

Retail ★ SALE OR LEASE

LanCarteCRE.com

2616 - 2620 WHITE SETTLEMENT ROAD, FORT WORTH TX, 76107

+/-2,000 SQFT & +/-5,000 SQFT OPTIONS



LANCARTE
COMMERCIAL

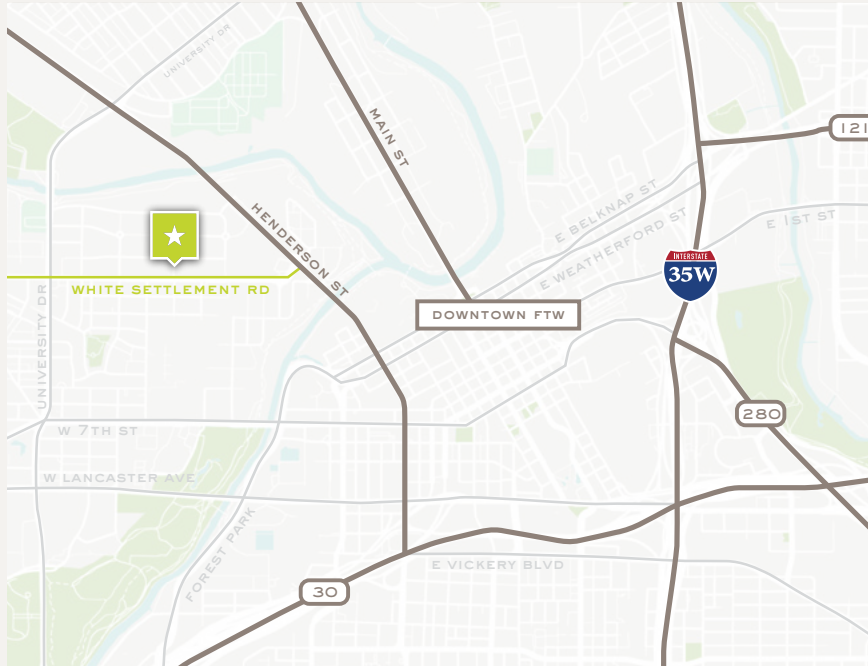
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PROPERTY FEATURES

- 2 Single Story, Freestanding Buildings Available
- 0.69 Acres
- Excellent Visibility with 200' Frontage on White Settlement (2 Curb Cuts)
- Traffic count on White Settlement & University: < 25k
- On-Site Parking with Dedicated Street Lane in Front
- Outside Patio Area for Entertainment Space/Courtyard
- Delivery of Space: TBD Based On Leasing
- 15'11" Clear Height
- Zoned "J" to allow for a variety of uses: Medium Industrial
- Ideal for QSR, Restaurant, Retail, Creative/Professional Office Space, or Medical Office

SALE PRICE

Contact Broker

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 White Settlement Bridge provides quick and efficient access into and out of downtown Fort Worth in less than 3 minutes.

LEASING STRUCTURE

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EXTERIOR PHOTOS



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LOCAL BUSINESSES



1	2	3	4	5	6	
MONTGOMERY	WEST 7TH	FOCH ST	FOUNDRY	UNIVERSITY	DOWNTOWN	APARTMENT COMPLEXES
 	 	 	 	 	 	15 Linwood Square - 200 units 16 Elan West 7th - 374 units 17 The Flats at Alta - 329 units 18 Parkside S 7th - 300 units 19 Firestone W 7th - 349 units 20 The Henderson - 194 units 21 Alexan Summit - 372 units 22 Elan Crocket Row - 379 units 23 Lofts at West 7th - 537 units 24 White Buffalo - 63 units 25 Bell Lancaster - 316 units 26 Burnett Lofts - 330 units
7	8	9	10	11	12	13
 900k+ Visitors (Annual)	FORT WORTH BOTANIC GARDEN 420k+ Visitors (Annual)	TRINITY PARK 200k+ Visitors (Annual)	 500k+ Visitors (Annual)	 378 Beds	 1,169 Beds	 538 Beds
14						
 253k+ SQFT						

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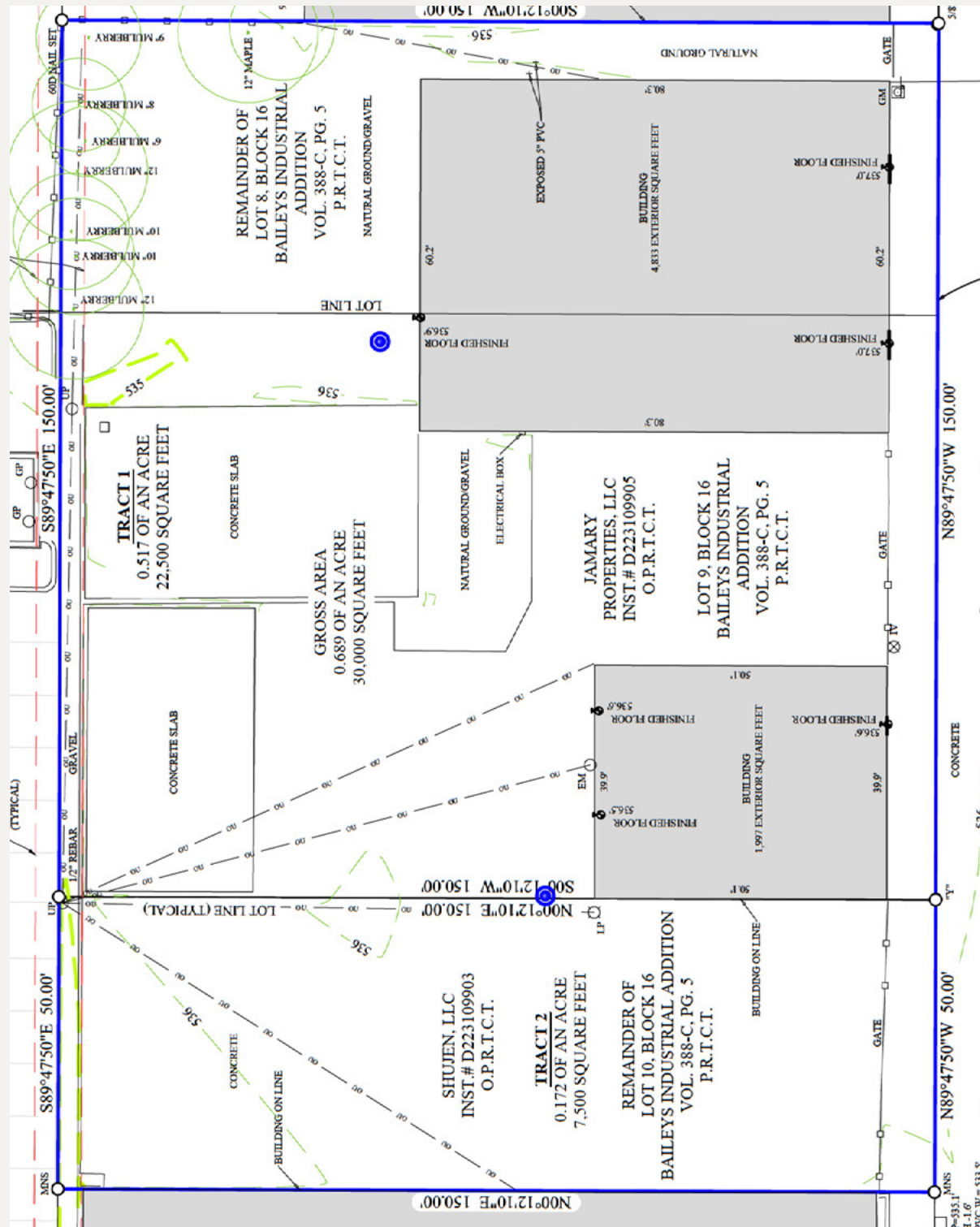
CONCEPTUAL SITE PLANS - 1ST AND 2ND FLOOR PLAN



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SURVEY





LANCARTE COMMERCIAL

Relentlessly Pursuing What Matters

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