

# Retail/ Medical ★ LEASE

LanCarte.com

3800 GOLDEN TRIANGLE BLVD, FORT WORTH, TX 76244



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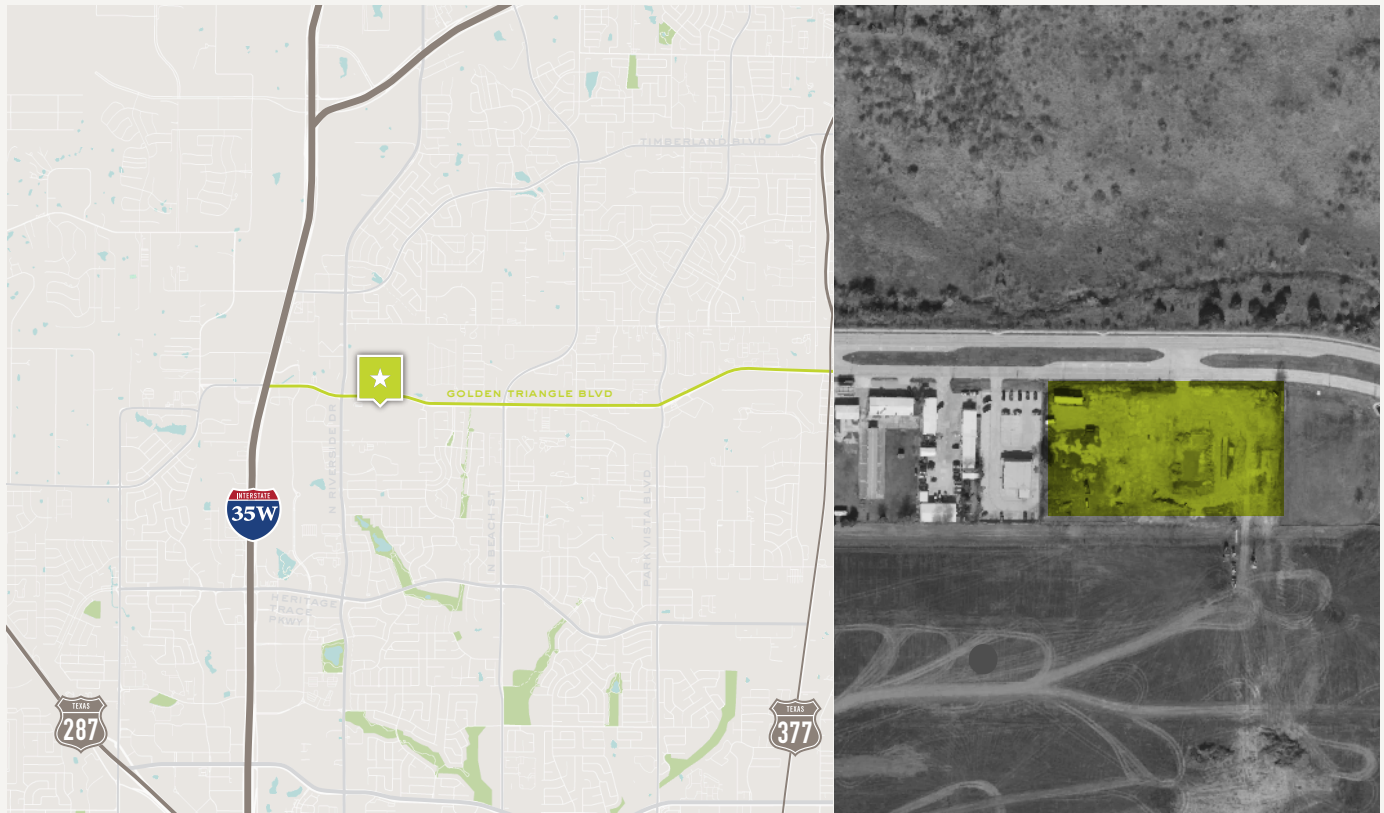
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## PROPERTY FEATURES

- Retail/Medical Office
- Delivery Spring 2027
- Total Building: 19,000 SF
- Multiple suites available
- Ideal for retail and medical tenants
- Close proximity to Texas Health Harris Methodist

## LOCATION OVERVIEW

Located at 3800 Golden Triangle in Fort Worth, this property offers excellent accessibility with direct proximity to major thoroughfares including Golden Triangle Boulevard, Interstate 35W, and U.S. Highway 377. The site is strategically positioned near the thriving Alliance corridor, just minutes from AllianceTexas and Fort Worth Alliance Airport, one of the region's premier logistics and distribution hubs. Surrounded by strong residential growth and established retail centers, the area provides convenient access to dining, shopping, and workforce amenities. This prime location offers seamless connectivity across the Dallas-Fort Worth metroplex, making it ideal for a wide range of commercial users.

## LEASING STRUCTURE

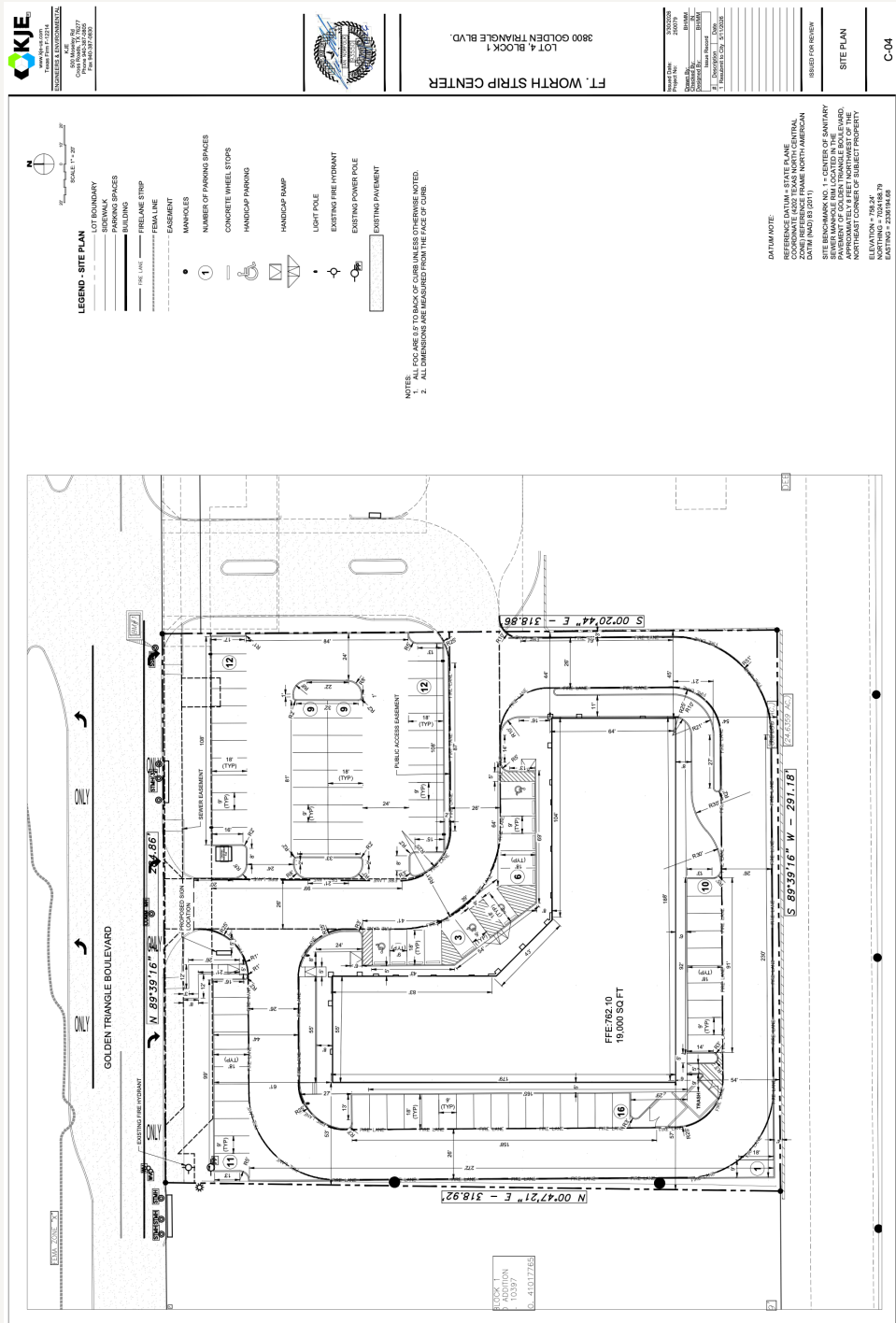
## CONTACT BROKER

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### SITE PLAN



C-04

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RETAIL MAP



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EXTERIOR





LANCARTE  
COMMERCIAL  
BROKERAGE ★ PROPERTY MANAGEMENT

*Relentlessly Pursuing What Matters*

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