

Land For Sale +/- 1.38 AC

5505 W ROSEDALE ST
FORT WORTH, TX 76107



LANCARTE
COMMERCIAL

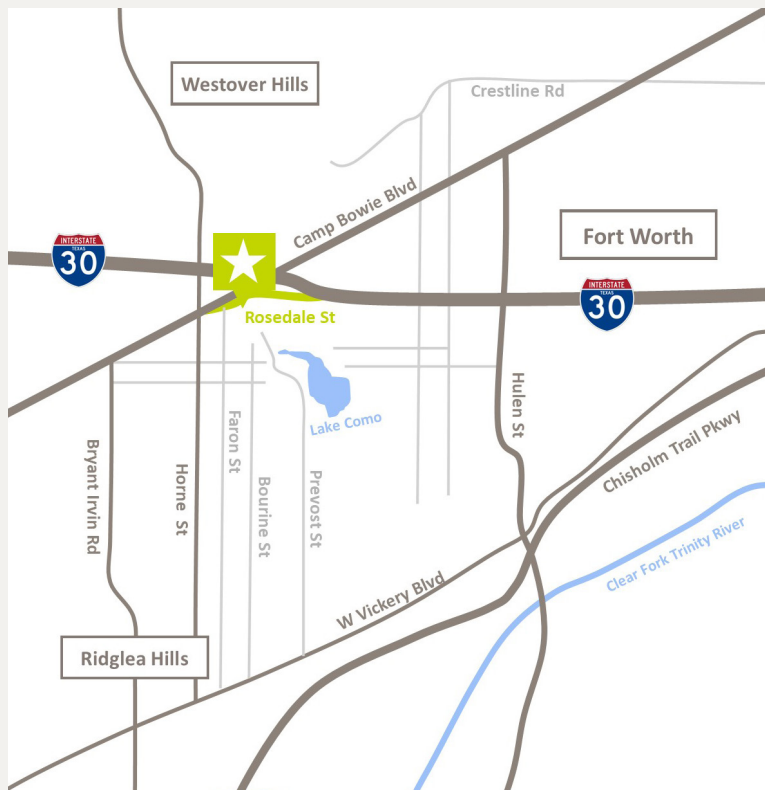
Sarah LanCorte CCIM, SIOR
sarah@lancartecre.com
817-228-4247

Finn Wilson
fwilson@lancartecre.com
817.713.8771

LanCorteCRE.com
2627 Tillar Street, Suite 121
Fort Worth, TX 76107

Land For Sale

5505 W Rosedale St
Fort Worth, TX 76107



PRICING Contact Broker

PROPERTY FEATURES

- Combined Land: 1.38 (can be sold together or separately)
 - Tract1: 0.66 AC
 - Tract2: 0.72 AC
- Development Opportunity
- 1-30 Frontage
- All Utilities to Site
- Flat Topography
- Existing development plans
- Zoned as Mixed Use

DEMOGRAPHICS

	2 Mile	5 Mile	10 Mile
Population:	46,217	280,871	756,268
Average Income:	\$104,014	\$87,981	\$81,507
Employment:	21,893	196,712	301,936
Camp Bowie Blvd:		14,388 VPD	
I-30 W		122,253 VPD	

LOCATION OVERVIEW

This redevelopment opportunity is located in the Camp Bowie District, at the southwest corner of Camp Bowie Blvd and Interstate 30. Zoned for mixed-use, the property would work well for multitude of uses such as office, medical office, and residential.

Sarah LanCarte CCIM, SIOR
sarah@lancartecre.com | 817-228-4247

Finn Wilson
fwilson@lancartecre.com | 817.713.8771

LanCarteCRE.com
2627 Tillar Street, Suite 121 | Fort Worth, TX 76107



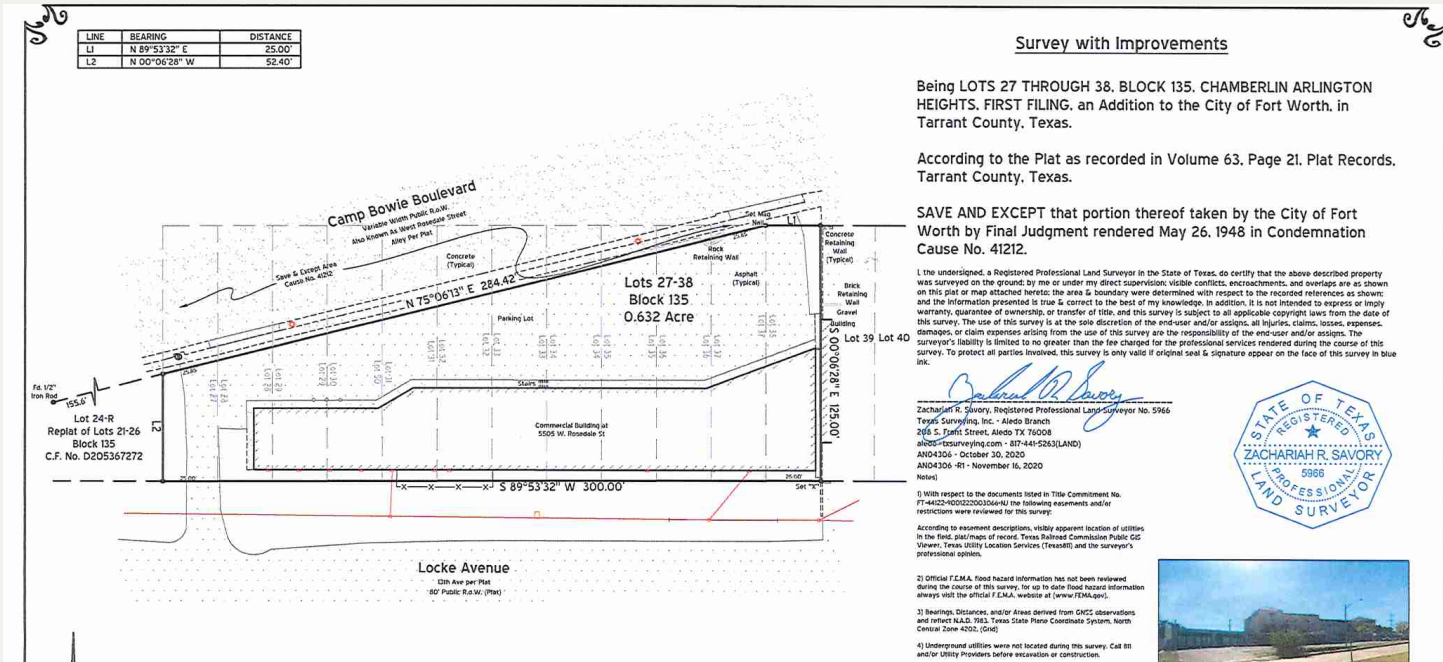
RELENTLESSLY PURSUING WHAT MATTERS.

Land For Sale

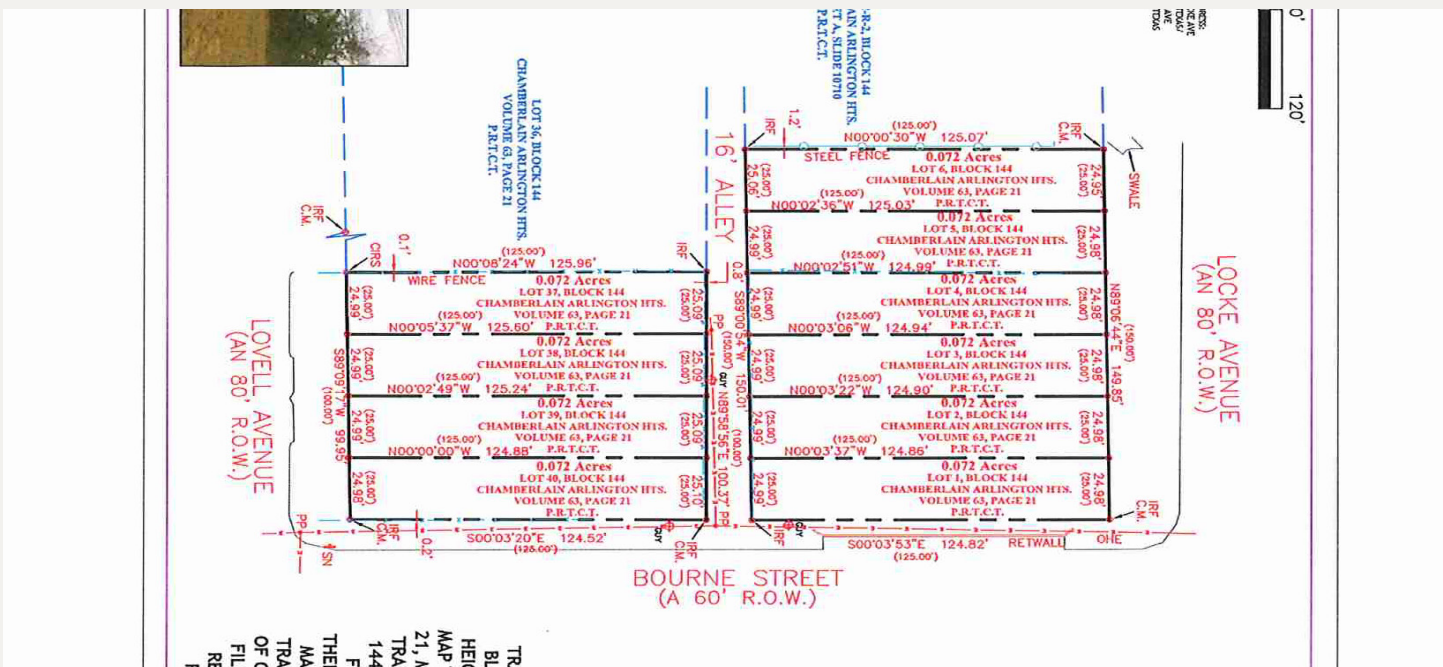
5505 W Rosedale St
Fort Worth, TX 76107

SURVEY

TRACT 1 - 0.66 AC



TRACT 2 - 0.72 AC



Sarah LanCarte CCIM, SIOR
sarah@lancartecre.com | 817-228-4247

Finn Wilson
fwilson@lancartecre.com | 817.713.8771

LanCarteCRE.com
2627 Tillar Street, Suite 121 | Fort Worth, TX 76107

Land For Sale

5505 W Rosedale St
Fort Worth, TX 76107

TRACT 1 - 0.66 AC



TRACT 2 - 0.72 AC



Sarah LanCarte CCIM, SIOR
sarah@lancartecre.com | 817-228-4247

Finn Wilson
fwilson@lancartecre.com | 817.713.8771



RELENTLESSLY PURSUING WHAT MATTERS.

LanCarteCRE.com
2627 Tillar Street, Suite 121 | Fort Worth, TX 76107

Land For Sale

5505 W Rosedale St
Fort Worth, TX 76107

ZONING



CB-HC

The highway commercial zone and development standards are intended to take advantage of the visibilities along the highway. This frontage type may accommodate large-format retail or office sites with surface parking along the site's highway frontage.

CB-RG

The Ridglea Gateway zone and development standards take advantage of its location as the gateway to the Camp Bowie corridor west of I-30. Generally, this character zone accommodates development on triangular blocks and odd shaped lots created by the intersection of the traditional city grid.

CB-TZ

The Transition zone address development between all other character zones and existing residential areas. These are used to help blend the areas between new construction and existing buildings outside of the character zones. Generally, this district may accommodate low-rise commercial and urban residential development.

Sarah LanCarte CCIM, SIOR
sarah@lancartecre.com | 817-228-4247

Finn Wilson
fwilson@lancartecre.com | 817.713.8771

LanCarteCRE.com
2627 Tillar Street, Suite 121 | Fort Worth, TX 76107



RELENTLESSLY PURSUING WHAT MATTERS.



LANCARTE

COMMERCIAL

Sarah LanCarte CCIM, SIOR
sarah@lancartecre.com | 817-228-4247

Finn Wilson
fwilson@lancartecre.com | 817.713.8771

LanCarteCRE.com
2627 Tillar Street, Suite 121 | Fort Worth, TX 76107



RELENTLESSLY PURSUING WHAT MATTERS.

The information provided herein was obtained from sources believed to be reliable. However, LanCarte Commercial makes no guaranties, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright 2024 LanCarte Commercial Real Estate, LLC.