

SIMS' PROFESSIONAL CENTER FOR SALE OR LEASE

📍 944 E BERRY ST, FORT WORTH, TX 76110



COMPASS



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944 E BERRY ST
FORT WORTH, TX 76110

QUICK FACTS



+/- 7,723 SF
Total Square Feet



+/- .52 AC
Lot Size



1963
Year Built



Call Broker
Lease Rate



\$1.6M (\$207 SF)
Sale Price

HIGHLIGHTS

- Urban Infill Development Opportunity
- Zoning "E"- Neighborhood Commercial
- Prime E Berry St Frontage on Corner Lot
- Immediate Access to I-30W
- Recent Facade Upgrades
- Potential Uses: C-Store, Café, Laundromat, Liquor / Wine Store, Health Office

AREA RETAILERS

PAPA JOHN'S

DOLLAR GENERAL

WELLS FARGO



Auto Zone

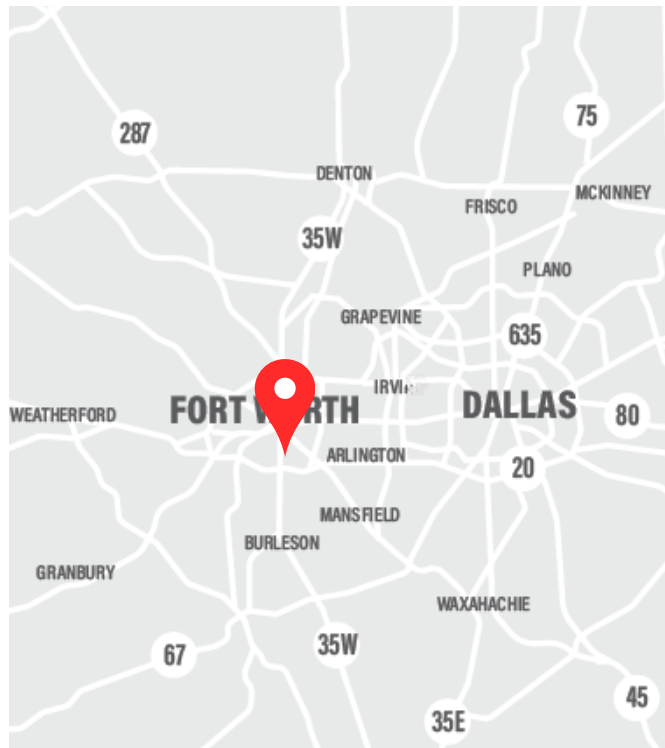
RaceTrac

FAMILY DOLLAR

DEMOGRAPHICS

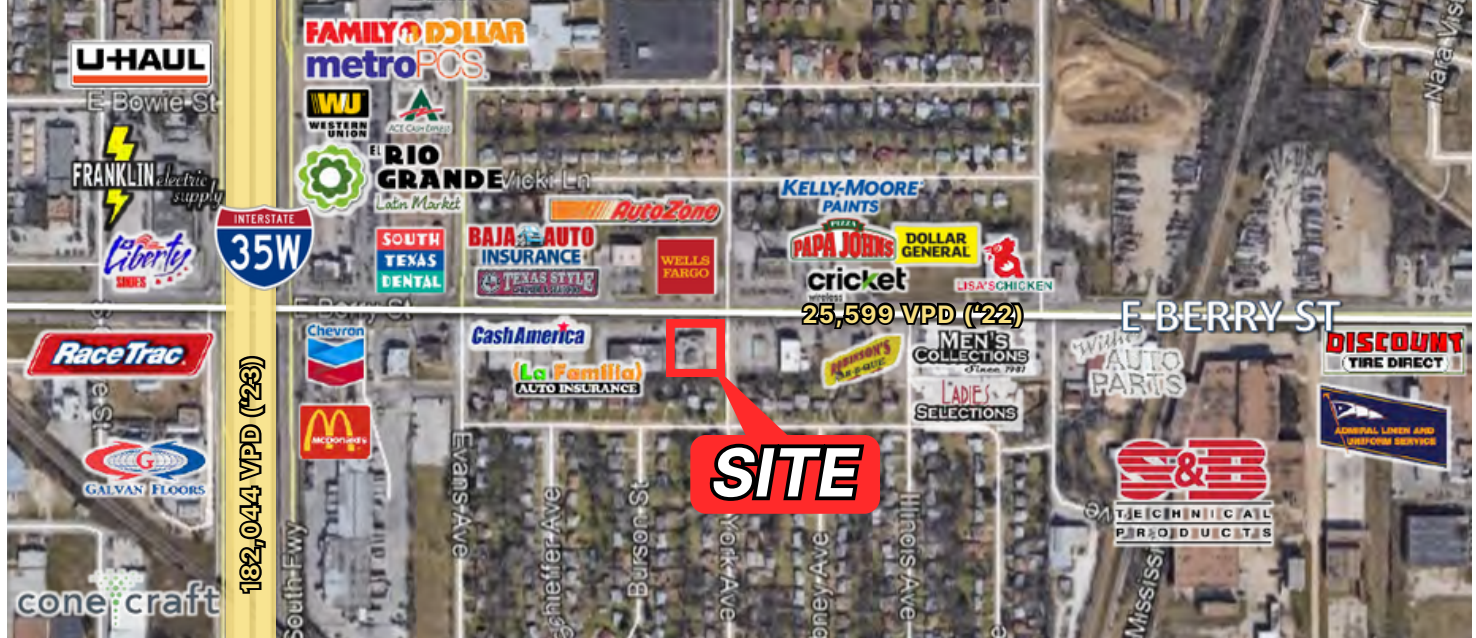
	1 Mile	3 Mile	5 Mile
Population	13,985	125,928	298,442
Average HH Inc	\$50,351	\$65,962	\$77,960
Households	4,361	39,579	104,131

*CoStar 2024 Estimates



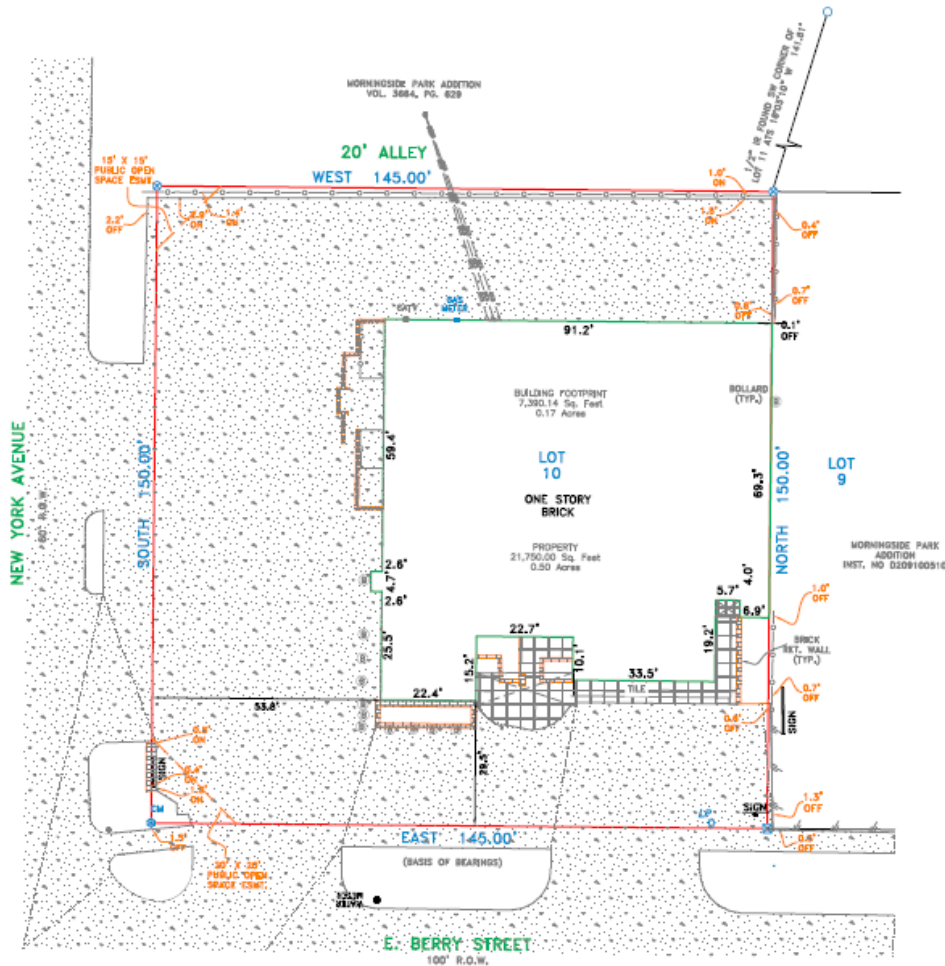
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AERIAL



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SURVEY



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REDEVELOPMENT RENDERINGS



**** For illustrative purposes only**