

Land ★ SALE

11703 COCKLEBURR ROAD ROANOKE, TX 76262

1.00 ACRE

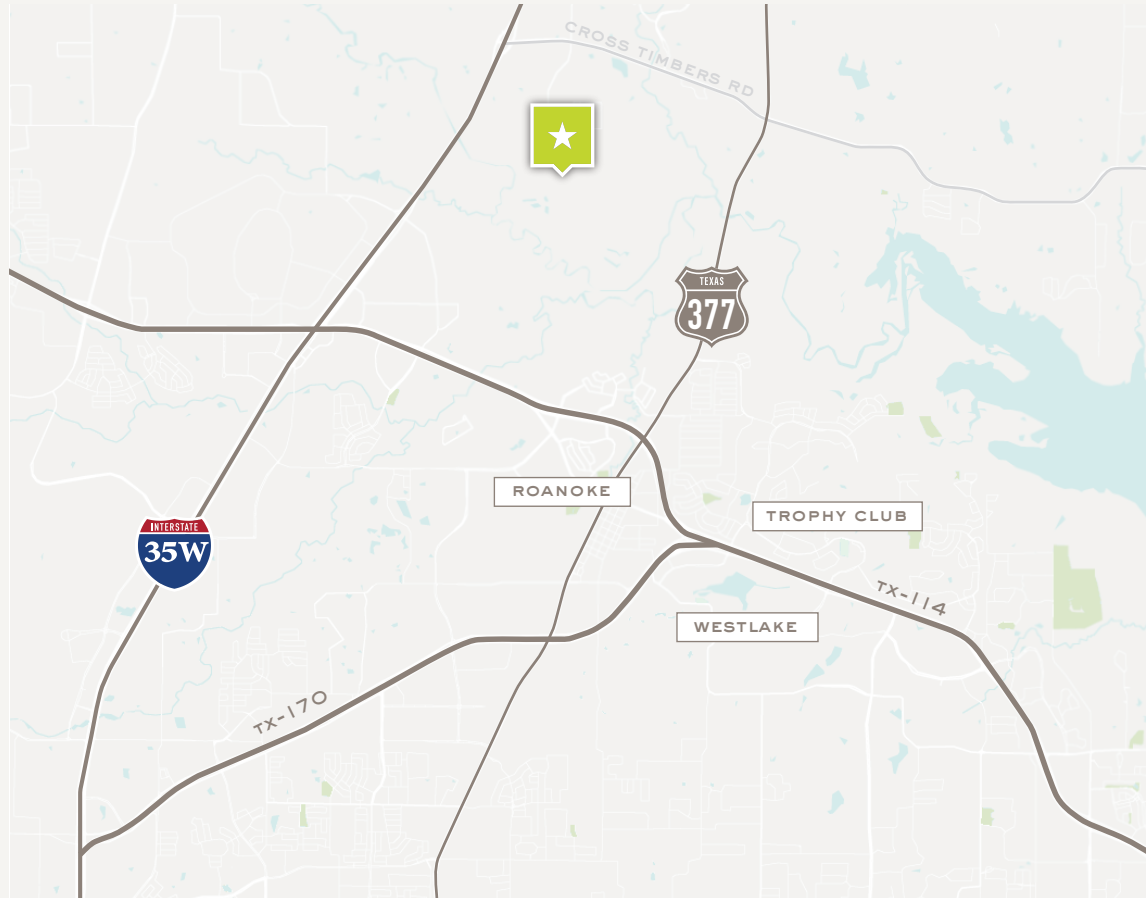


Land ★ SALE

11703 COCKLEBURR RD

1.00 ACRE

LanCarte.com

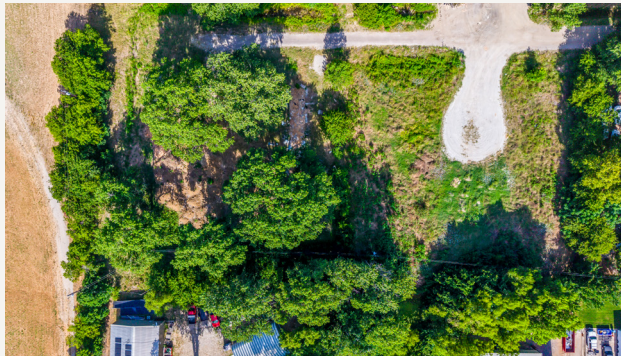


PROPERTY FEATURES

- 1.00 AC/ 43,522.83 SF
- End of the Cul-de-sac
- City Water
- Zoning: ETJ

LOCATION OVERVIEW

Located in North Tarrant County within the rapidly growing Alliance / North Fort Worth industrial corridor, the property offers excellent access to SH-114, I-35W, and US-377, providing strong connectivity throughout the DFW Metroplex and to DFW International and Alliance Airport. The surrounding area is a premier logistics and industrial hub, supported by significant ongoing residential and commercial growth in Roanoke, Trophy Club, Westlake, and Northlake. This location provides strong access to major transportation routes, a deep labor pool, and one of the most active industrial submarkets in North Texas.



SALE PRICE

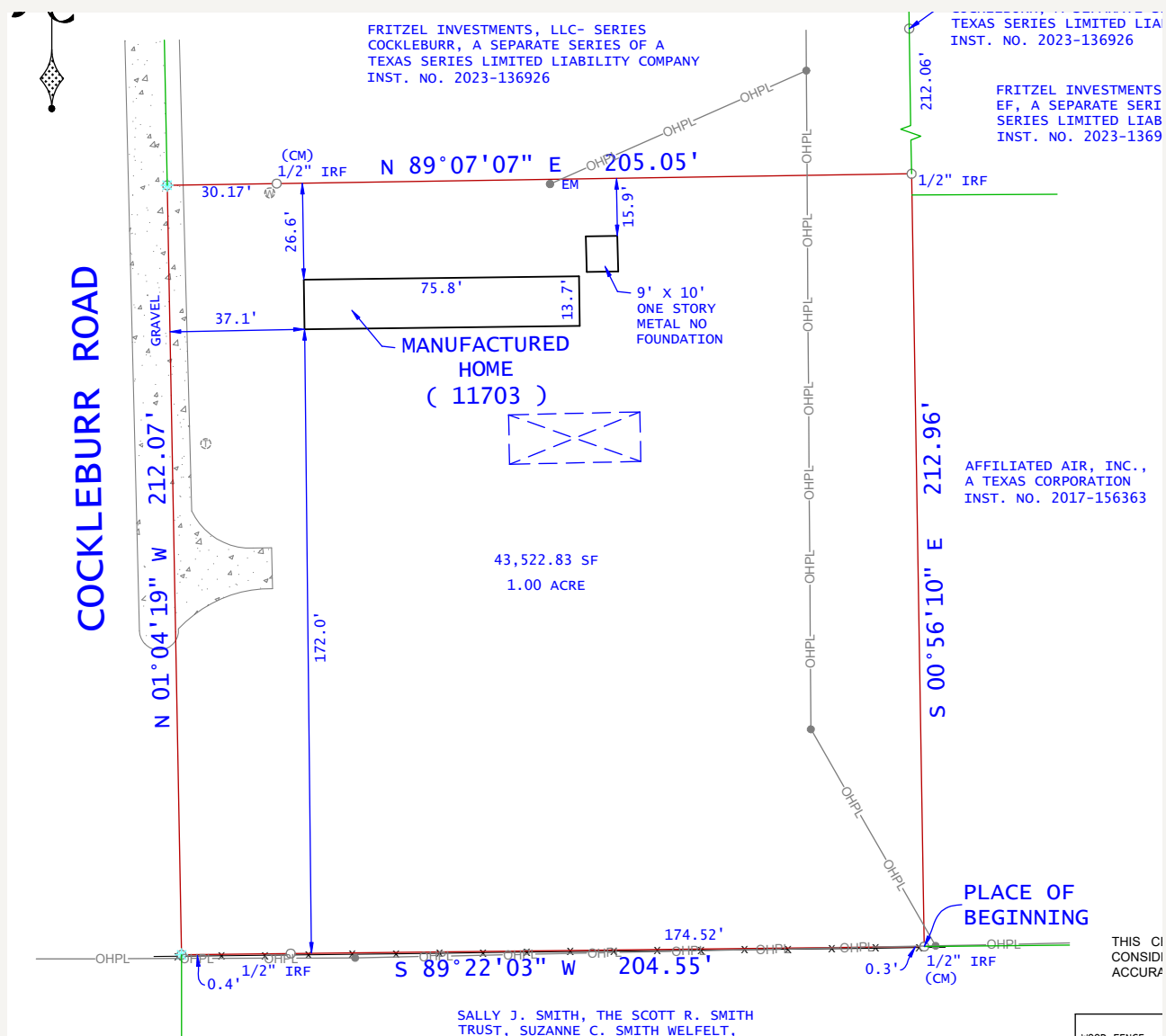
\$395,000

11703 COCKLEBURR RD

1.00 ACRE

LanCarte.com

SURVEY





LANCARTE

COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

Benson Williams
817-999-7033 | bwilliams@lancarte.com

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 2026 LanCarte Commercial Real Estate, LLC.