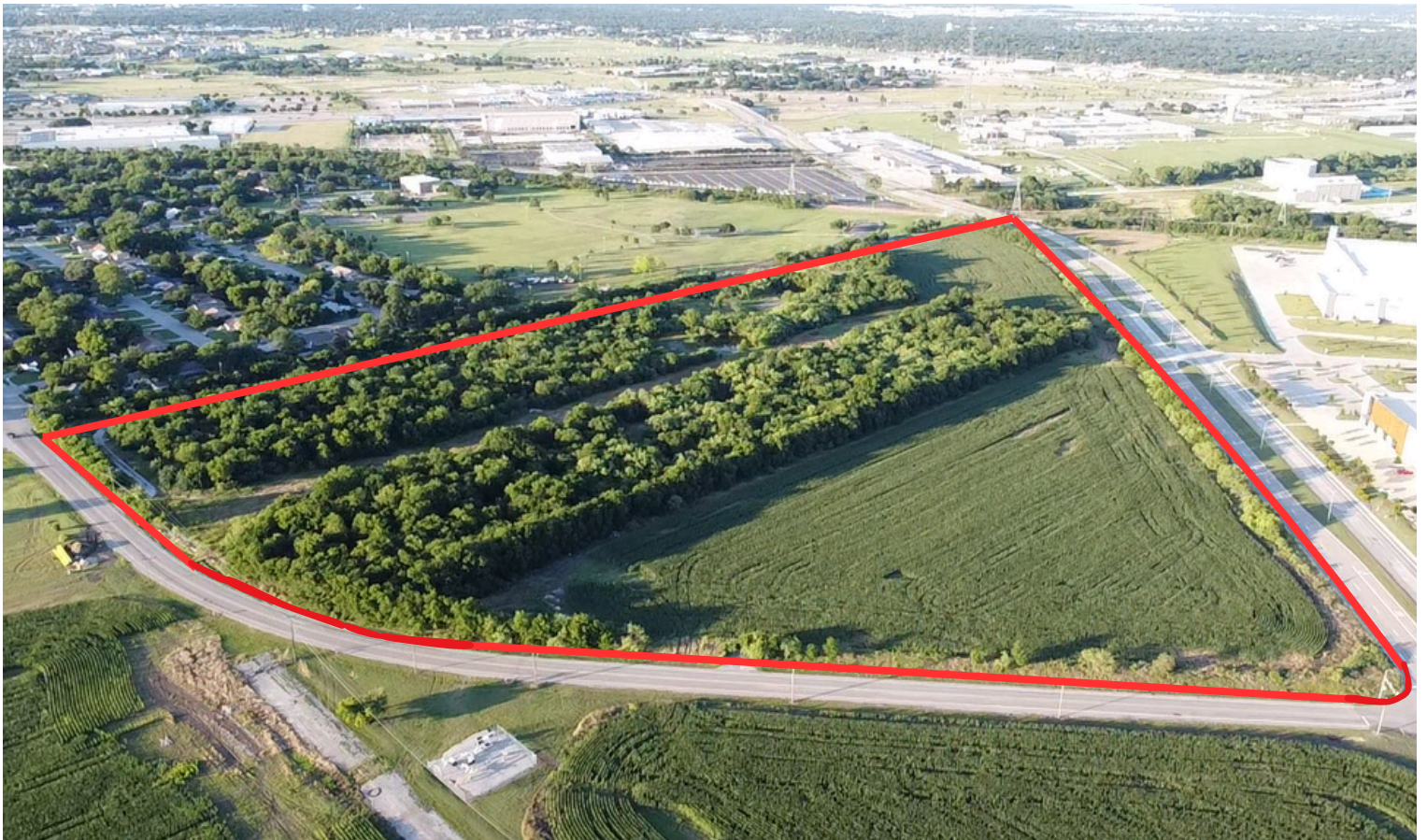


Prime Infill Lot Development Opportunity with Utilities and Zoning in Place | For Sale

TVCRE.com

5810 Oak Grove Road, Fort Worth, Texas 76134



39 Acre (+/-) Development Opportunity – South Fort Worth, TX

Presenting a prime 39 Acre (+/-) tract strategically located in South Fort Worth, offering exceptional development potential. Positioned near key transportation corridors—including I-35W, I-20 and Loop 820 - this expansive site provides outstanding regional access to the Fort Worth CBD, DFW International Airport and the broader Metroplex logistics network.

The property features level topography with a current zoning code of "A-5" in the City limits of Fort Worth which allows for 3,000 SF lots under the State's SB15 Legislation. Nearby developments include major logistics parks, e-commerce hubs and Class A industrial campuses, reflecting the area's rapid growth and strong demand drivers. The site also benefits from proximity to a skilled labor force and utilities available at the street.

Whether you're a developer, investor, or end-user, this 39-acre tract offers a rare opportunity to secure a significant footprint in one of Fort Worth's fastest-growing corridors.

TEAM & VASSEUR
COMMERCIAL REAL ESTATE

4420 W. Vickery Blvd., Suite 200, Fort Worth, TX 76107
817.335.7575 | info@TVCRE.com
TVCRE.com

Prepared by:

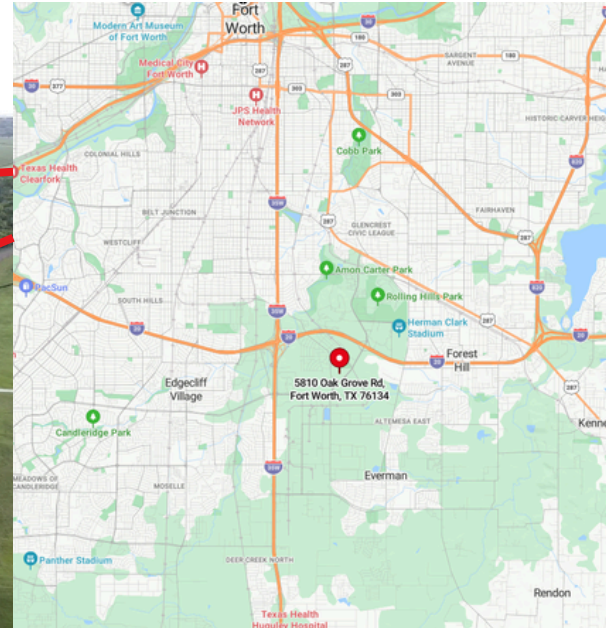


C.B. Team
Cell: 817.709.3434
cteam@TVCRE.com

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Property Features

39.878 Acres (+/-)

Zoned "A-5" (City of Fort Worth)

Utilities at site

Property Overview

- The broader Carter Park East initiative is a 556 Acre (+/-) master-planned industrial campus, with over 6 - 7 million SF of potential speculative and built-to-suit buildings - targeting e-commerce, food, manufacturing and distribution users.
- The development is phasing in infrastructure improvements - roadways (e.g., Oak Grove Road) - and boasts proximity to a strong labor base and triple freeport tax exemption zones.
- Surface estate only; Seller to retain all minerals but will grant a surface rights waiver
- **The Site qualifies under 2025 Texas Senate Bill 15 for 3,000 SF Lot sizes, which could also be for rent.**

Demographics (2024)

	1 Mile	5 Mile
Population/Growth	3,016/1%	240,610/1.1%
Households	935	76,540

12,340 VPD (+/-) along Campus Drive
9,969 VPD (+/-) along Oak Grove Road

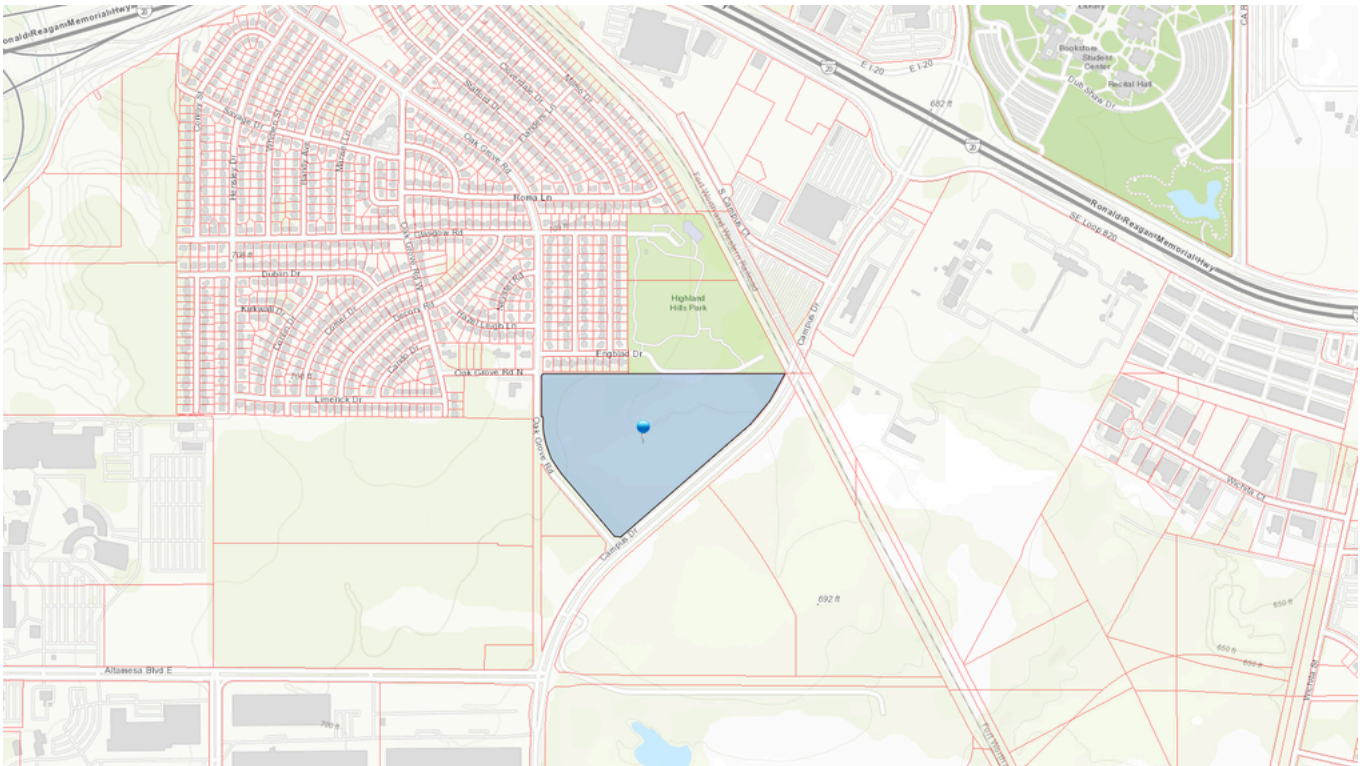
Price

\$5,950,000

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