

THE
FRALEY

FORT WORTH, TEXAS



A NEW STANDARD FOR DOWNTOWN

Set to redefine urban connectivity and placemaking, The Fraley is a transformative mixed-use development planned for a premier full city block in Downtown Fort Worth's emerging innovation district, the Switchyard.

Located at the intersection of Calhoun Street and 7th Street, the project will introduce approximately 300,000 square feet of thoughtfully integrated urban development, including Class AA office, multifamily residential, and ground-floor retail designed to activate the surrounding streetscape and contribute to the continued evolution of Fort Worth's Central Business District.

Positioned with exceptional access to both I-30 and I-35W, the site offers unmatched visibility and connectivity within the downtown core. The project is within walking distance of several major destinations and catalysts, including the Texas A&M Research and Law Campus, the Fort Worth Convention Center, the Omni Hotel, Sundance Square, and Deco 969, a luxury multifamily development.

This project represents a rare opportunity to deliver a landmark mixed-use destination in one of the nation's most dynamic and rapidly growing downtown markets.

150K

SF OFFICE

130K

SF RESIDENTIAL

15–20K

SF RETAIL

PARKING: 2.5/1000 parking in a secure, covered garage in the heart of downtown.



THE SWITCHYARD: INNOVATION ANCHORED IN FORT WORTH

The Switchyard is Fort Worth's emerging innovation district, featuring a collaborative ecosystem designed to connect entrepreneurs, researchers, investors, corporations, and educational institutions in a concentrated hub of innovation. Anchored by the new Texas A&M–Fort Worth campus and adjacent redevelopment projects, the district seeks to transform underutilized rail and underutilized land south of downtown into a vibrant mixed-use environment supporting technology commercialization, energy, mobility, aerospace, defense, and life sciences. By combining research, talent, capital, office space, housing, and public gathering areas, The Switchyard is intended to position Fort Worth as a leading center for innovation and economic growth.





RESIDENTIAL

AVAILABLE
AA Office Space

ANCHOR
TENANT

Premier Mixed-Use Development
in the Heart of The Switchyard

150,000_{SF}

CLASS AA
OFFICE SPACE

24,019_{SF}

TYPICAL
FLOORPLATE

25_{FLOORS}

MIXED-USE
DEVELOPMENT

130,000_{SF}

HIGH-RISE
RESIDENTIAL

15,000_{SF}

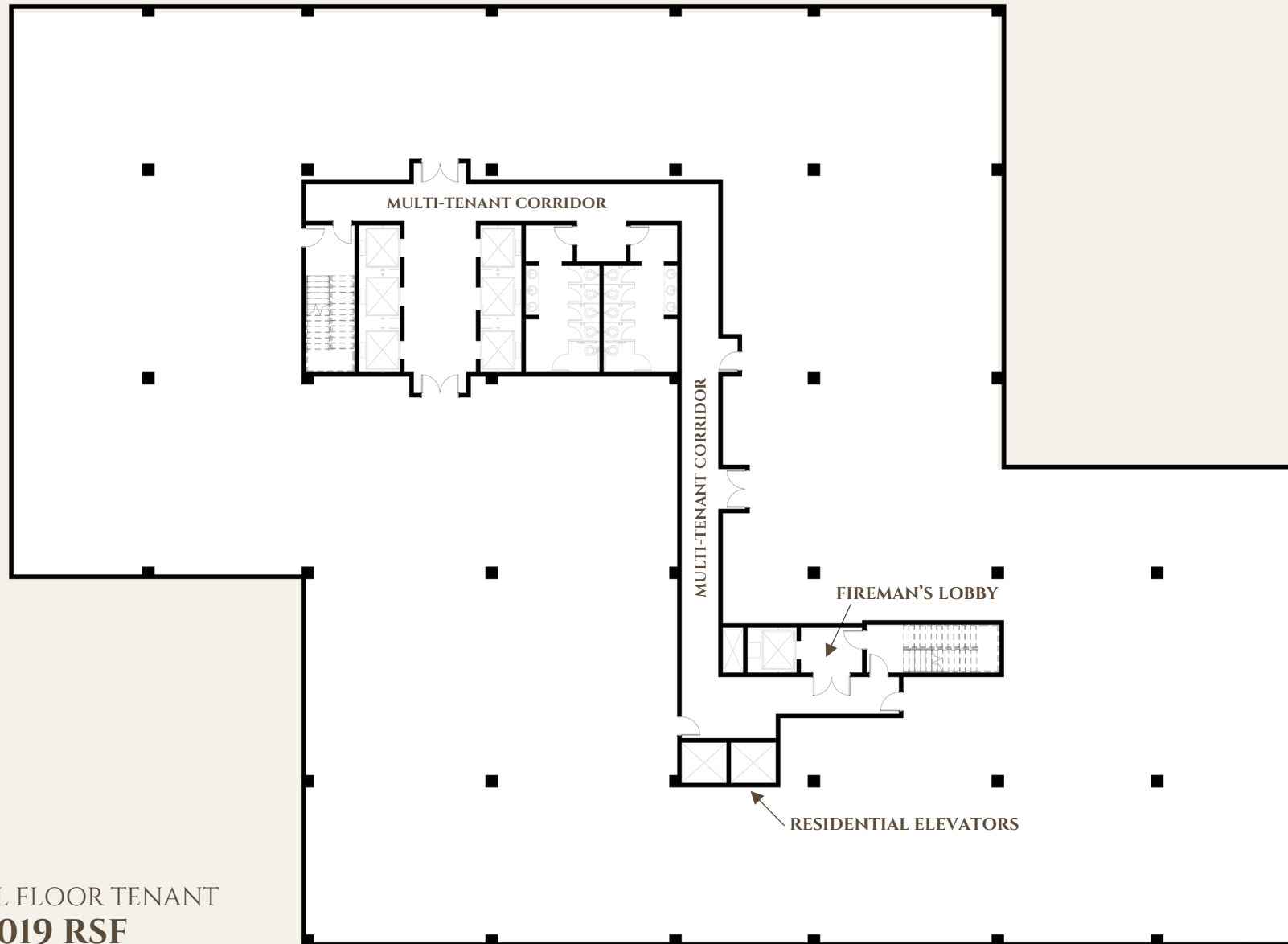
HIGH-END
RESTAURANT+RETAIL

2.5/1000

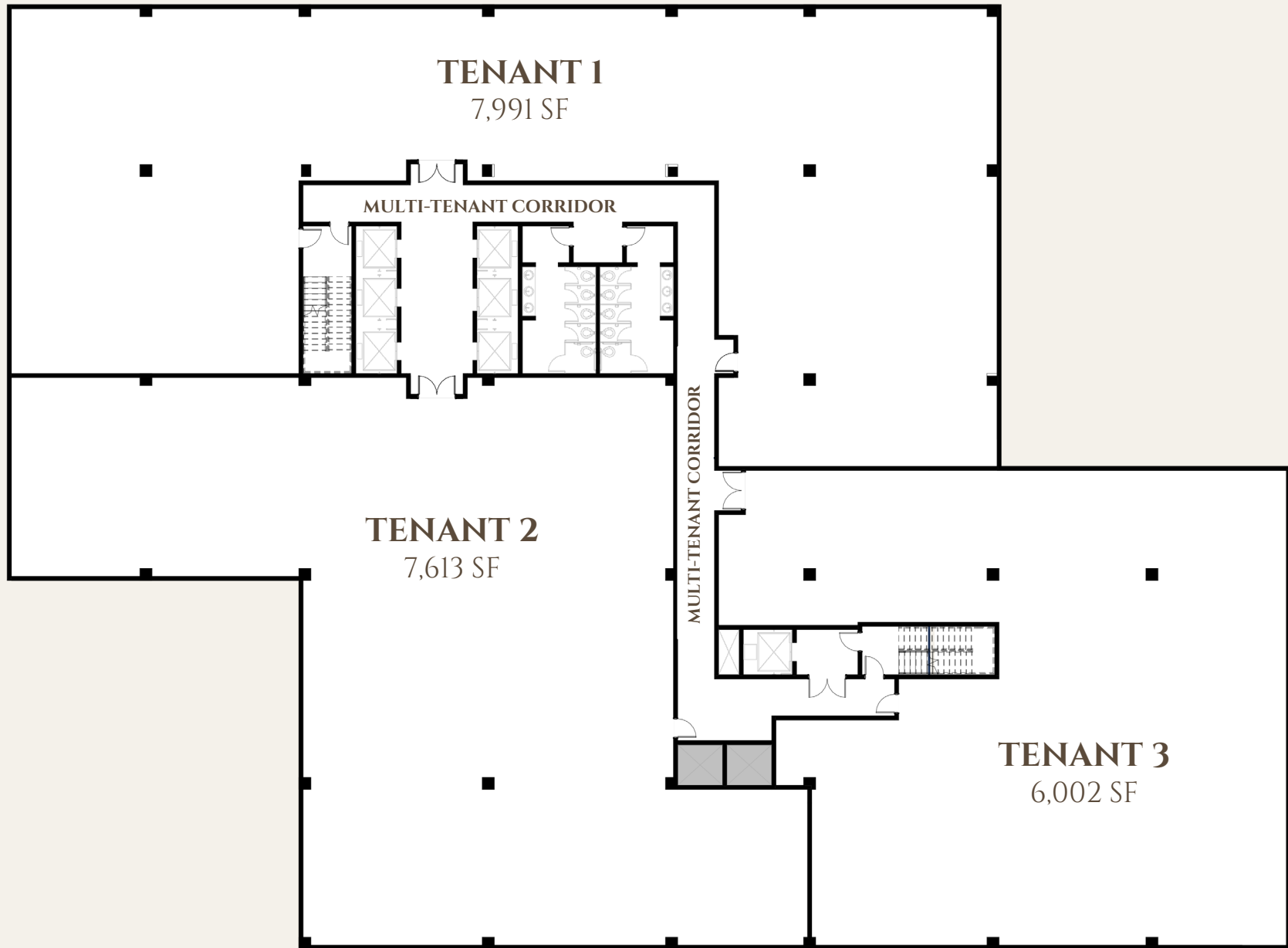
SECURED GARAGE
PARKING

Q3 2027

GROUNDBREAKING



FULL FLOOR TENANT
24,019 RSF



AT THE CENTER OF IT ALL









FOR LEASING INFORMATION PLEASE CONTACT:

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