

Retail ★ SALE OR LEASE

LanCarte.com

2620 WHITE SETTLEMENT ROAD, FORT WORTH TX, 76107

+/-5,000 SQFT OPTIONS



LANCARTE
COMMERCIAL

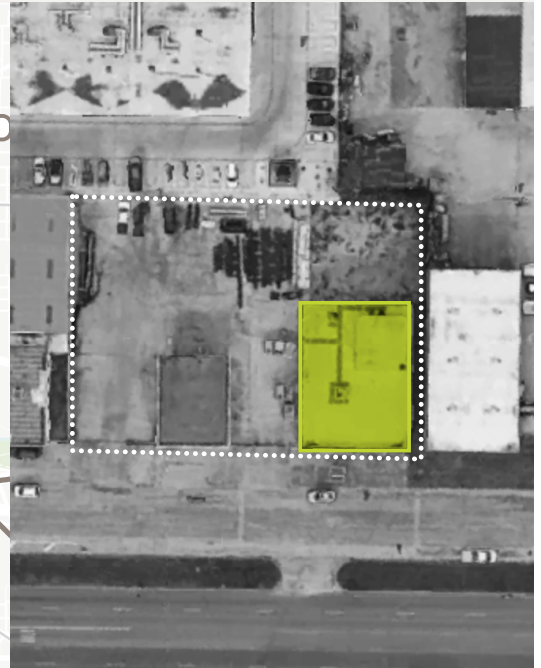
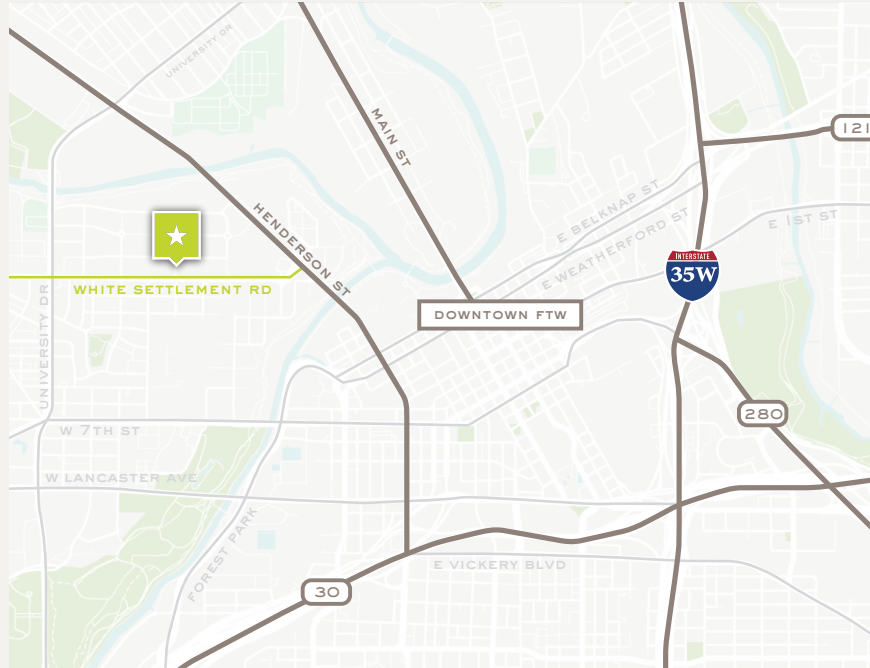
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Retail ★ SALE OR LEASE

2616 - 2620 WHITE SETTLEMENT RD

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SALE/ LEASE DETAILS

- For sale: 6,800 SF includes 2616 and 2620 White settlement
- For lease: 2,500 SF at 2616 White Settlement (2,300 SF has already been leased)
- For lease: 2,000 SF at 2620 White Settlement

PROPERTY FEATURES

- 2 Single Story, Freestanding Buildings Available
- 0.69 Acres
- Excellent Visibility with 200' Frontage on White Settlement (2 Curb Cuts)
- Traffic count on White Settlement & University: < 25k
- On-Site Parking with Dedicated Street Lane in Front
- Outside Patio Area for Entertainment Space/Courtyard
- Delivery of Space: TBD Based On Leasing
- 15'11" Clear Height
- Zoned "J" to allow for a variety of uses: Medium Industrial
- Ideal for QSR, Restaurant, Retail, Creative/ Professional Office Space, or Medical Office

LOCATION OVERVIEW

The property is located at the doorstep of the Panther City District, an up-and-coming neighborhood, and minutes from downtown, West 7th Street District, and Cultural Districts. The White Settlement Bridge provides quick and efficient access into and out of downtown Fort Worth in less than 3 minutes.

SALE PRICE

Contact Broker

LEASING STRUCTURE

\$30 /SF + NNN

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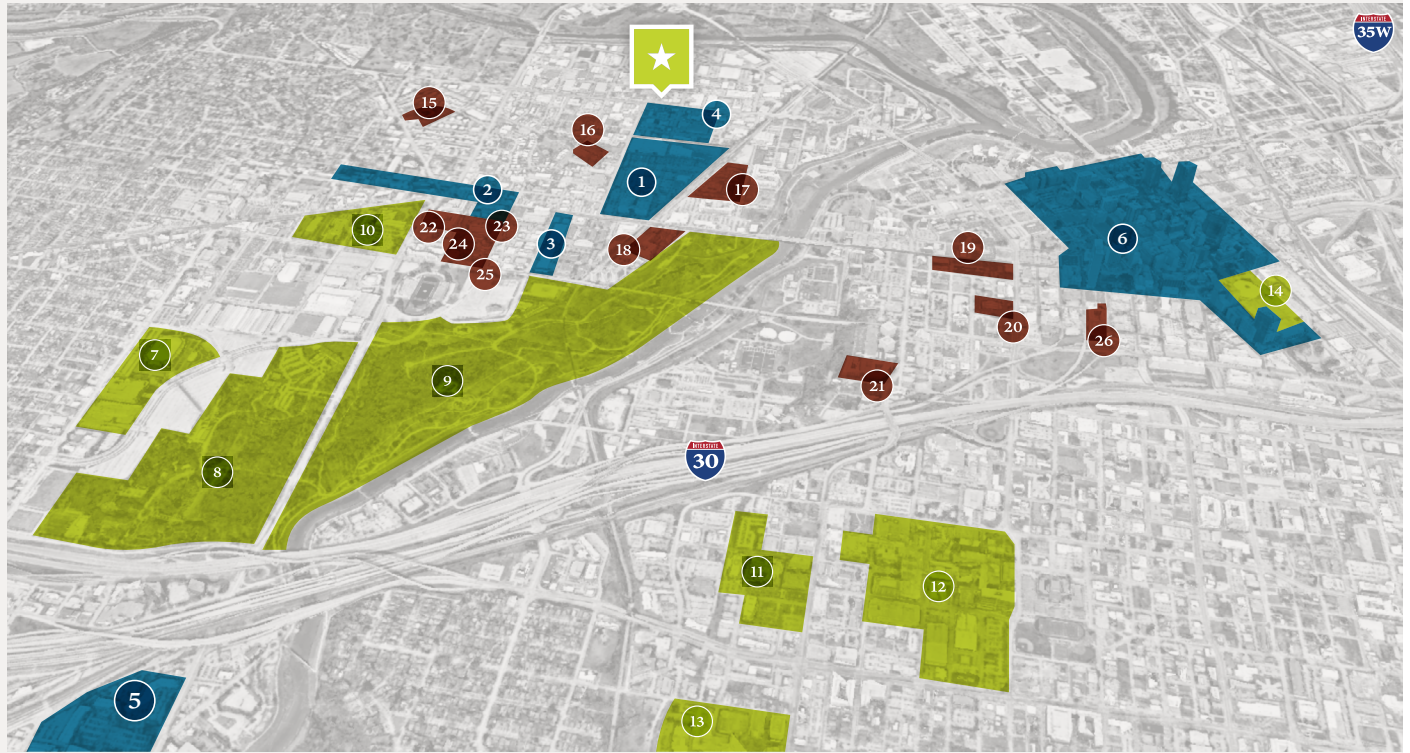
EXTERIOR PHOTOS



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LOCAL BUSINESSES

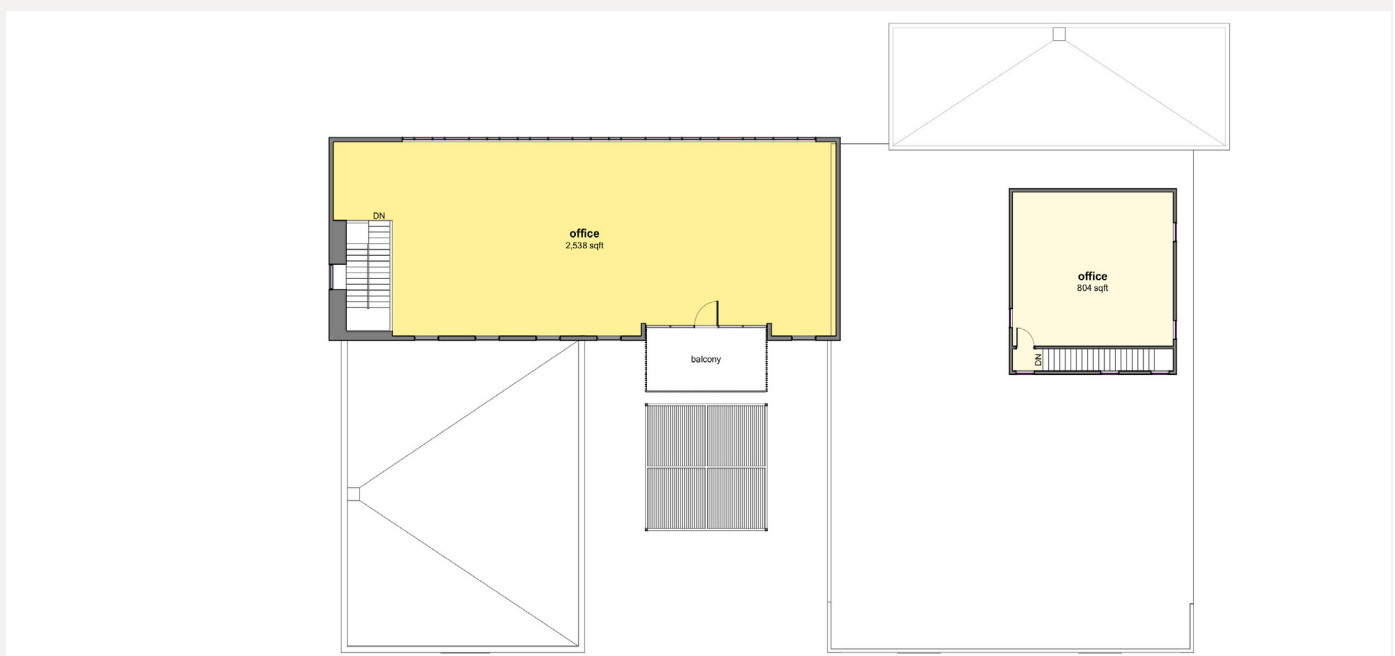


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MONTGOMERY	WEST 7TH	FOCH ST	FOUNDRY	UNIVERSITY	DOWNTOWN	APARTMENT COMPLEXES	
 	 	 	 	 	 	<p>15 Linwood Square - 200 units</p> <p>16 Elan West 7th - 374 units</p> <p>17 The Flats at Alta - 329 units</p> <p>18 Parkside S 7th - 300 units</p> <p>19 Firestone W 7th - 349 units</p> <p>20 The Henderson - 194 units</p> <p>21 Alexan Summit - 372 units</p> <p>22 Elan Crocket Row - 379 units</p> <p>23 Lofts at West 7th - 537 units</p> <p>24 White Buffalo - 63 units</p> <p>25 Bell Lancaster - 316 units</p> <p>26 Burnett Lofts - 330 units</p>	
<p>7</p> <p>900k+ Visitors (Annual)</p>	<p>8</p> <p>FORT WORTH BOTANIC GARDEN</p> <p>420k+ Visitors (Annual)</p>	<p>9</p> <p>TRINITY PARK</p> <p>200k+ Visitors (Annual)</p>	<p>10</p> <p>Kimbell Art Museum</p> <p>500k+ Visitors (Annual)</p>	<p>11</p> <p>378 Beds</p>	<p>12</p> <p>1,169 Beds</p>	<p>13</p> <p>538 Beds</p>	<p>14</p> <p>253k+ SQFT</p>

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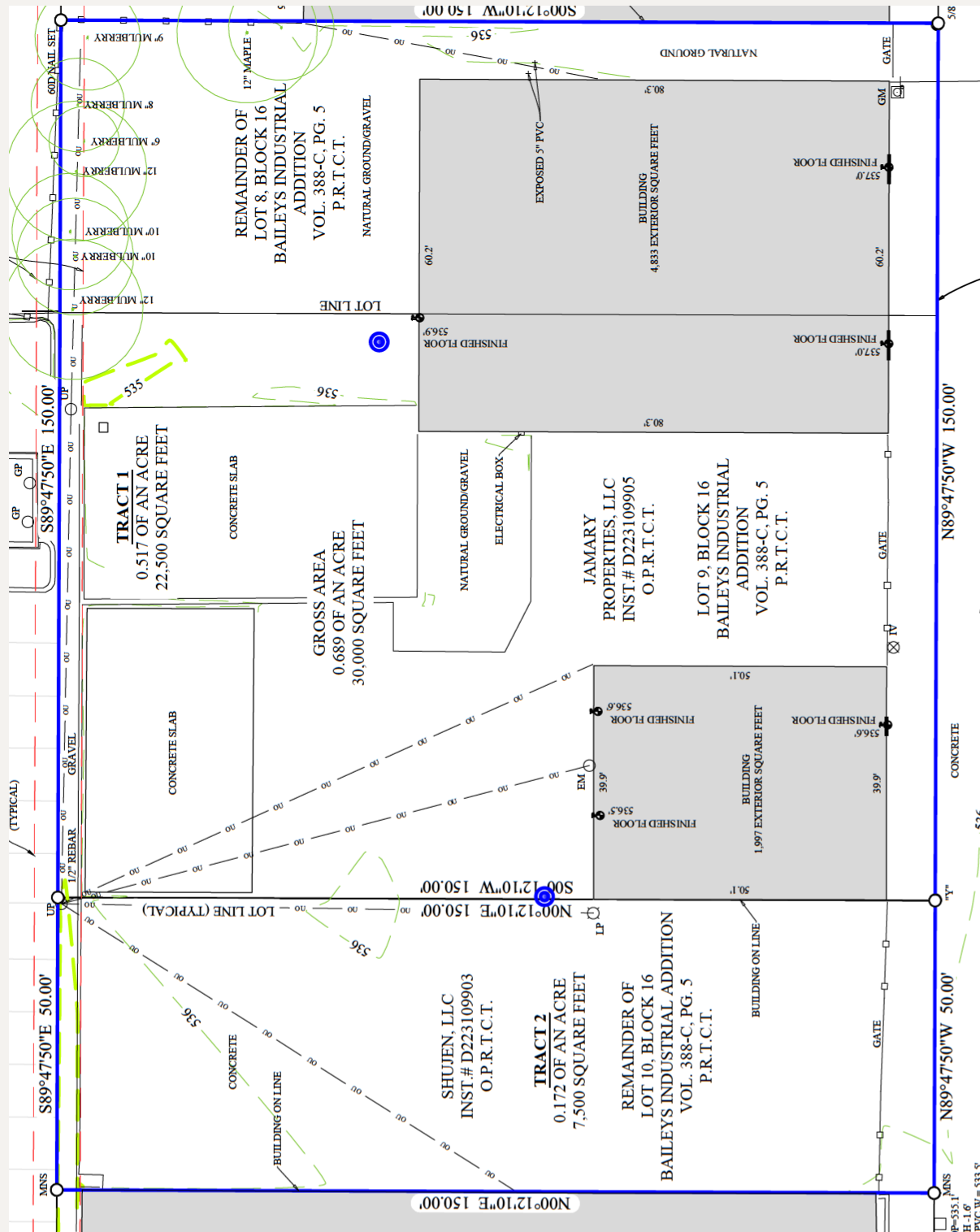
CONCEPTUAL SITE PLANS - 1ST AND 2ND FLOOR PLAN



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 2616 - 2020 WHITE SETTLEMENT RD

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SURVEY





LANCARTE

COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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