

FORMER BANK FOR SALE

FORT WORTH, TEXAS



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DUWEST
INVESTMENT SERVICES





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INVESTMENT HIGHLIGHTS

VACANT, FORMER BANK BRANCH

- 6,590 square feet ready to backfill

STRONG, NEIGHBORHOOD RETAIL ANCHORS

- Walmart Supercenter (2.7M Annual Visits), Albertson's (552K Annual Visits), Aldi (333K Annual Visits)

LOCATED IN HIGHLY TRAFFICKED, GROWING RETAIL CORRIDOR

- Regional connectivity via Highway 820 which sees over 130,000 VPD

WHITE SETTLEMENT RD. (17,475 VPD): HUB FOR NEW RETAIL AND RESIDENTIAL DEVELOPMENT

- New retail development coming online in 2026 bringing new, national tenants such as Jersey Mikes, Swig, and Einstein's Bagels
- CORE Academy development bringing 335 new single family units to the area

VALUE ADD OR OWNER USER OPPORTUNITY

- Includes a drive through and ample parking

9636 WHITE SETTLEMENT ROAD

ADDRESS

FORT WORTH

CITY

TARRANT

COUNTY

2004

YEAR BUILT

YES

DRIVE THRU

6,590

BUILDING SIZE

1.37

SITE SIZE ACRES

\$2,500,000

PRICE

**WHITE SETTLEMENT ROAD:
36,330 VPD**

HIGHWAY 820: 130,938 VPD

TRAFFIC COUNTS

**ALDI, WALMART
SUPERCENTER,
ALBERTSON'S**

NEARBY RETAILERS

46

PARKING SPACES

LOCATION OVERVIEW



AERIAL



Legacy
Marketplace
703.5K
Annual Visits



333K Annual
Visits

DOLLAR TREE

230K
Annual Visits

State Farm

SALLY.

Legacy
Nail & Spa

metro
by T-Mobile



Walmart
Supercenter

2.7 M
Annual Visits

DB SCHENKER

CVS pharmacy

O'Reilly AUTO PARTS

SONIC

TACO
CASA

DUNKIN'

White Settlement Rd | 36,330 VPD

 **Medical City**
Family Care

LEGACY DRIVE

Drive Thru

 **CVS pharmacy**

 **O'Reilly** AUTO PARTS

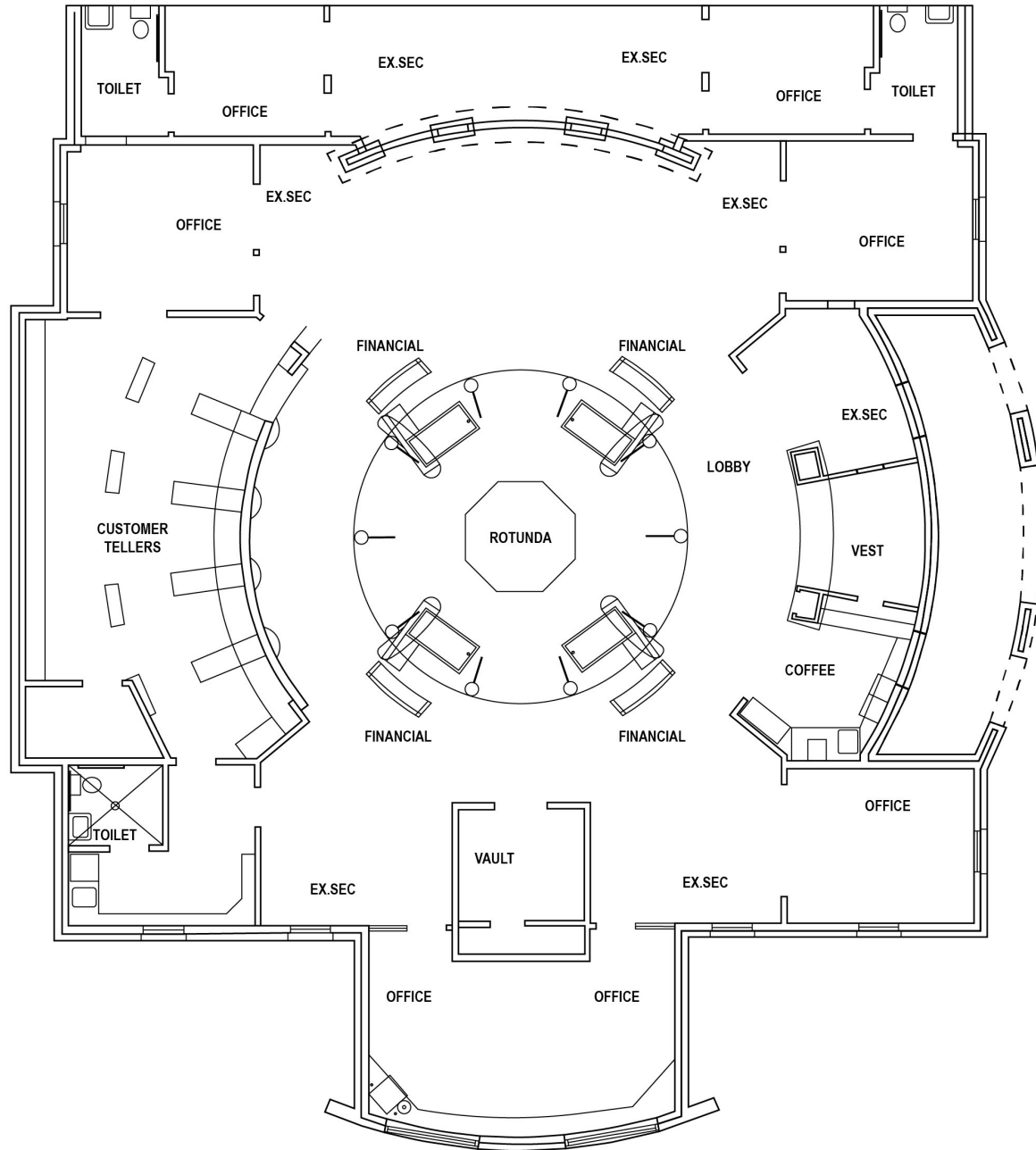
Drive Thru

Pylon Sign

WHITE SETTLEMENT ROAD | 36,330 VPD



FLOORPLAN



DEMOGRAPHICS

WITHIN 3-MILES



24,756
HOUSEHOLDS



26,573
HOUSING UNITS



\$108,262
AVERAGE HOUSEHOLD
INCOME (WITHIN 1 MILE)



62,286
POPULATION



\$344,191
AVERAGE HOME VALUE



**WHITE SETTLEMENT ROAD:
36,330 VPD**
HIGHWAY 820: 127,743 VPD
TRAFFIC COUNTS



49.2%
RENTER OCCUPIED
HOUSING UNITS



**UP AND COMING
FAMILIES**
TAPESTRY SEGMENT

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FORT WORTH, TEXAS

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