

For Sale - Infill Redevelopment Site

+/- .58 acres

113 ROBERTS CUT OFF ROAD
FORT WORTH, TX 76114



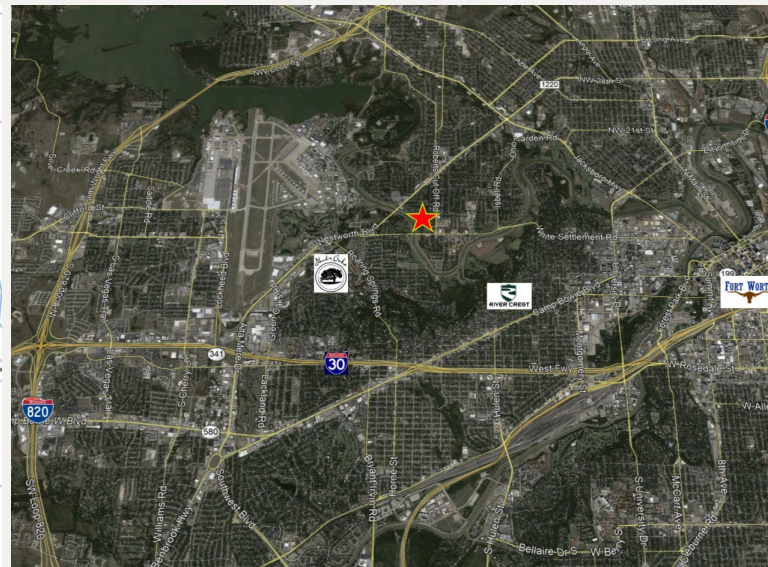
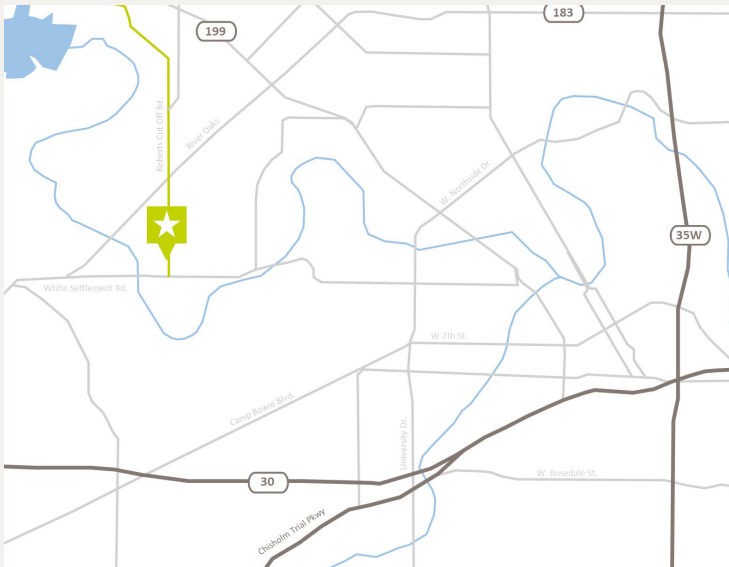
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209 N. Hampton Street
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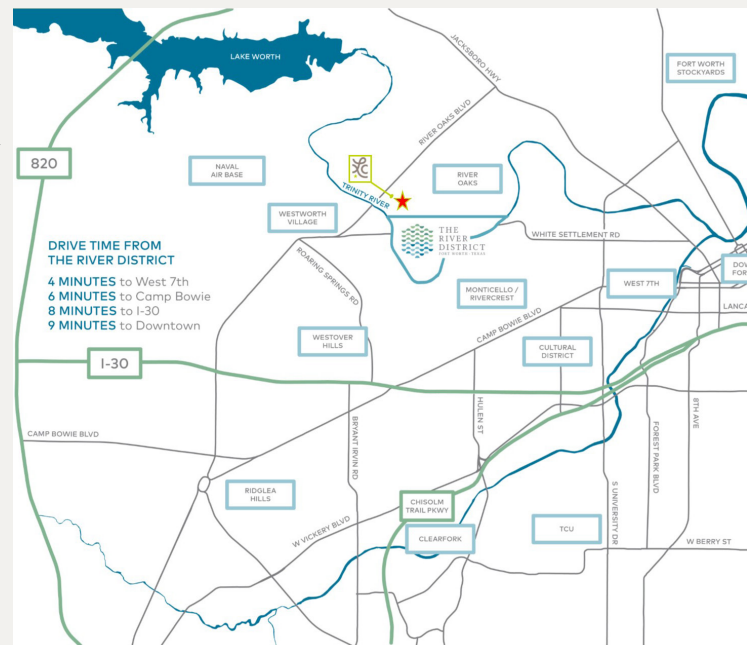


SALES PRICE **\$459,900.00**

PROPERTY & LOCATION OVERVIEW

Infill redevelopment site in the heart of the River District, a vibrant and upscale mixed-use neighborhood in west Fort Worth. The site offers excellent visibility and access to White Settlement Road, the primary east-west thoroughfare into the W. 7th district and downtown Fort Worth.

- Prime restaurant, retail, or office site with 1,767 SF former residence and detached garage on the site
- Land Area: 25,164 SF (.58 ac)
- 120' frontage offers excellent visibility along Robert Cut Off Road
- All utilities to the site
- Zoning: "I" Industrial
- City of Fort Worth future land use plan designates these properties as "Commercial Mixed Use"
- Walking distance to over 1,700 built or planned multifamily residential units and entertainment options



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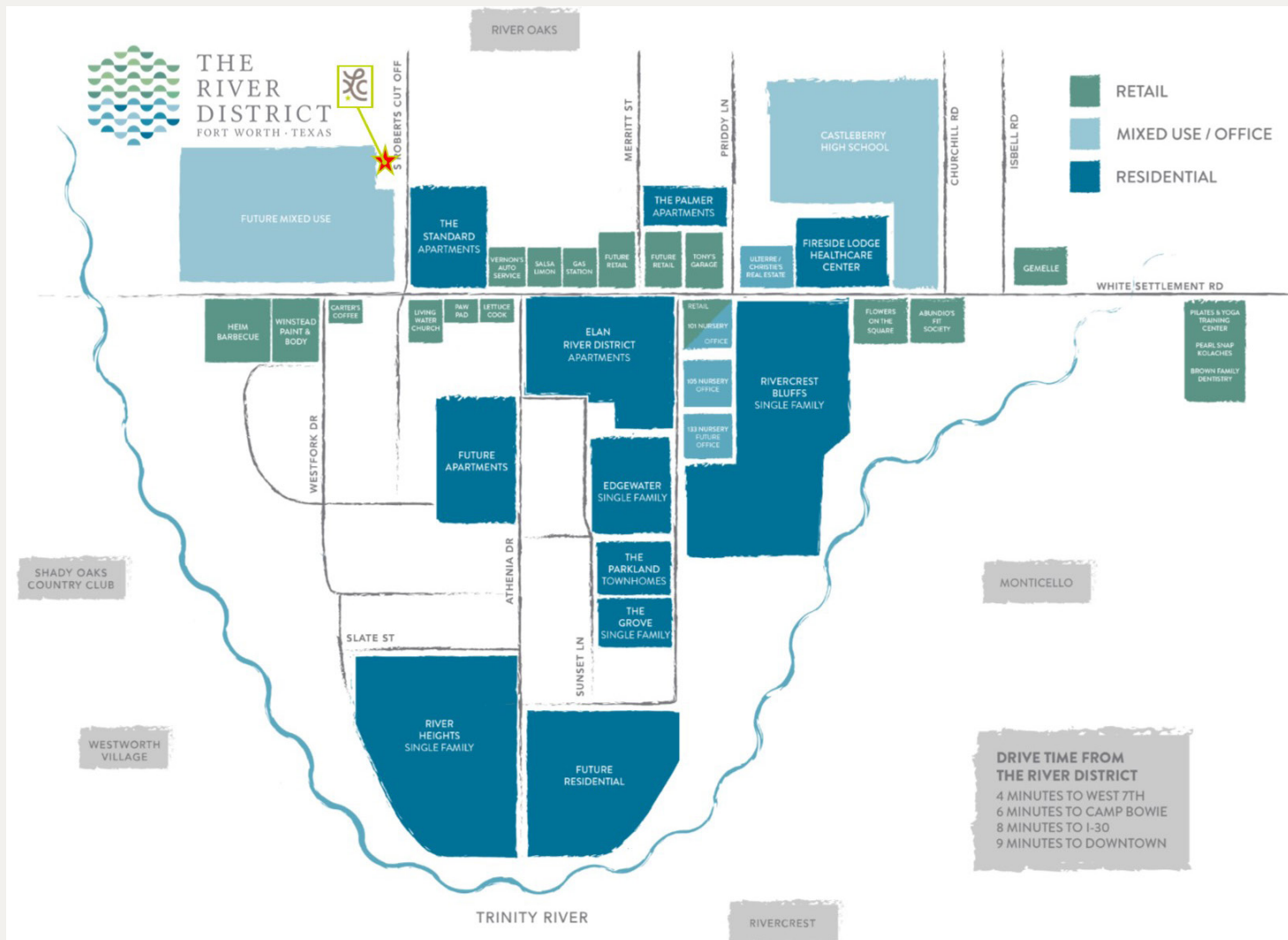
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RIVER DISTRICT OVERVIEW

The River District is an emerging mixed-use neighborhood anchored by over 2 miles of Trinity River frontage and surrounded by Fort Worth's most affluent residential communities and prestigious golf clubs. The District is a locally cultivated community offering the best of outdoor pursuits, indoor entertainment, unique restaurants, boutique office spaces, and a multitude of living options.

- Close in proximity to major employment centers such as Lockheed Martin, Carswell Airport, the medical district, and Downtown Fort Worth
- Quick access to major thoroughfares such as I-30, I-35, and the Chisholm Trail Parkway
- Over 1,700 multifamily residential units built, planned, or under construction
- Single family residential homes valued from \$400k to \$2M

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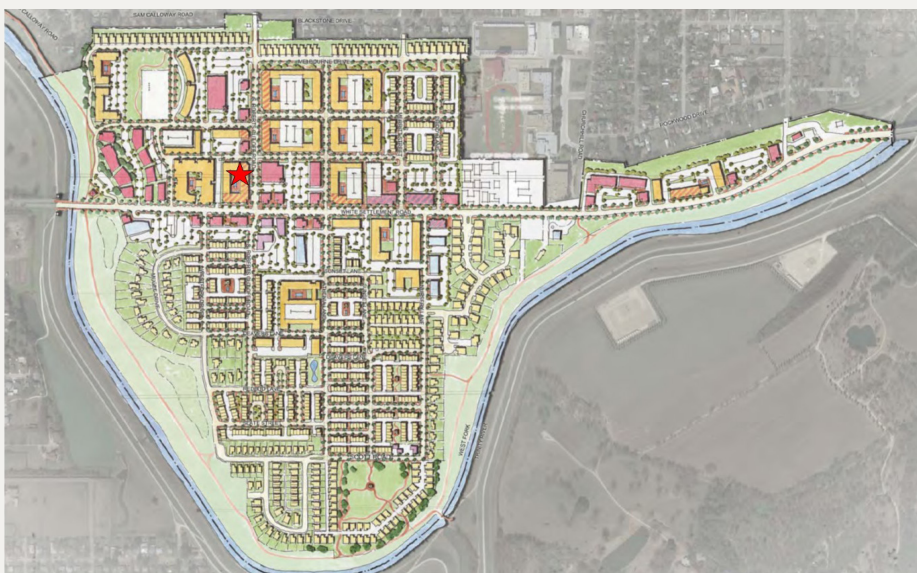
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RIVER DISTRICT - COMMERCIAL AND RESIDENTIAL DEVELOPMENT



FUTURE LAND USE PLAN - RIVER DISTRICT



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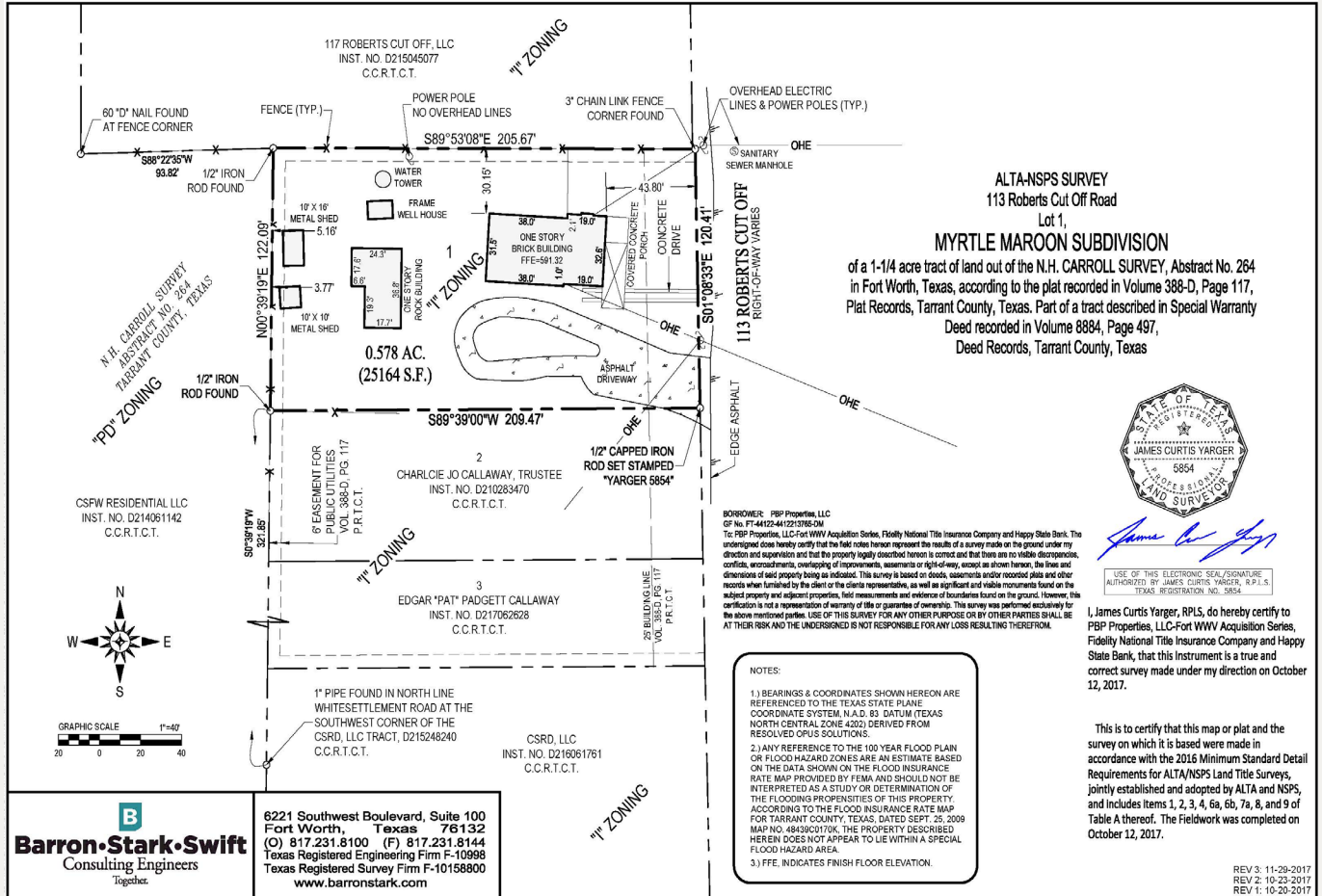
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SURVEY



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LANCARTE

COMMERCIAL

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