



GeoDwell
COMMERCIAL REAL ESTATE SERVICES

INDUSTRIAL

PROPERTY HIGHLIGHTS

- PRIME LOCATION
- NEAR SOUTHSIDE DIST
- 50,210 SQFT
- BUILT 1945
- FLEXIBLE T5-I ZONING
- HEAVY POWER

PRICE

\$4,750,000

*EXCELLENT OWNER OCCUPANT
OR PRIME REDEVELOPMENT OPPORTUNITY!*



50,210 SQFT INDUSTRIAL ASSET

NEAR SOUTHSIDE – INTERSECTION OF I30 & I35W

FOR SALE



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NEAR SOUTHSIDE – FORT WORTH

OWNER OCCUPANT / REDEVELOPMENT OPPORTUNITY

400 E VICKERY BLVD, FORT WORTH, TX 76104

OFFERING SUMMARY

Sale Price:	\$4,750,000
Total Building Size:	50,210 SQFT
Office Size:	1,200 SQFT
Acres:	1.39
Dock High Doors:	4
Grade Level Doors:	2
Loading Dock:	1
Clear Height:	19' – 28'
Column Space:	50' – 60'
Zoning:	Near Southside – T5-I
Year Built:	1945



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Director

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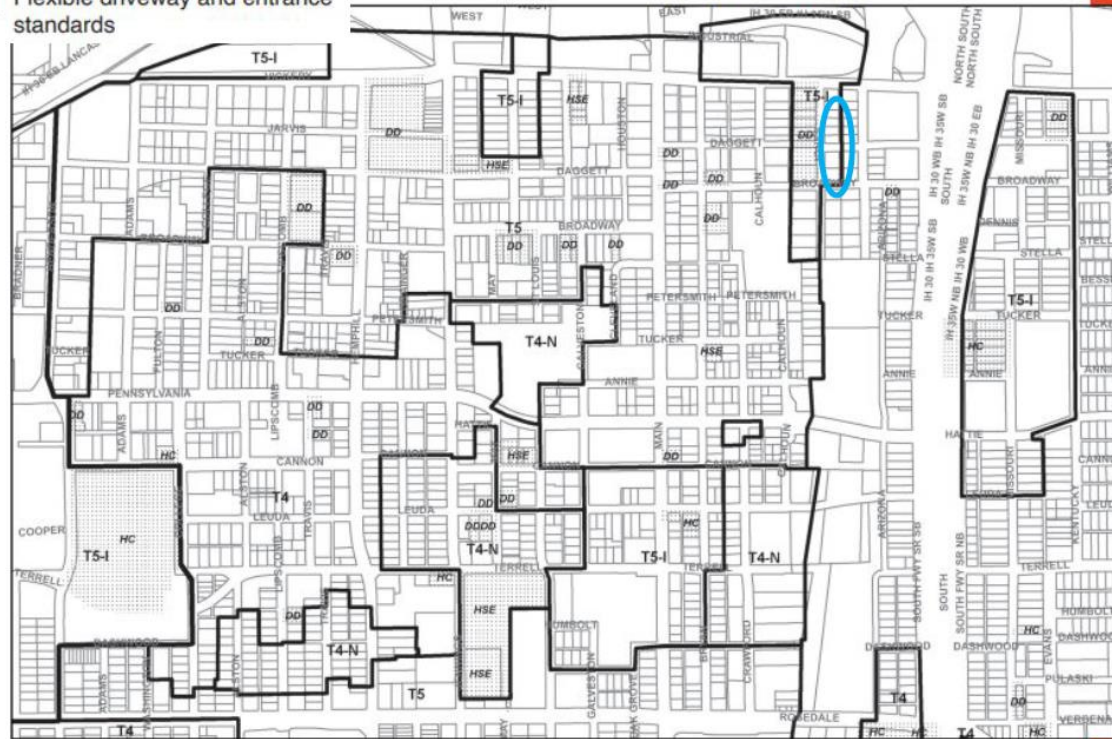
ZONING

- T5** 20-foot maximum front setback
18-foot minimum façade height
5 stories max. if single use
8 stories w/ public space or mix of uses
10 stories w/ public space and mix of uses
Parking behind or beside buildings

- I** Institutional/Industrial zone
Flexible driveway and entrance standards

HISTORIC PROPERTIES
(Refer to of Zoning Ordinance Ch. 4, Art. 5)

-  Local Designations
- HSE** - Highly Significant Endangered
- HC** - Historic and Cultural Landmark
- DD** - Demolition Delay



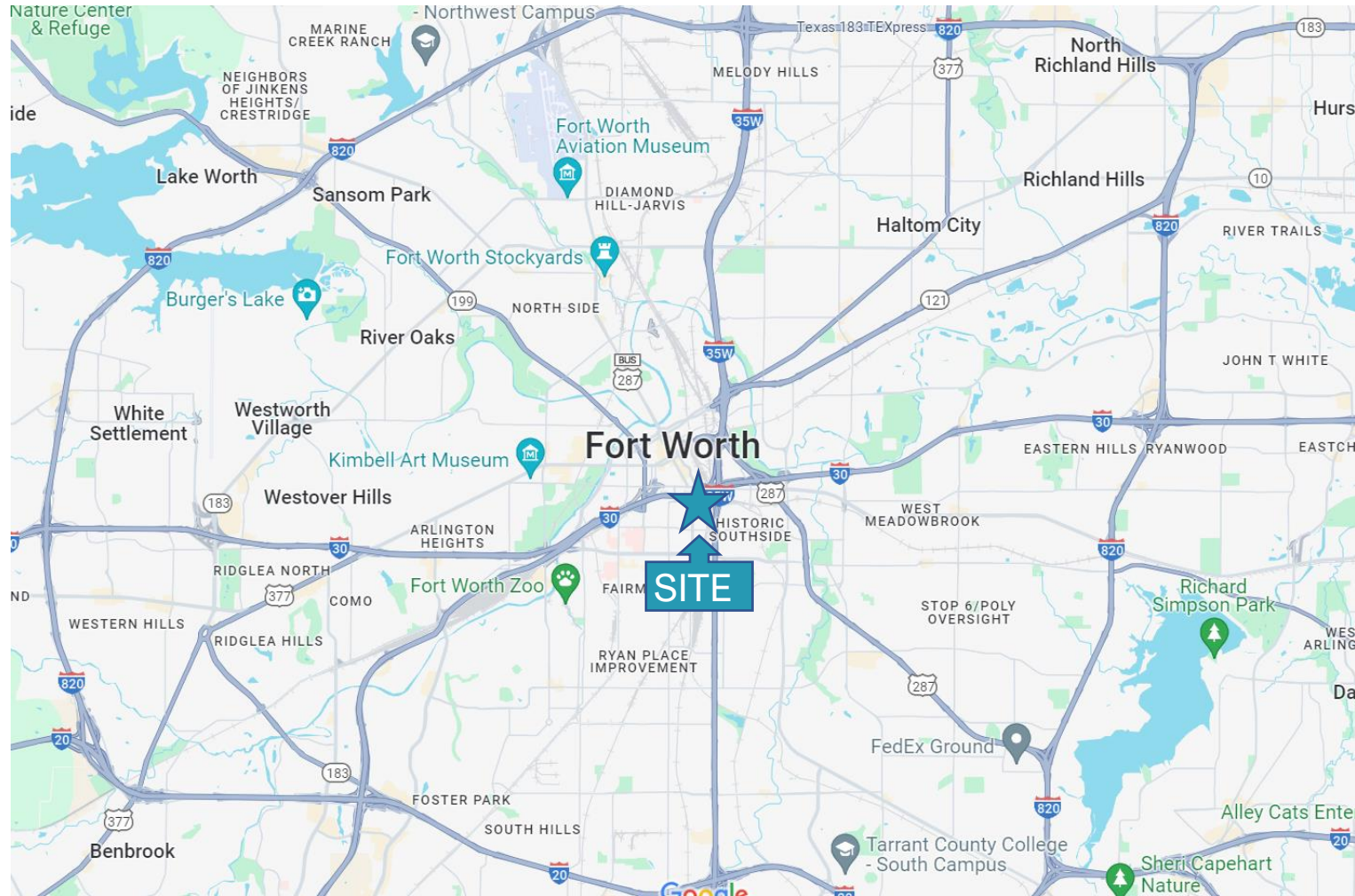
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POPULATION

Total Population

Median Age

Bachelor's Degree or Higher

HOUSEHOLDS & INCOME

Total households

of persons per HH

Average HH income

Average house value

2 MILES

50,780

37.1

31%

2 MILES

19,859

2.3

\$77,073

\$276,162

5 MILES

306,252

34.4

21%

5 MILES

104,830

2.8

\$73,028

\$169,816

10 MILES

995,018

35.5

24%

10 MILES

364,385

2.7

\$81,063

\$189,785

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