

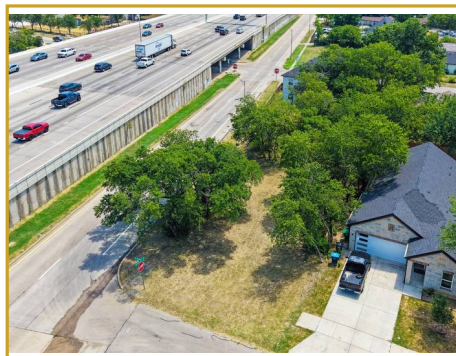
FOR SALE | COMMERCIAL LOT

804 E Powell Ave

Fort Worth, TX 76104

ASKING PRICE

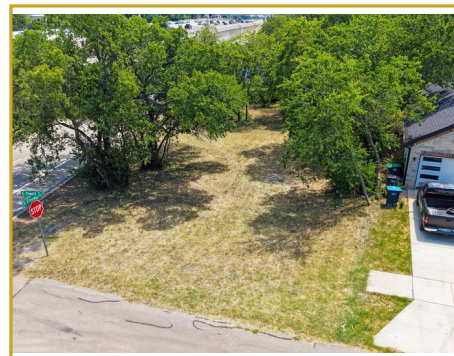
\$129,900



Freeway (I-35W) frontage



Lot boundary outline



Ground-level lot view

7,361 SF

Lot Size (0.169 AC)

"E" ZONING

Neighborhood Commercial

FREEWAY

I-35W Frontage / Visibility

PROPERTY OVERVIEW

Vacant commercial lot zoned "E" Neighborhood Commercial with direct frontage along S Freeway (I-35W) — south of Downtown Fort Worth.

Legal Description: Hyde Park Addition, Block 12, Lot 320 & W Part of Lot 321

Utilities: City water, city sewer, and electric available on-site

Access: Corner of E Powell Ave & S Freeway, asphalt road frontage

INVESTMENT HIGHLIGHTS

- Rare freeway-visible lot directly along I-35W (S Freeway) frontage
- Neighborhood Commercial ("E") zoning allows retail, office & institutional uses
- Approximately 0.9 miles from the planned National Juneteenth Museum
- Near the Evans & Rosedale Urban Village mixed-use redevelopment
- Corner lot at E Powell Ave & S Freeway — controlled intersection access

All information is deemed reliable but not guaranteed. Buyer to independently verify zoning, utilities, lot dimensions, and all other information prior to purchase.



Yanira Posada

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