

Prime Infill Mixed Use Hard Corner | For Sale TVCRE.com

1201 East Rosedale Street, Fort Worth, TX 76104



East Rosedale Street is one of Fort Worth's key urban mixed-use corridors, stretching east from the Near Southside through the Polytechnic Heights neighborhood toward Lake Arlington. Historically a commercial spine serving local neighborhoods and Texas Wesleyan University, the corridor is now a target for revitalization and redevelopment, blending retail, residential, educational and community-focused uses.

TEAM & VASSEUR
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Property Overview

- 1.3 Acres (+/-)
- Northeast hard corner of the signalized intersection with Mansfield Avenue
- Generally flat with great Near Southside zoning that allows vertical development and mixed uses

Zoning & Land Use

Portions of East Rosedale are governed by Urban Residential and Mixed-Use zoning overlays, designed to encourage:

- Retail and services businesses at the street level
- Multi-family or office space on upper floors
- Adaptive reuse of existing structures
- Pedestrian oriented site design (built-to lines, reduced set-backs and improved frontage standards)

The corridor allows for a blend of commercial, residential and institutional uses with density and design standards intended to transition smoothly into surrounding neighborhoods.

Property Features

Public/private partnerships have improved sidewalks, lighting, landscaping and transit access; creating a more pedestrian-friendly environment.

Sales Price

\$1,595,000 (\$27.50 PSF)

Demographics

	2 Mile	5 Mile	10 Mile
Population	52,540	292,408	997,621
Avg. HH Inc.	\$65,803	\$74,431	\$81,574
Daytime Employment	77,380	196,828	440,172

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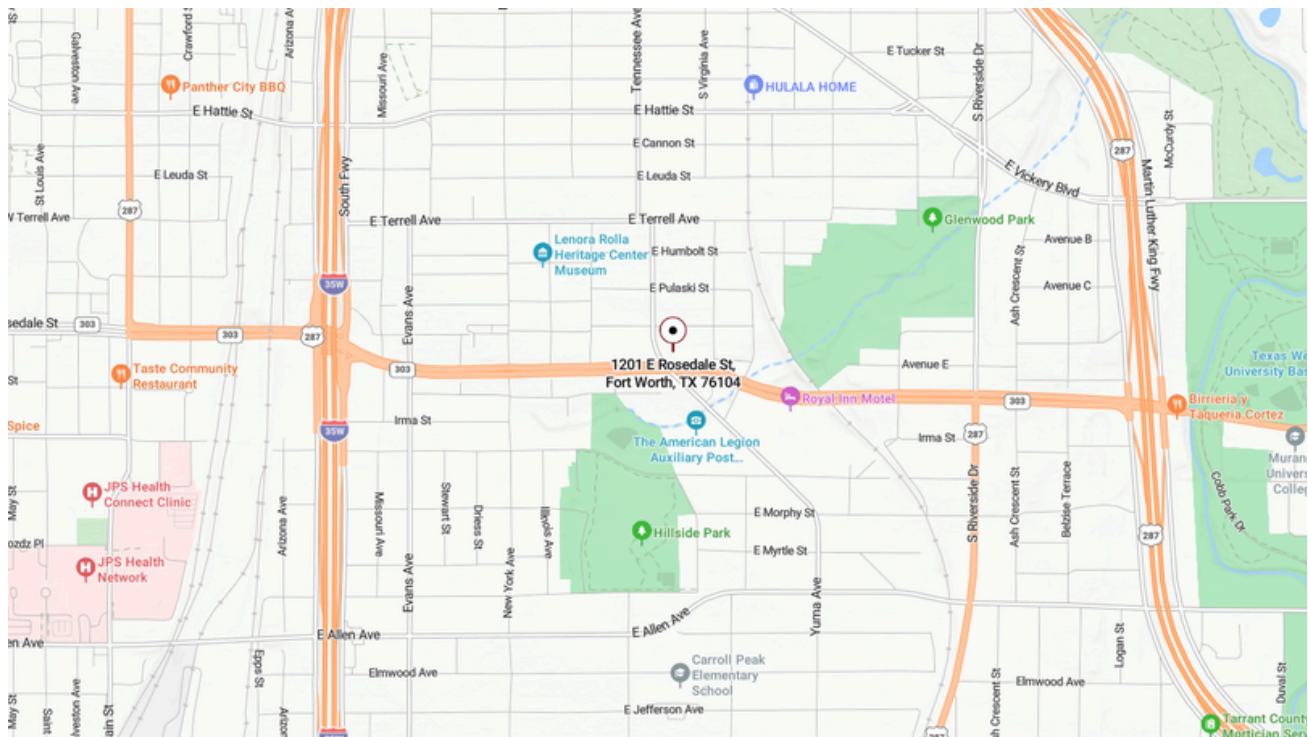
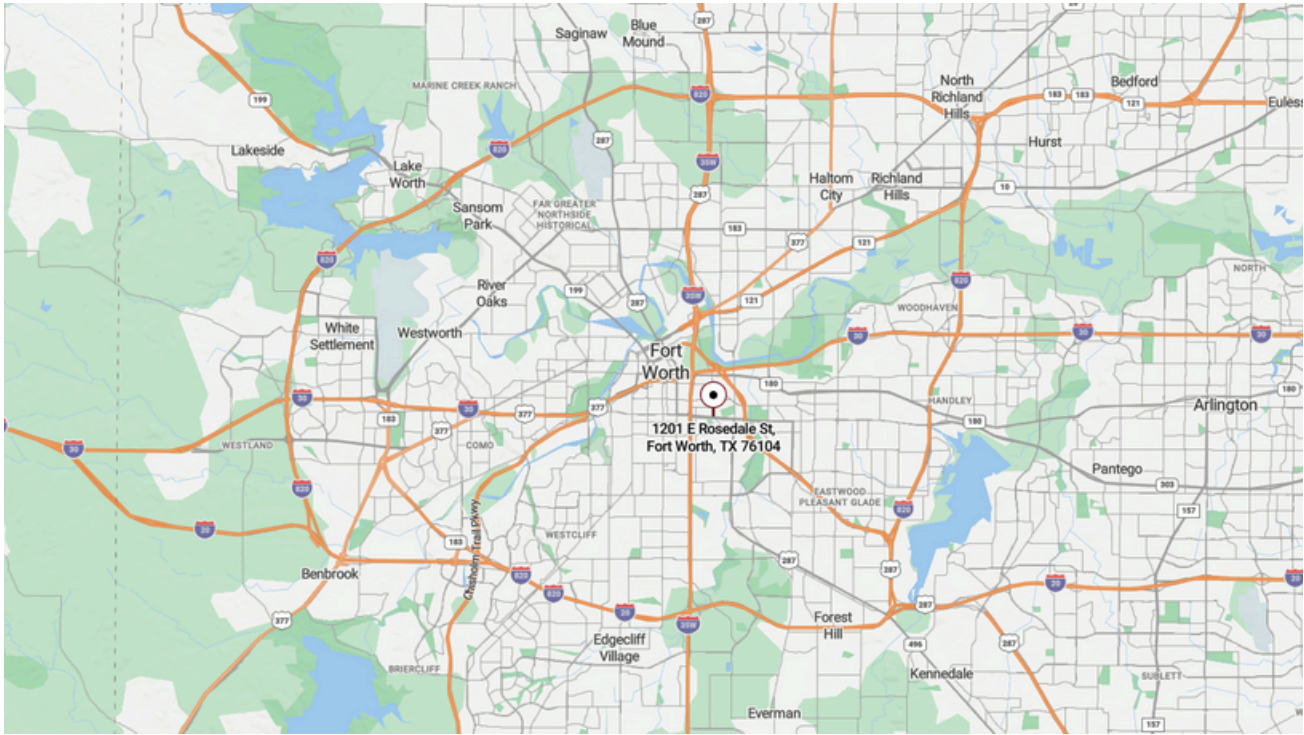


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