



6.15 Acres For Sale

7316 W Cleburne Rd | Fort Worth



6.15 Acres Multifamily or Commercial Site

- 6.1528 acres (268,018 sf) wrapping the northwest corner of Sycamore School Road and West Cleburne Road in southwest Fort Worth
- All utilities to site
- 258' frontage on Sycamore School Road, 360' frontage on W Cleburne Road
- Wet Location (Alcohol Sales Permitted)

Zoning F—General Commercial, Texas SB 840 allows Multifamily allows up to 36 units per acre.

Traffic counts 15,237 VPD on Sycamore School
8,027 VPD on W Cleburne

Demographics	1 mile	3 miles	5 miles
Population	18,516	127,289	237,584
Median Household Income	\$67,441	\$66,977	\$66,170
Asking Price	\$call for pricing		

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Brian Scott, CCIM

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ZONING: "F" GENERAL COMMERCIAL INCLUDES MULTIFAMILY UP TO 36 UNITS/ACRE

- **"F" General Commercial** Beauty/barber shops, bookstores, drug stores, studios and offices, public and civic uses, nursing homes, and health care, retail sales, banks, restaurants, gasoline sales, offices, bakeries, theaters, auto sales & repair, hotels, health care facilities, commercial and business clubs, bowling alleys, large retail stores, home improvement centers with outside storage and display. plus amusement enterprises e.g. nightclubs, pool halls, taverns, skating rinks, used furniture, etc. Alcohol sales and on-premises consumption permitted.
- **Multifamily** Fort Worth qualifies under the new Texas SB840 for multifamily uses within commercially zoned tracts without rezoning. Multifamily density can be (1) the highest multifamily density allowed in the municipality, or (2) 36 units per acre, whichever is greater. Height limits for multifamily developments can be: (1) the tallest building height allowed on the site by the zoning code, or (2) 45 feet, whichever is greater. Setbacks cannot exceed: (1) the required setback for buildings on the site by the zoning code, or (2) 25 feet, whichever is lesser. Parking requirements cannot surpass 1 space per dwelling unit or require a multi-level parking structure. No imposition on the ratio of total building floor area to lot size.

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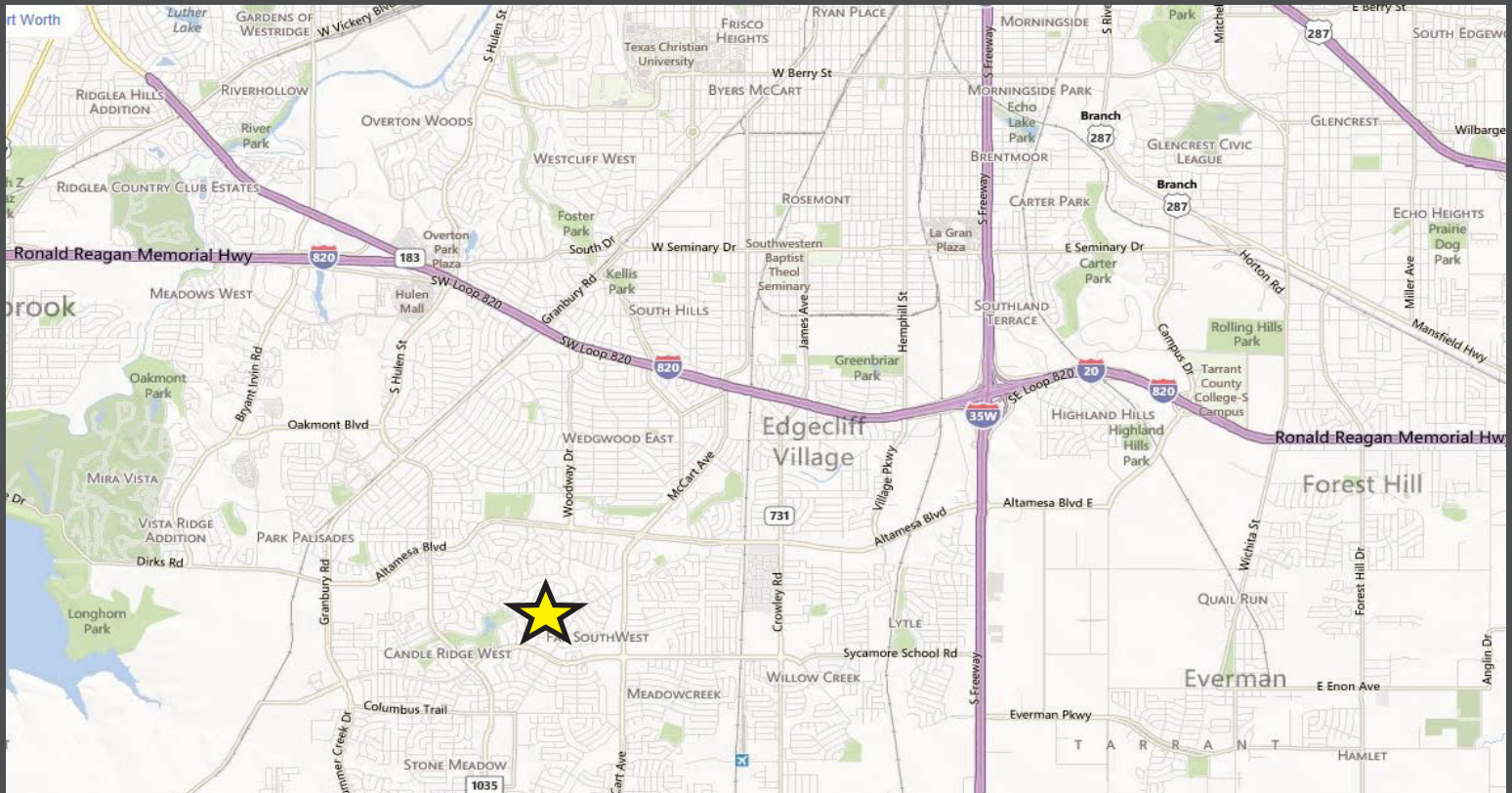
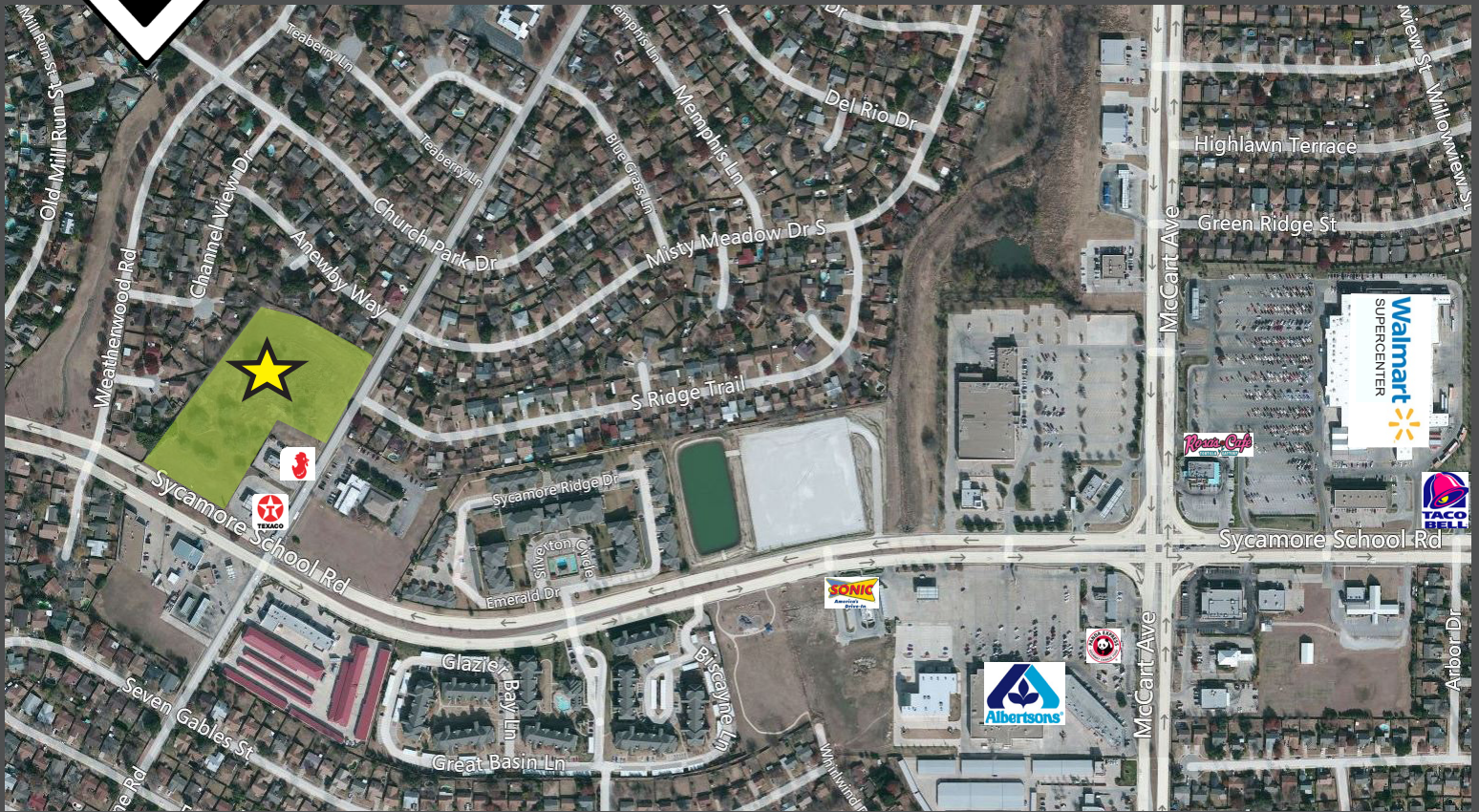
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Brian Scott, CCIM is the owner and principal broker for Landmark Commercial. He has been a full time commercial broker and investor based in the Dallas / Fort Worth market since 1989.

Brian Scott holds the CCIM, Certified Commercial Investment Member, designation. He earned his MBA and his Bachelors Degree in Industrial Engineering degree from Texas Tech University.



DISCLAIMER:

Although Landmark Commercial (Landmark USA Commercial, LLC) has obtained the information contained herein from sources it believes to be reliable, and believes the information to be correct, no representations or warranties, express or implied, are made as to the accuracy or reliability of this information. Any references to square footage or age are approximate only. The recipient bears sole responsibility for verification of the accuracy of the information contained herein and bears all risk for any inaccuracies. Landmark Commercial shall have no liability or responsibility to any party for any loss or damage arising from reliance by any party on the information contained herein. Offerings and Site plans subject to change and withdrawal at any time.

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Landmark USA Commercial, LLC	0507303		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brian Scott	0407332	bscott@landmk.com	817-721-6009
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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