

# Land ★ GROUND LEASE

6201 CAMP BOWIE BLVD FORT WORTH, TX 76116

26,572<sup>SF</sup>



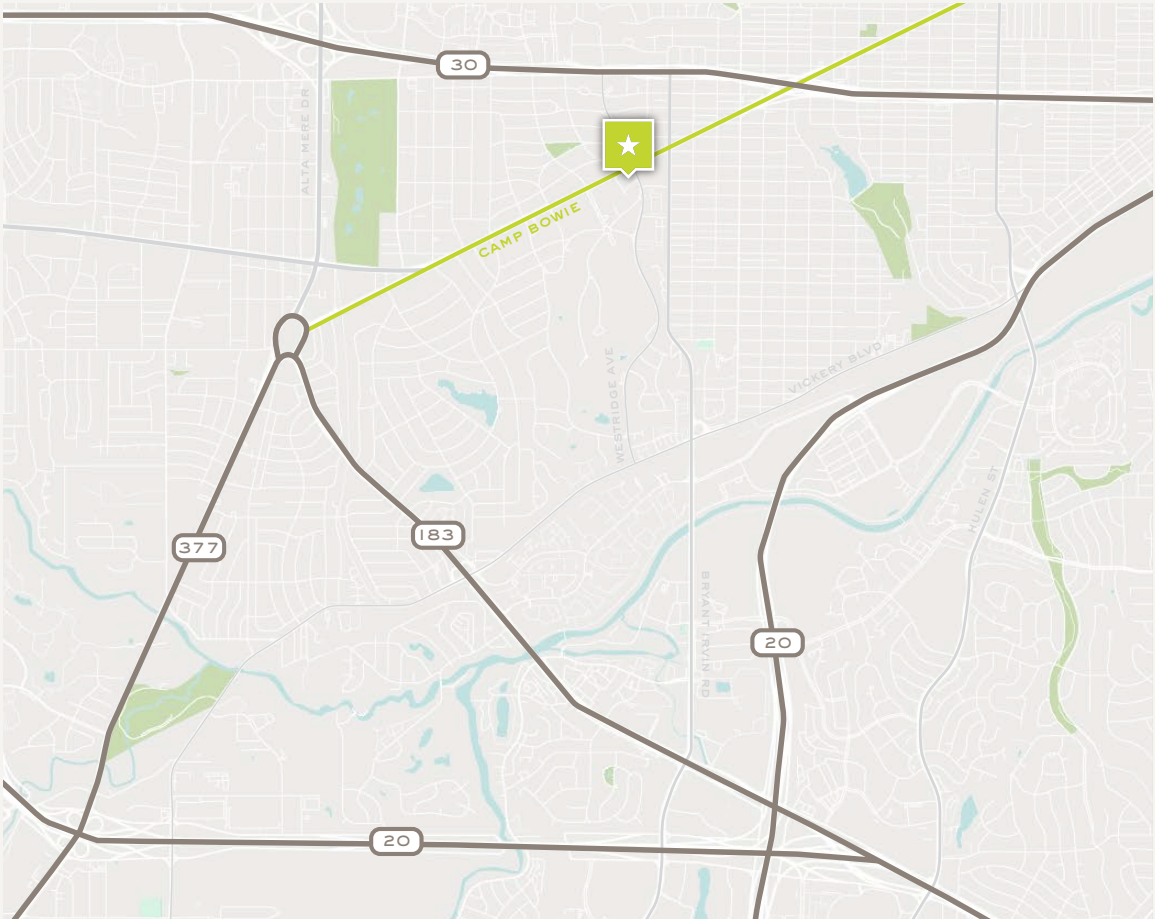
Brittany Doyle CCIM  
806-206-0290 | [bdoyle@lancartecre.com](mailto:bdoyle@lancartecre.com)



Land ★ GROUND LEASE  
6201 CAMP BOWIE BLVD

26,572 SF

LanCarteCRE.com



LOCATION OVERVIEW

- 26,572 SF
- Available for Ground Lease or Build to Suit
- Utilities Available
- Camp Bowie Blvd Traffic Count: 26,306 VPD

LOCATION OVERVIEW

Presenting a premier land development opportunity at 6201 Camp Bowie, located directly in front of a high-traffic Sprouts Farmers Market. This high-visibility site, positioned at the intersection of Camp Bowie and Westridge Avenue offers a strategic location with easy access to the area's thriving commercial and residential districts. With exposure to steady pedestrian and vehicle traffic, the property is ideal for capturing attention from Sprouts shoppers and the surrounding affluent communities.

DEMOGRAPHICS

	1 Mile	2 Mile	5 Mile
Population:	13,571	43,146	255,586
Average Income:	\$80,342	\$92,124	\$89,373
Households:	6,088	21,473	113,328

SALE PRICE

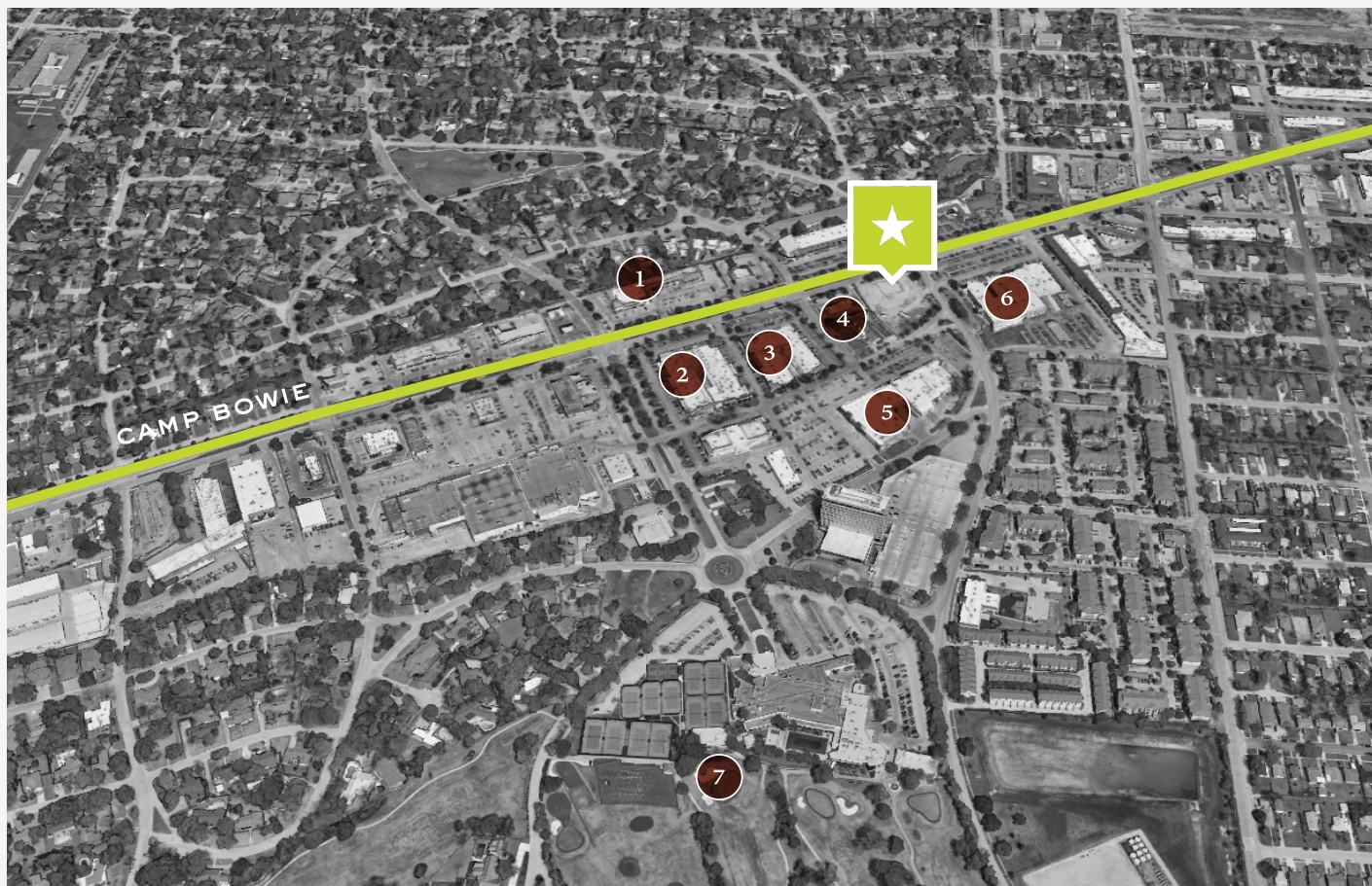
CONTACT BROKER

















Land ★ GROUND LEASE  
6201 CAMP BOWIE BLVD

26,572 SF

LanCarteCRE.com

RETAIL MAP



- 1   
- 2   
- 3    

- 4  
- 5 
- 6   
- 7 



# LANCARTE

## COMMERCIAL

*Relentlessly Pursuing What Matters*

Brittany Doyle CCIM  
806-206-0290 | [bdoyle@lancartecre.com](mailto:bdoyle@lancartecre.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 2024 LanCarte Commercial Real Estate, LLC.