

Redevelopment Site ★ SALE

PANTHER ISLAND, FORT WORTH, TX

3.47_{ACRES}



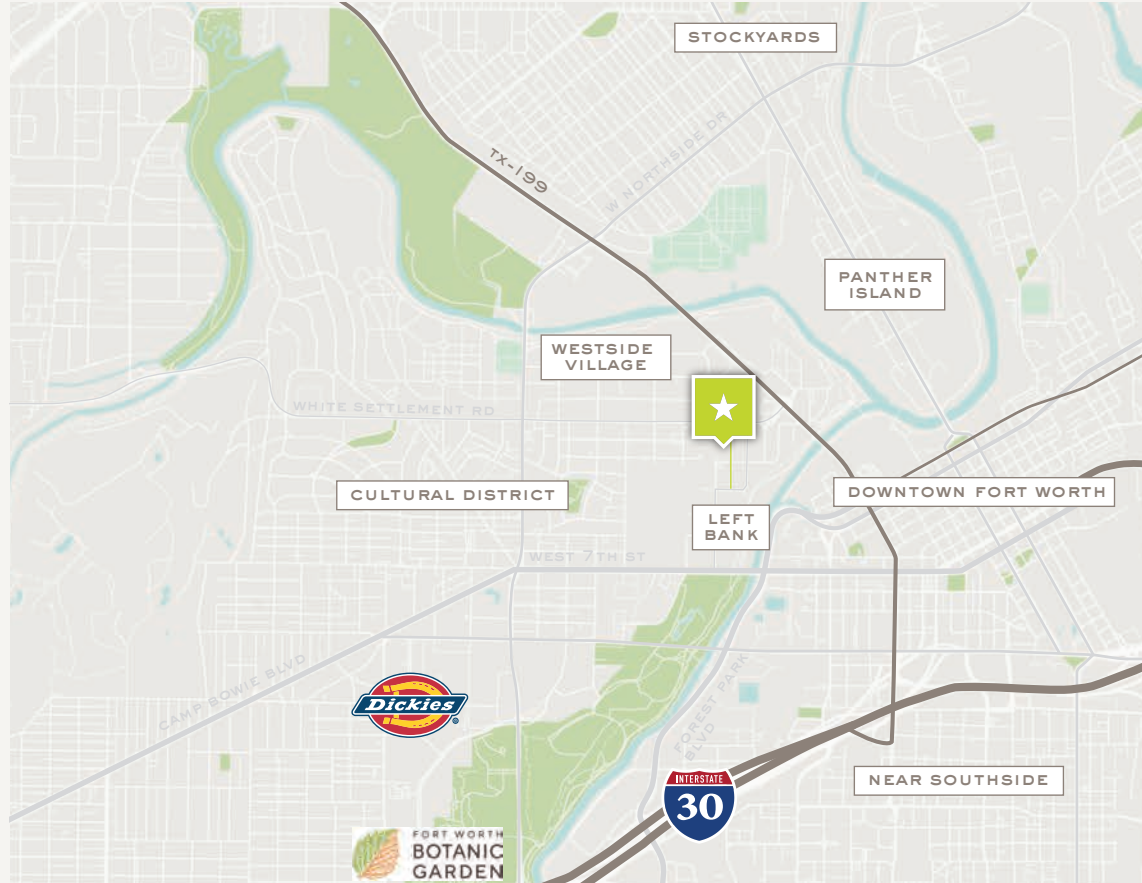
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DEVELOPMENT OPPORTUNITY

- 3.47 AC of land
- Zoning: PI-N-2
- Existing improvements: +/- 55,277 SF
- Potential uses: Multifamily, Hotel, Mixed-use, other redevelopment

INVESTMENT HIGHLIGHTS

Rare urban infill redevelopment opportunity strategically positioned within the Panther Island area and minutes from Downtown Fort Worth. The +/-3.47-acre site offers developers the opportunity to establish a significant presence within an area poised for substantial long-term public and private investment.

The property benefits from proximity to Downtown Fort Worth, the Trinity River, Cultural District, West 7th, Stockyards and Trinity Trails, with convenient regional access via I-30, I-35W and SH-121.

SALE PRICE

Contact Broker

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AT THE GATEWAY TO PANTHER ISLAND



TRINITY TRAILS SYSTEM

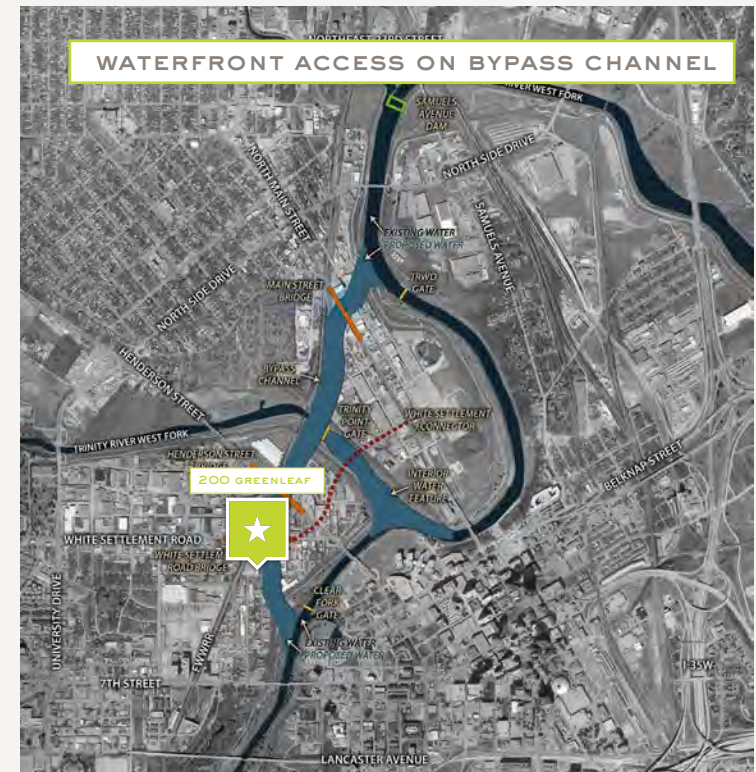
Direct access to over 100 miles of paved pedestrian and bike trails running along the Trinity River, connecting the property directly to Panther Island Pavilion, Heritage Park, and Fort Worth Water Gardens.

PANTHER ISLAND DEVELOPMENT

The property is situated directly adjacent to the Panther Island Redevelopment Project (Central City Flood Control Project), one of the largest urban waterfront revitalization efforts in the United States. As Panther Island transitions into a walkable, mixed-use district featuring residential towers, entertainment hubs, and corporate offices, surrounding parcels like 200 Greenleaf serve as prime candidates for adaptive reuse or high-density redevelopment.

Project Scope:

- 1.5-Mile Army Corps Bypass Channel
- Federal & Local Investment
- \$500M+ Federal / \$1B+ Total Project Budget
- Projected Development Footprint
- 800+ Acres of Urban Waterfront Mixed-Use
- Urban Infrastructure
- Internal Canals, Water Taxi Routes, Paseos



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200 GREENLEAF ST

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DOWNTOWN PROXIMITY



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PROXIMITY TO PANTHER ISLAND DEVELOPMENT



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NEARBY RETAILERS





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BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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