

# TROJAN

COMMERCIAL REAL ESTATE LLC



## HISTORIC MT. GILEAD BAPTIST CHURCH

600 GROVE ST.  
Fort Worth, Texas 76102

Building Size: 12,000+ SF  
Lot Size: 12,000+ SF

### Investment Overview

- ◆ Cornerstone of Fort Worth's religious, architectural, and cultural history
- ◆ Built in the early 20th century, 12,000+ SF red-brick, neo-classical building
- ◆ Home of Fort Worth's oldest Black Baptist congregation since 1913
- ◆ Strategic downtown location, direct highway access, historic architectural detail
- ◆ Aptive reuse, or redevelopment into a wide range of civic, residential, or commercial uses

#### For Additional Information:

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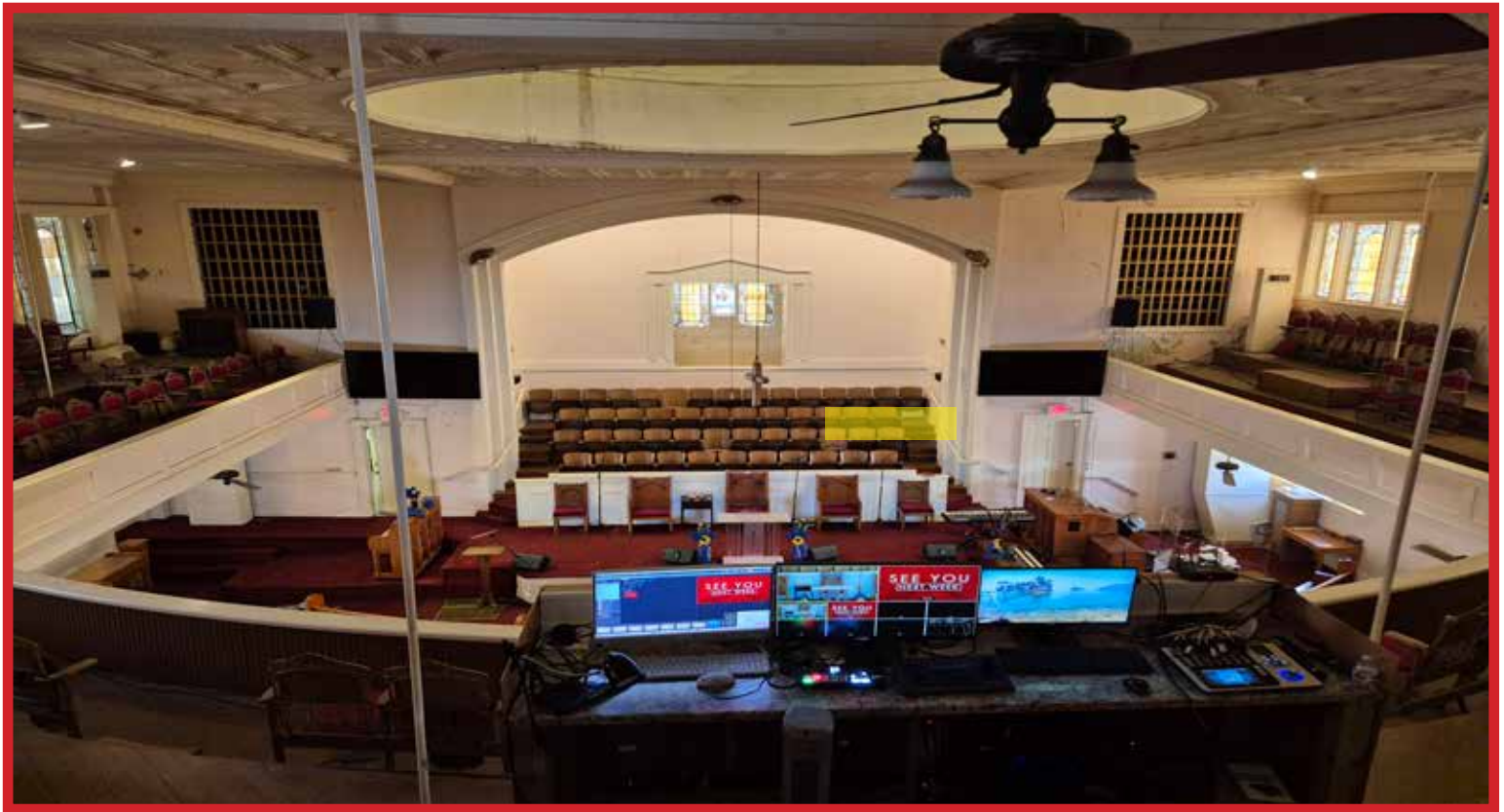
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# Executive Summary

**Address:** 600 Grove Street | Fort Worth, TX 76102 **Year Built:** 1912-1913  
**Building Size:** 12,000+ **Construction:** J.W.O. Guinn and B.W. Owens  
**Land Size:** 12,000+ SF **Zoning:** Cultural Business District (CBD)  
**Ownership:** Mt. Gilead Baptist Church **Stories:** 2 + basement/mezzanine  
**Architects:** Wallace A. Rayfield (one of the first formally trained Black architects)

The offering of the Mt. Gilead Baptist Church presents a once-in-a-generation opportunity to acquire a cornerstone of Fort Worth's religious, architectural, and cultural history. Built in the early 20th century, this 12,000+ SF red-brick, neo-classical building has served as the home of Fort Worth's oldest Black Baptist congregation since 1913 and remains an iconic symbol of community, spiritual leadership, and civic resilience. With its strategic downtown location, direct highway access, historic architectural detail, and institutional infrastructure, the property offers extraordinary potential for preservation, adaptive reuse, or redevelopment into a wide range of civic, residential, or commercial uses. Priced at \$3 million, this offering balances historic integrity with market opportunity in one of Fort Worth's fastest-evolving districts.



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# Historical Significance

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Founded in 1875 by 12 formerly enslaved African Americans, Mt. Gilead Baptist Church has stood as a spiritual anchor and cultural beacon for nearly 150 years. The congregation's first gatherings were in a freedmen's settlement called Baptist Hill near 15th and Crump Streets, followed by a second building at 13th Avenue and Jones Street in 1882. The current structure was completed in 1913 and remains a landmark of African American self-determination and resilience. its legacy forward with care.

## Architectural Features & Layout

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- **Exterior:**
  - ◇ Traditional red-brick façade with symmetrical front
  - ◇ Neo-classical portico with six full-height Tuscan columns
  - ◇ Raised basement construction providing double-height visual scale
  - ◇ Original bell tower and steeple
  - ◇ Romanesque-style arched windows and detailed masonry
- **Interior:**
  - ◇ Grand sanctuary with vaulted ceilings and original wood pews
  - ◇ Large stained-glass dome above pulpit
  - ◇ Balcony-level seating with curved opera-style layout (300+ capacity)
  - ◇ Pipe organ platform
  - ◇ Full baptismal pool
- **Lower Levels and Support Areas:**
  - ◇ Classrooms, choir rooms, library, kitchen, and dining area
  - ◇ Office space for clergy and administration
  - ◇ Fellowship hall with stage and service window
  - ◇ Rare indoor swimming pool (now unused), historically built for underserved Black youth
  - ◇ Mezzanine and basement levels with structural flexibility for renovations or adaptive reuse
- **Condition:**
  - ◇ Building is structurally sound but will require modernization and restoration.
  - ◇ Roof condition, HVAC, and plumbing systems should be assessed.

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# Location Highlights

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- **Downtown Fort Worth Urban Core:**

Situated at the entrance to Spur 280, this property is in one of the highest visibility corridors in the city, bridging the East Lancaster corridor and Sundance Square.

- **Transit-Oriented:**

- ◇ Less than 5 minutes to I-30 and I-35W
- ◇ 1 mile to Fort Worth Central Station (Amtrak/TRE/TEXRail)
- ◇ 30 min from DFW Airport
- ◇ 30 min from Texas Motor Speedway

- **Civic & Cultural Neighbors:**

- ◇ Walking distance to the Tarrant County Courthouse, Fort Worth Convention Center, Bass Performance Hall, Sundance Square, and Texas A&M School of Law
- ◇ Proximity to public parks, the Trinity River, and major office and hotel developments

- **Urban Infill Advantage:**

- ◇ Downtown Fort Worth has experienced 20+ years of sustained redevelopment, with over 500,000 SF of multifamily and mixed-use projects within a 1-mile radius
- ◇ Nearby sites are being targeted for adaptive reuse or teardown and vertical redevelopment, increasing land scarcity and property values

- **Tourism & Hospitality:**

- ◇ Omni Hotel, Renaissance Hotel, The Sinclair Restaurants, Cheesecake Factory, Razzos, Del Frisco Grill

Note: Property is eligible for certain historic tax incentives, and potentially state/federal preservation grants. Buyers are encouraged to engage with the Fort Worth Historic & Cultural Landmarks Commission before major structural changes.

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# Redevelopment Potential

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**Zoning: Central Business District (CBD)**

The CBD zoning provides wide latitude for future uses, including:

## Adaptive Reuse Options:

- ◇ Event Venue / Civic Auditorium  
Retain the sanctuary and create a unique performance venue for weddings, lectures, or community events.
- ◇ Museum / Cultural Center  
Leverage the church's legacy as a local Black heritage museum, gallery, or educational exhibit.
- ◇ Institutional / Nonprofit HQ  
The building could become home to a mission-driven nonprofit, university center, or foundation.

## Redevelopment / Conversion Options:

- ◇ Multifamily Residential  
Convert the upper levels into loft-style apartments or senior housing while preserving the façade.
- ◇ Office / Mixed Use  
Create boutique creative office suites or co-working anchored by a tenant in the sanctuary area.
- ◇ Boutique Hotel / Hospitality  
The building's grandeur and location would appeal to a niche hotel operator looking to restore and repurpose a historic structure.

# Investment Considerations

- **Strong Cultural Storytelling:** Align your brand or investment with a recognized legacy asset.
- **Generational Redevelopment:** A site that will never be replicated—capture long-term value with a unique positioning.
- **High Visibility Site:** Monumental architecture with signage potential on a key downtown entry corridor.
- **Public/Private Partnership Potential:** Potential alignment with city redevelopment goals or preservation funds.

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# Building Photos



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# Property Photos



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## Information About Brokerage Services

*Texas law requires all real estate licensees 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 counter-offer 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.

|                                                                       |                |                                 |                      |
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| Buyer/Tenant/Seller/Landlord Initials                                 |                | Date                            |                      |

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