



# *The Trailhead at* **CLEARFORK**

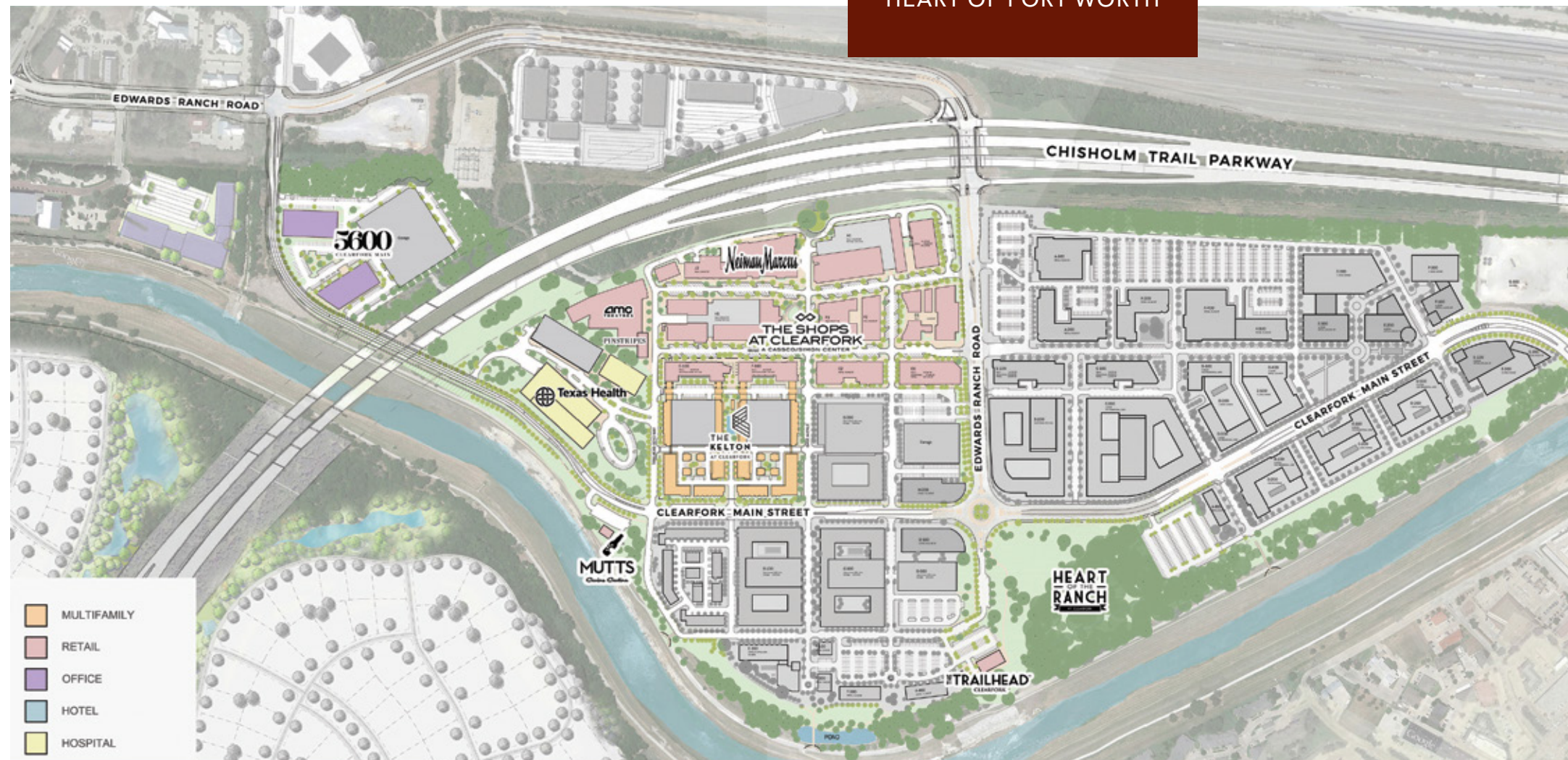
# Discover Clearfork

Clearfork redefines the master-planned, mixed-use development with 270 acres of diverse residential options, miles of riverfront access and a blend of retail, dining, entertainment, office and green space in the heart of Fort Worth. With distinct and engaging experiences to be had within one project, there is so much to discover in Clearfork.

The project's southern end boasts a casual, outdoor health and recreational setting fronting the Trinity River and ties the project directly into miles of hike-and-bike trails.

The northern end, offers a sophisticated mixed-use environment with luxury living, dining, retail, entertainment and office - all conveniently accessed via Fort Worth's Chisholm Trail Parkway.

AN OPEN AIR  
SHOPPING, DINING,  
ENTERTAINMENT,  
LIVING & OFFICE  
DESTINATION IN THE  
HEART OF FORT WORTH

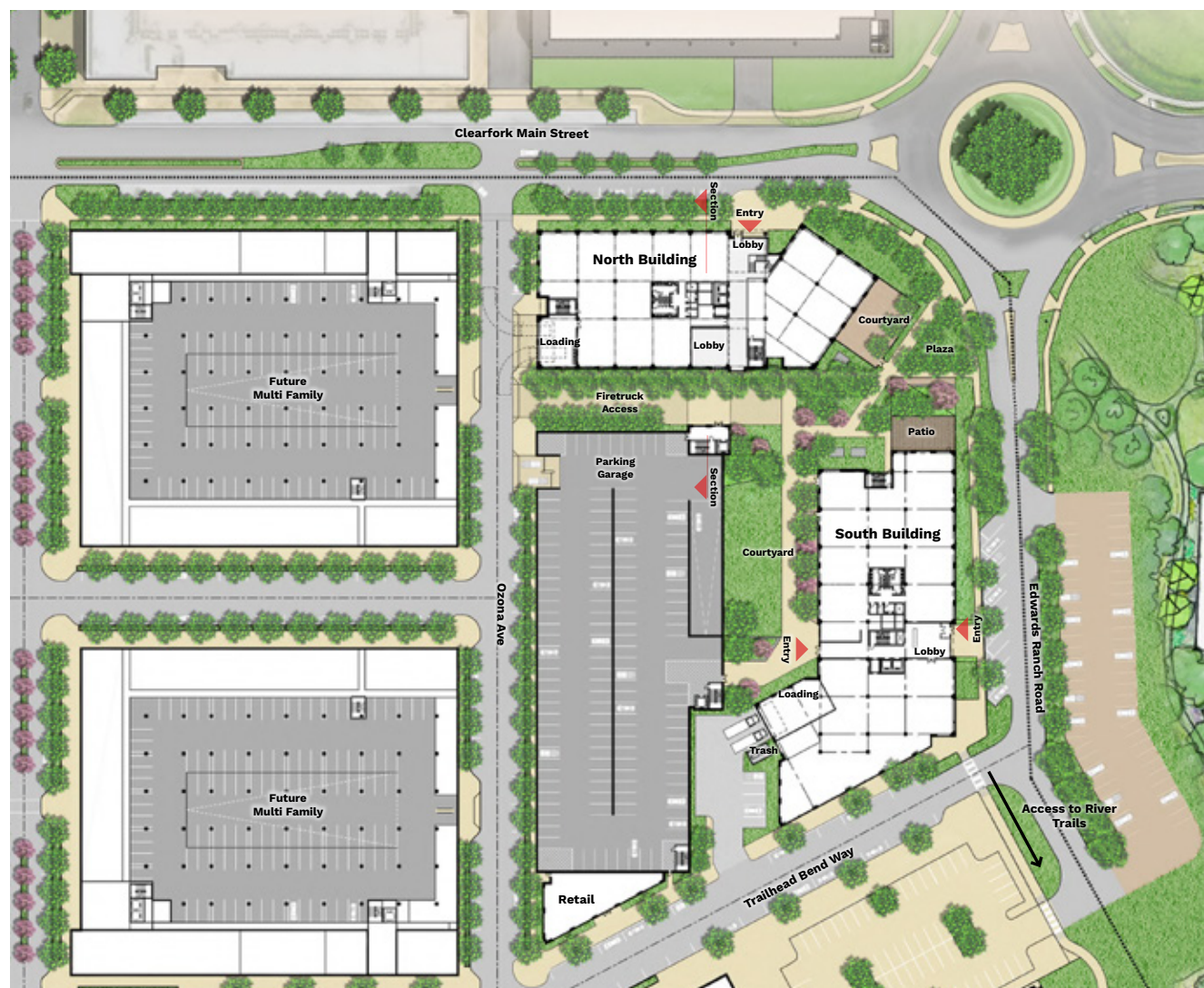


# Office Opportunities

KDC, a leading national office developer, will develop two additional boutique office buildings at The Trailhead at Clearfork.

Exceptional in location and amenities, Clearfork's office selections with Class A workplaces are focused on recruiting and retaining top talent. With a median workforce age of 33, Clearfork sets a new standard for the modern-day office environment where one can meet for breakfast or coffee, walk or rent a bike to take in the riverside trail during lunch, gather for a happy hour, and enjoy a variety of evening entertainment with the team.

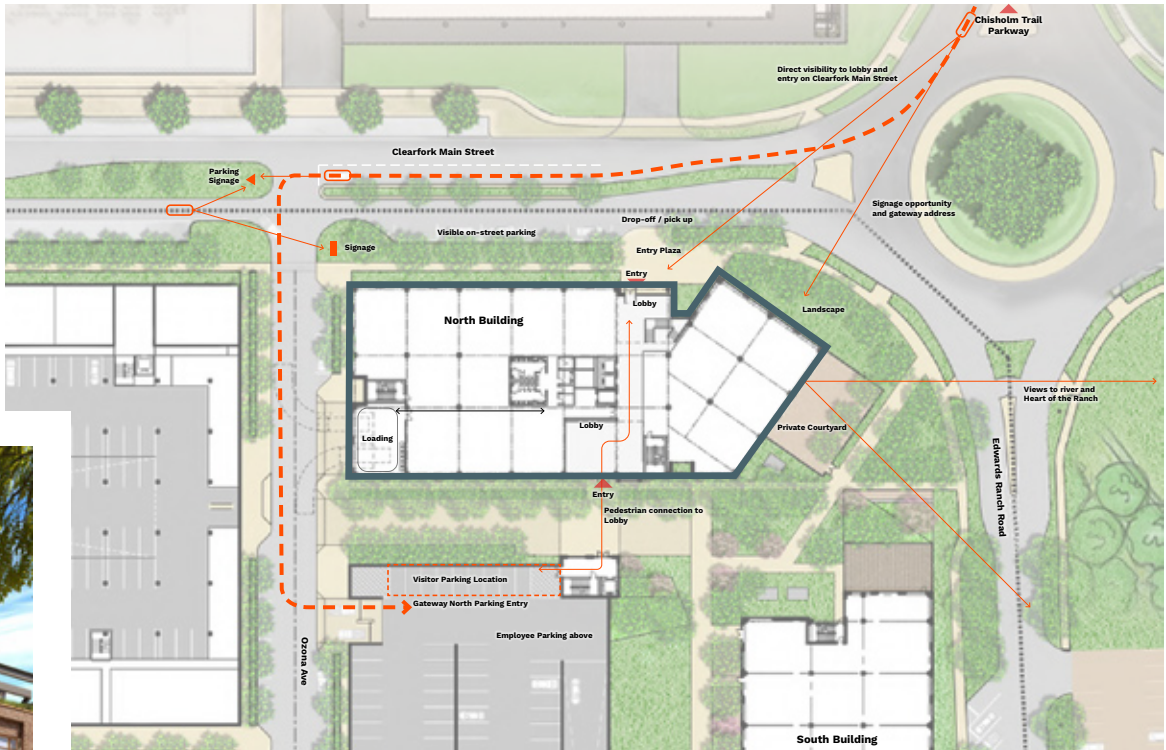
Companies who are already calling Clearfork home include national and Fort Worth-based tenants such as Acme Brick, L'hoist, Smith & Nephew, WeWork, Frost Bank, Merrill Lynch and numerous oil and gas companies.



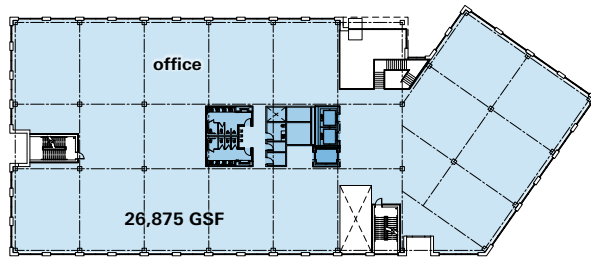
UP TO 2 MILLION  
SQUARE FEET OF  
OFFICE PLANNED



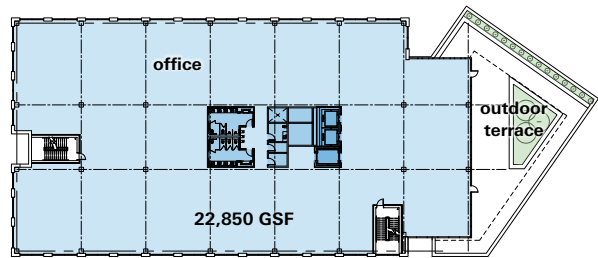
# The Trailhead North



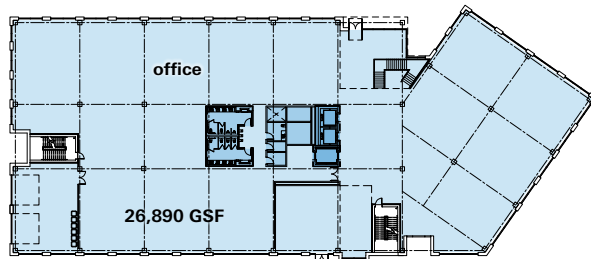
103,625 GSF  
4 STORIES  
PRIVATE OUTDOOR TERRACE  
3;1,000 PARKING RATIO  
DETACHED PARKING GARAGE  
MONUMENTAL STAIRS



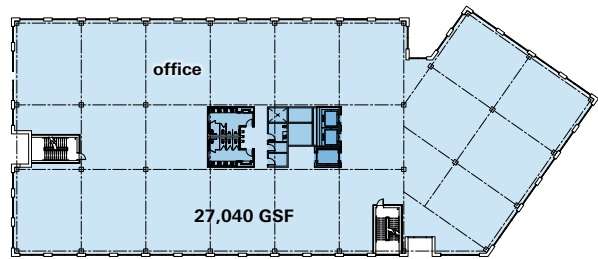
Level 02



Level 04



Level 01

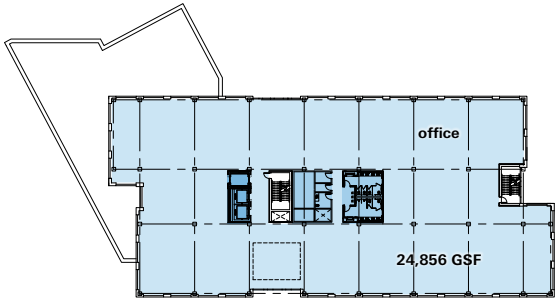


Level 03

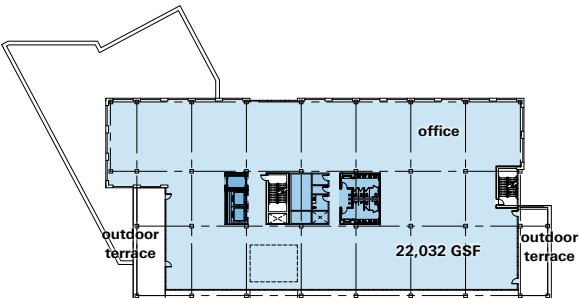
# The Trailhead South



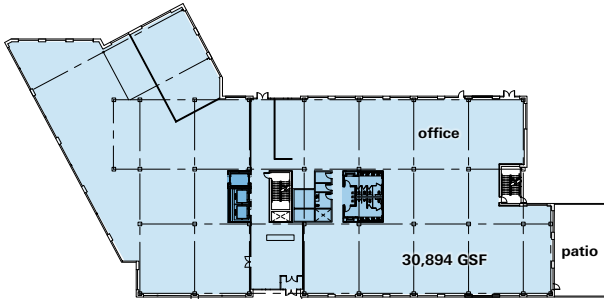
102,638 GSF  
 4 STORIES  
 PRIVATE OUTDOOR TERRACE  
 3;1,000 PARKING RATIO  
 DETACHED PARKING GARAGE  
 DIRECT CONNECTION TO RETAIL



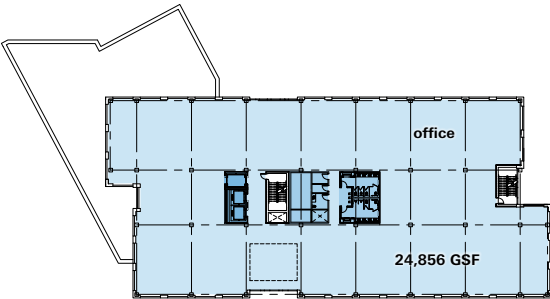
Level 02



Level 04



Level 01



Level 03

# Retail

The Shops at Clearfork brings a new collection of retailers, restaurants and entertainment to Fort Worth with over 40 stores and 16 food and beverage options now open. Anchored by Neiman Marcus, Pinstripes and AMC Dine-In, open-air center features a blend of upscale and mainstream retail stores, specialty services and restaurants, with several that are exclusive to Fort Worth.



# The Trailhead

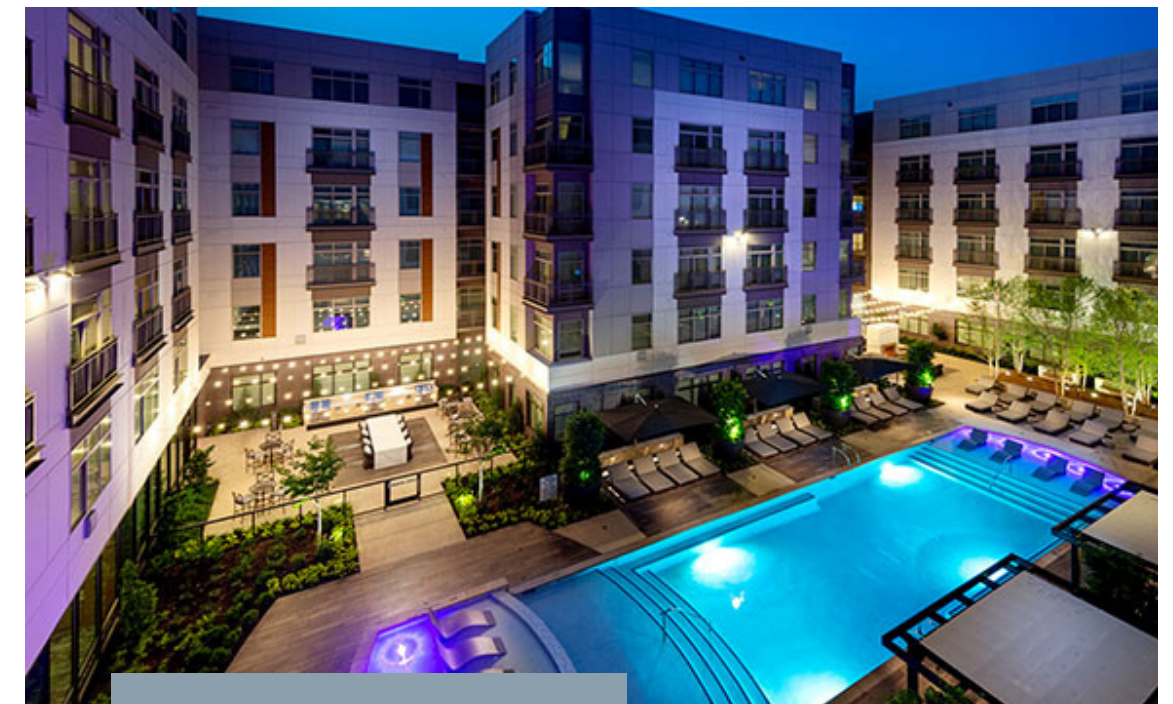
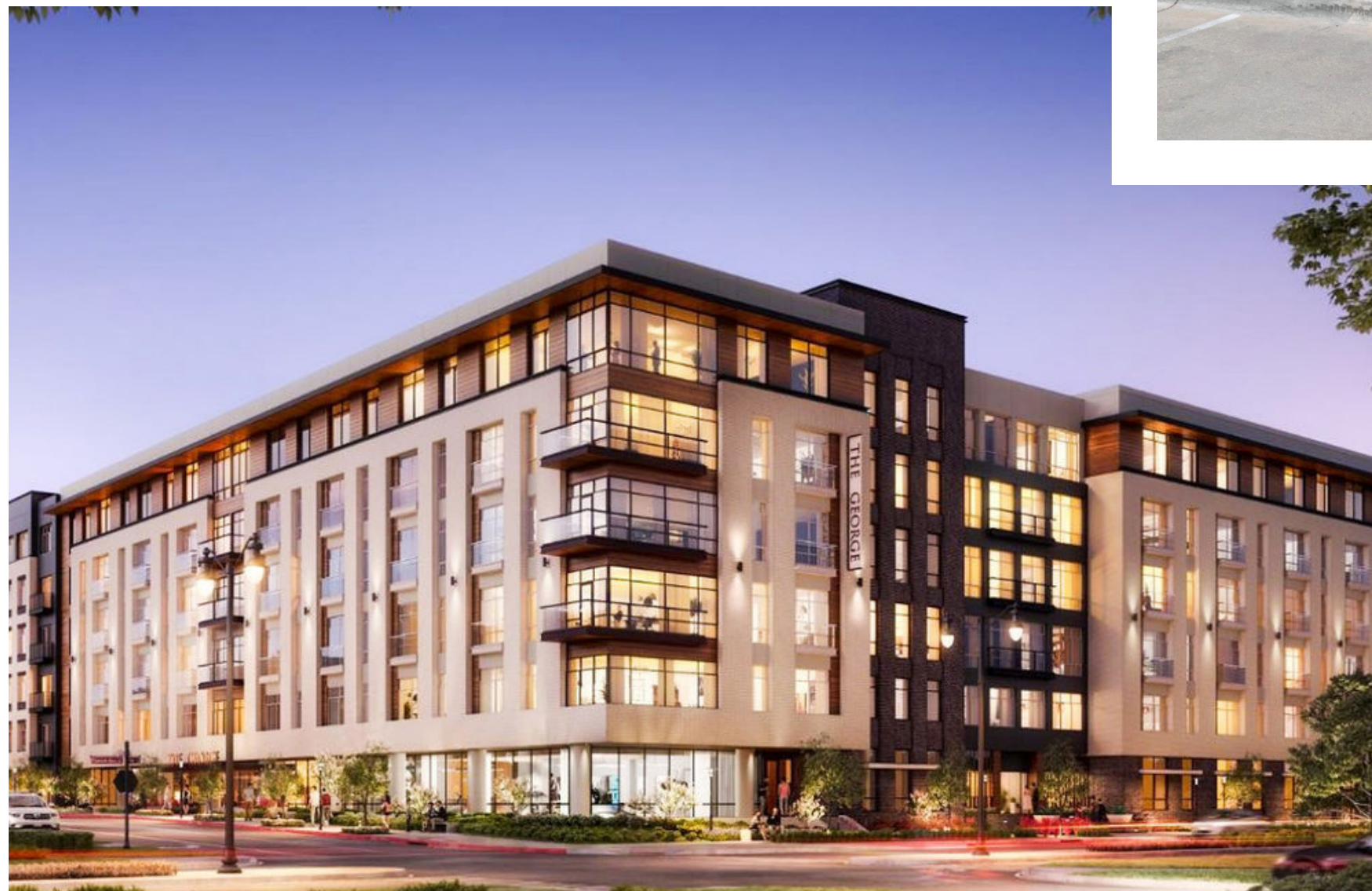
Ideally located on the riverfront of the Trinity Trails, The Trailhead is a beloved, year-round Fort Worth destination known for being the home of Bike Mart and Press Cafe. The Trailhead's pristine landscape, free activities, connectivity to 60+ miles of bike and fitness trails and weekly farmers market makes for the perfect Saturday stop. Since opening in 2016, The Trailhead has become a staple for residents and visitors alike, drawing thousands weekly.

The Trailhead serves as a catalyst for the continued development along the Trinity River. Not only has it brought awareness and an increased quality of life to the area, it has earned numerous accolades and awards all while being an intimate setting for family picnics or a host to cultural events such as the Fort Worth Food and Wine Festival.

# Residential

The George, Clearfork's newest addition, opened its doors in September 2020. The six-story multifamily development is adjacent to the vibrant mix of shopping, dining, office and entertainment at The Shops at Clearfork and steps away from The Trailhead at Clearfork and over 60 miles of hike and bike trails along the Trinity River.

The Kelton got its name from a cowboy who cultivated the Edwards Ranch before Clearfork. Today, the 392-unit complex features a mix of living options from one, two and three bedroom apartments to urban studios, lofts and town homes. Community is key with poolside grilling and entertainment areas, a well-equipped fitness center and a private rooftop terrace featuring striking views of downtown Fort Worth and the Trinity River.



2,500 LIVING RESIDENCES  
PLANNED AT CLEARFORK

# CLEARFORK

EDWARDS RANCH | EST 1848



CASSCO

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