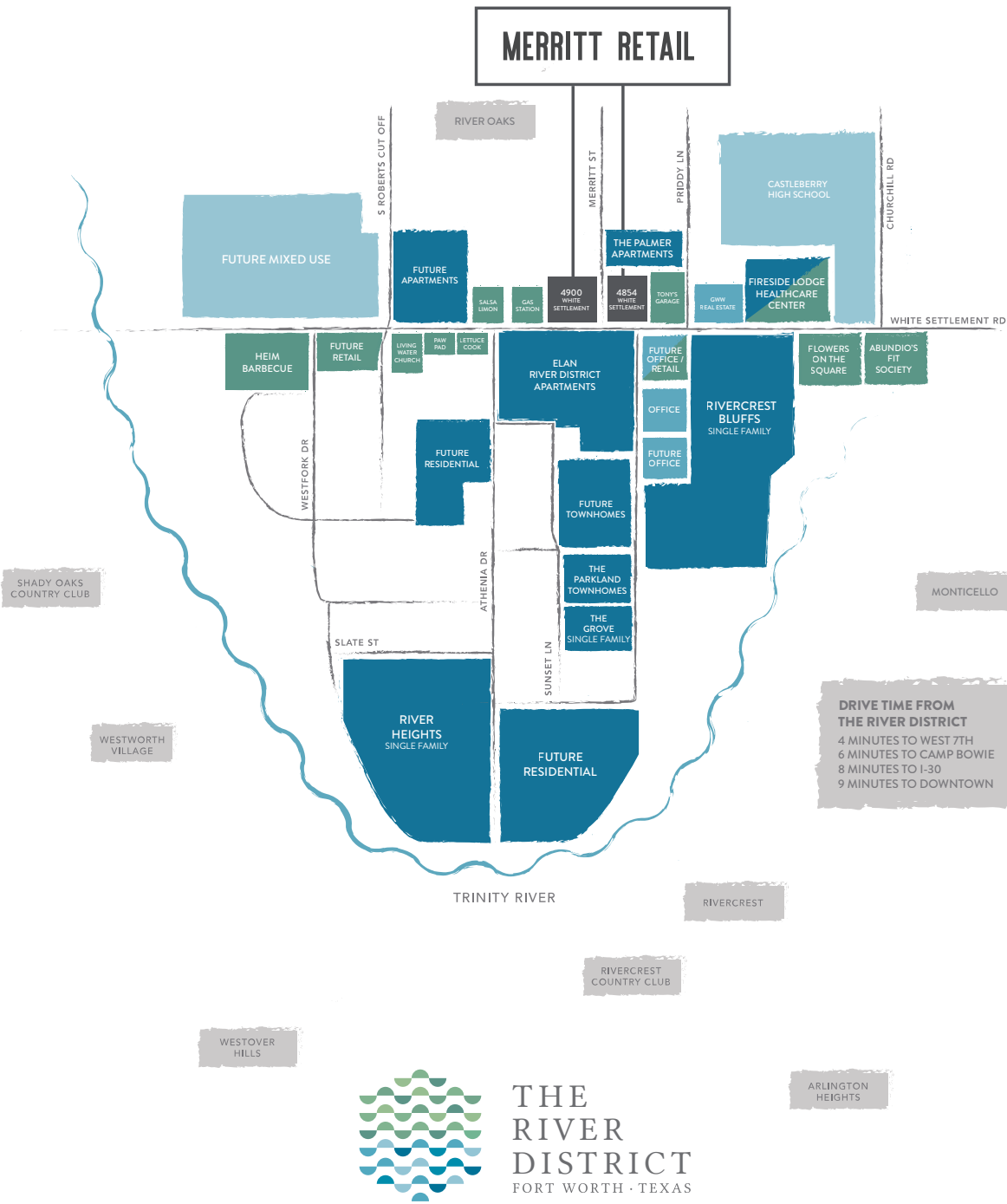


# LOCATION

Merritt Street Retail is located in The River District, a centrally-located area in Fort Worth surrounded by green spaces along with retail, cultural and entertainment offerings. Merritt is minutes away from the affluent neighborhoods of River Crest, Westover Hills, and Monticello, as well as local mainstays such as Shady Oaks Country Club, River Crest Country Club, the Cultural District, Will Rogers Coliseum, and Downtown/Sundance Square.

# THE RIVER DISTRICT

The River District is a locally-cultivated community in West Fort Worth offering the best of outdoor pursuits, indoor entertainment, unique restaurants, boutique office spaces and a multitude of varying living options along the banks of the Trinity River.



**DRIVE TIME FROM THE RIVER DISTRICT**  
 4 MINUTES TO WEST 7TH  
 6 MINUTES TO CAMP BOWIE  
 8 MINUTES TO I-30  
 9 MINUTES TO DOWNTOWN

## DRIVE TIMES TO AIRPORTS

- 16-minute drive to FW Meacham International Airport
- 34-minute drive to FW Alliance Airport
- 37-minute drive to DFW International Airport

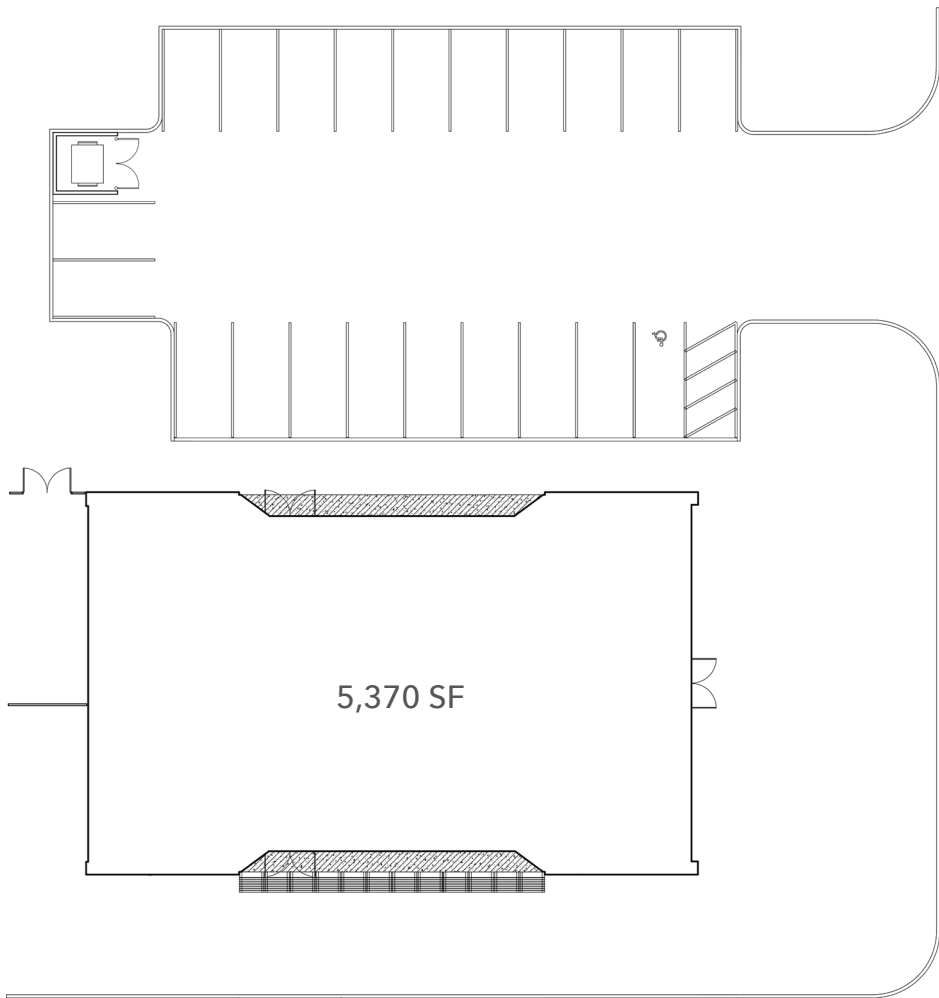
## DRIVE TIMES TO ENTERTAINMENT

- 5-minute drive to the Cultural District
- 10-minute drive to Downtown
- 1 short walk to dining and entertainment options
- 1 stroll to parks and trails, including the Trinity Trails

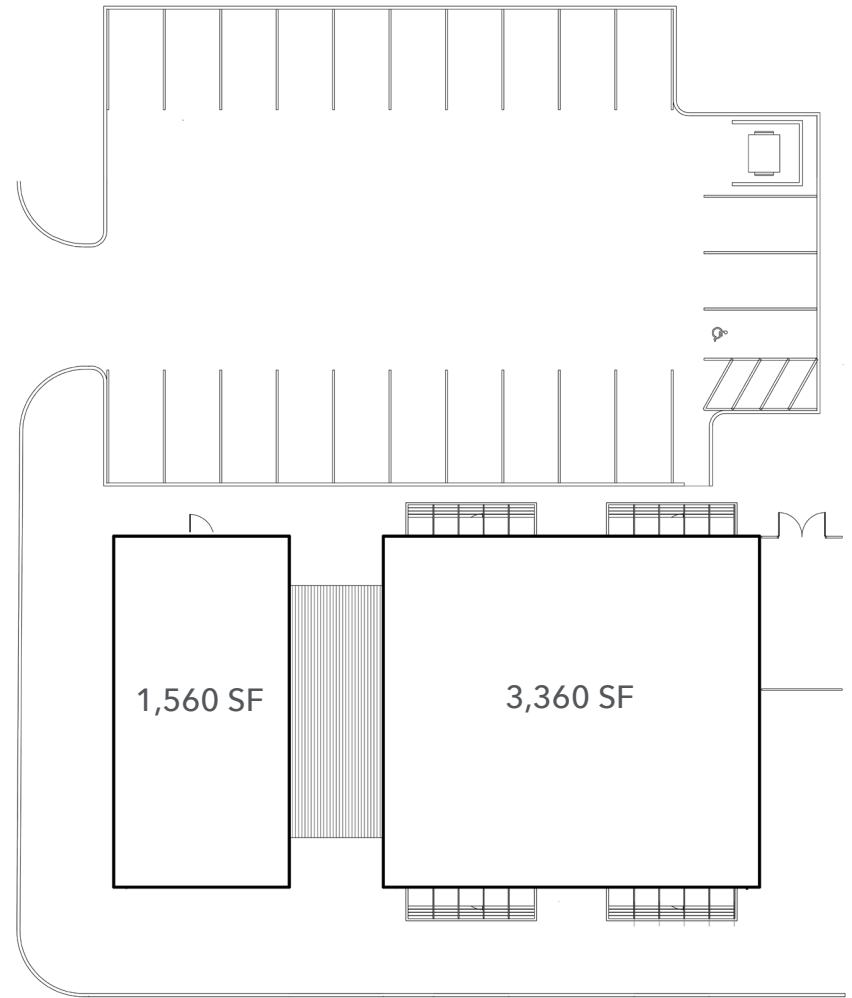




# THE RIVER DISTRICT



**4900 WHITE SETTLEMENT**



**4854 WHITE SETTLEMENT**

# SITE MAP

Tenants and visitors alike can enjoy ample, secure and convenient parking. Merritt Street Retail offers 133 parking spaces with direct access to main roads and close proximity to major highways.

# THE DEVELOPER

Fort Capital is the master developer behind Merritt Street Retail and the master partner and developer of The River District. Recognized as an industry leader in the Dallas-Fort Worth Area, Fort Capital has extensive experience in every aspect of real estate. The company's comprehensive understanding of property acquisition, master planning, development, investment and investment management allows the company to masterfully execute projects of any size and complexity.



# CONTACT US

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**FORT  
CAPITAL**

**LEASING INQUIRIES**

**PLEASE CONTACT**

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