

Retail ★ SALE OR LEASE

2616 - 2620 WESTSIDE DR, FORT WORTH, TX 76107



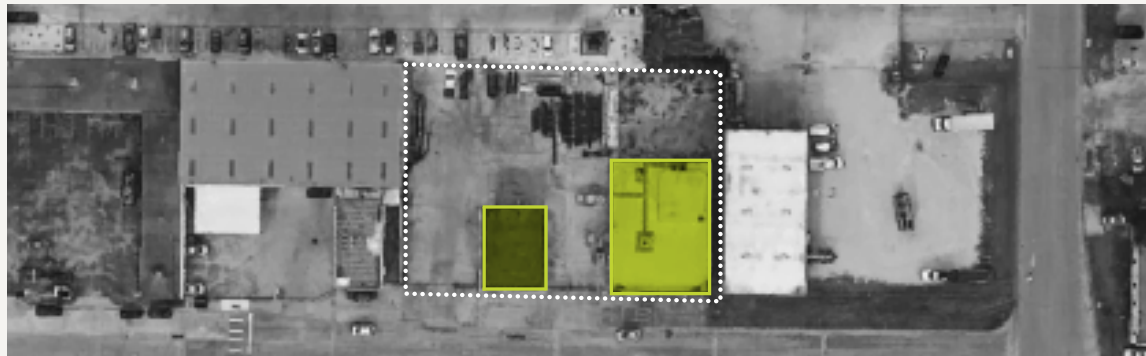
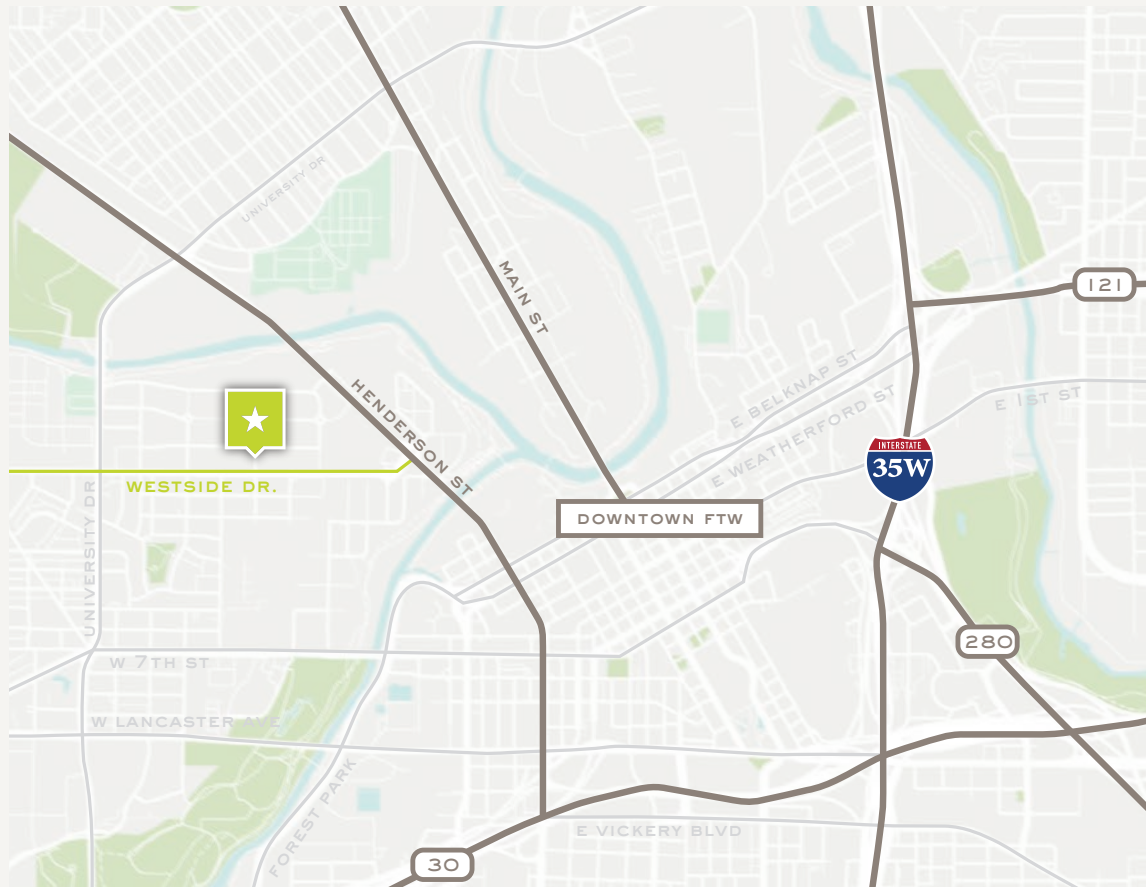
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PROPERTY FEATURES

- Two (2) Freestanding Buildings Available
- 0.69 Acres
- Excellent Visibility with 200' Frontage on Westside Dr. (2 Curb Cuts)
- Traffic Count on Westside Dr. & University: <40k
- On-Site Parking with Additional Street Parking
- Delivery of Space: TBD Based On Leasing
- Zoned "I" to allow for a variety of uses
- 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 surrounding area continues to see strong growth, with new multifamily, residential, office, and retail developments nearby. Notably, the \$1.7 billion Westside Village development is currently under construction just two blocks west, with delivery expected in 2027, and will include approximately 880,000 square feet of office space, 238,000 square feet of retail space, a hotel, and 1,785 residential units. Additionally, the property benefits from its close connection to the Trinity Trail system and its location just one mile from the transformative Panther Island development.

LEASE STRUCTURE

\$30/SF + NNN

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RETAIL MAP



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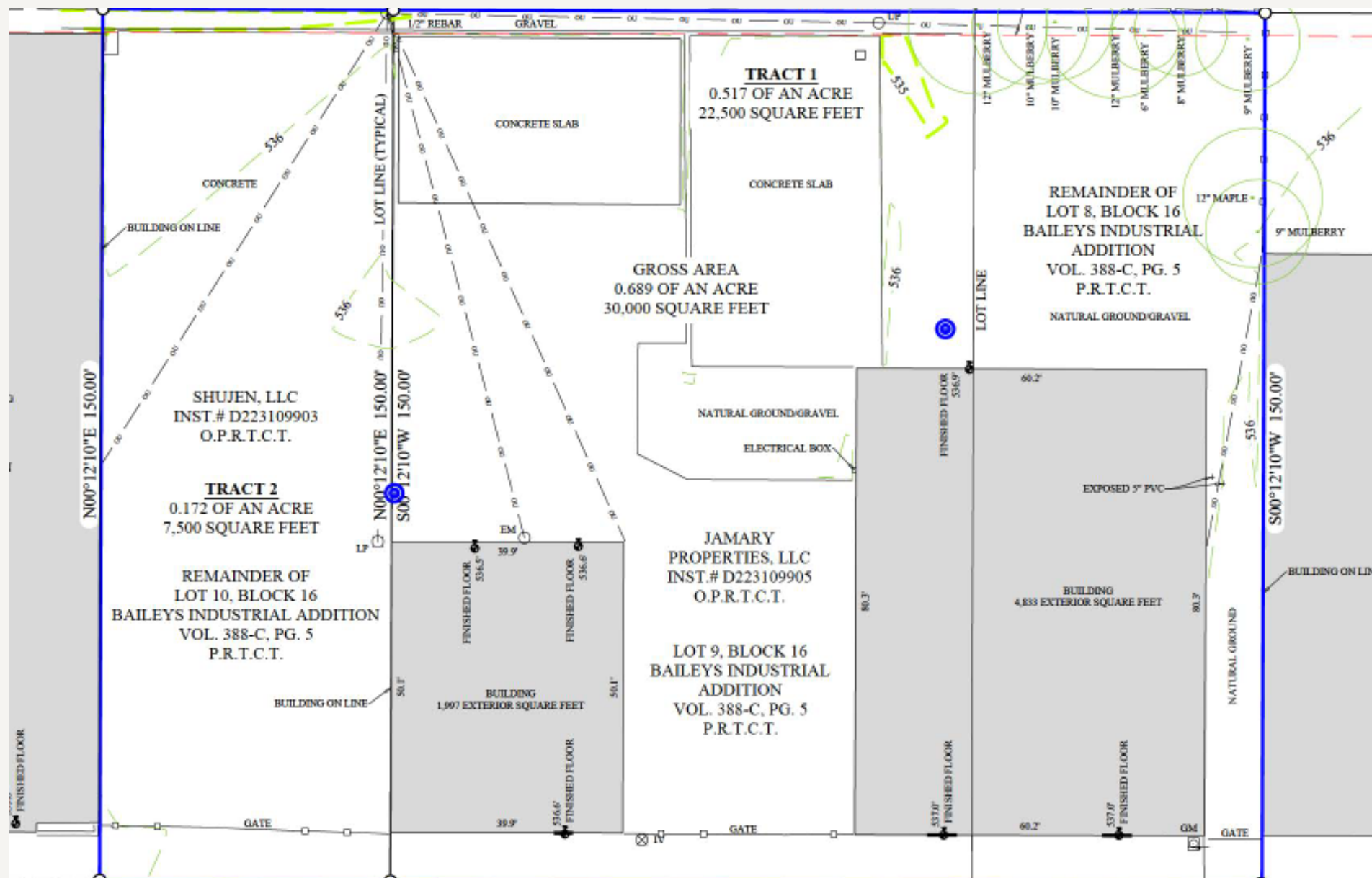
DEVELOPMENT MAP



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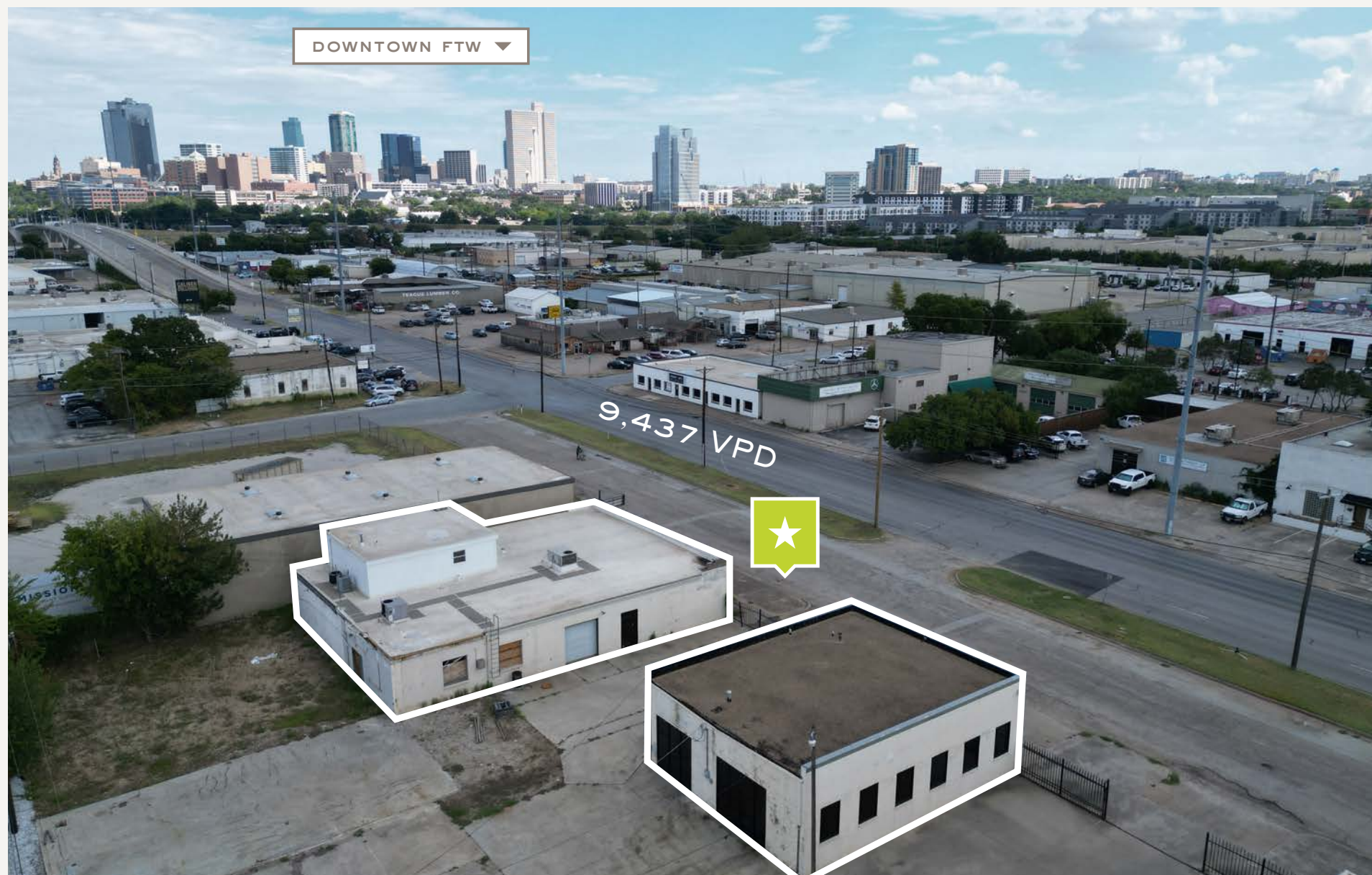
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SURVEY



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BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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