



3001 - 3027 LACKLAND RD | FORT WORTH, TX 76116



For Sale

100% LEASED | $\pm 22,759$ SF ON ± 1.45 AC | WEST FORT WORTH RETAIL

One of Four Assets | Available Individually or as a Portfolio

CONTACTS

Liam Denholm	817.201.9882
Joseph Davidson	817.575.7078
Casey Borgers	817.813.5637

SPECS:

Building Size: $\pm 22,759$ SF
Lot Size: ± 1.45 AC
Occupancy: 100% Leased
Property Type: Neighborhood Retail Center
Access: Public Transportation Accessible

Pricing: Contact Brokers

INVESTMENT HIGHLIGHTS:

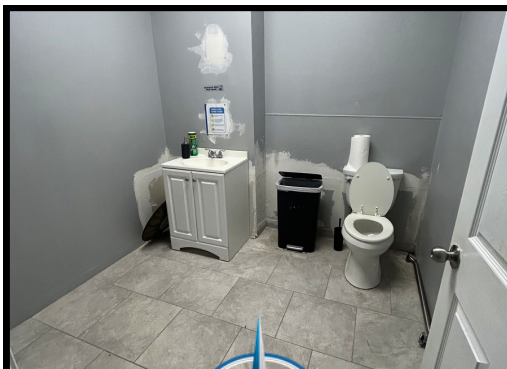
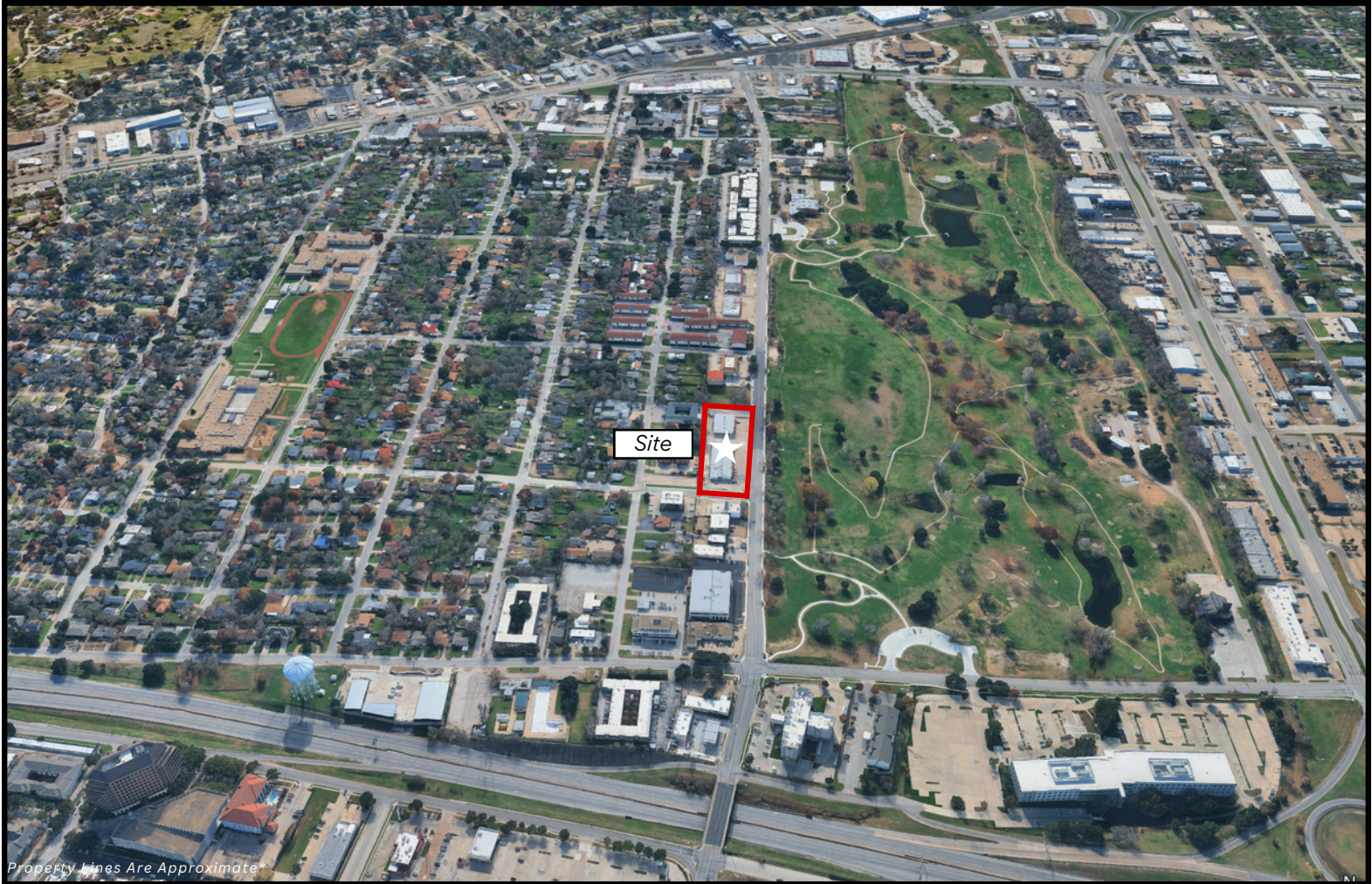
- 100% Leased Stabilized Asset delivering immediate and stable cash flow
- Strong Tenant Mix providing diversified, durable income from a diverse mix of tenants
- Value-Add Potential through future rent growth, lease rollover, and operational improvements
- Mark-to-Market Upside through future rent growth and lease rollover in an expanding West Fort Worth corridor
- High-Growth West Fort Worth Location with expanding residential and commercial development
- Excellent Street Visibility enhancing tenant exposure and consistent consumer foot traffic
- Convenient Access to I-30 (101,795 VPD) supporting strong regional connectivity
- Directly Adjacent to Z Boaz Park — 212-acre recreational destination and major community anchor



For Sale

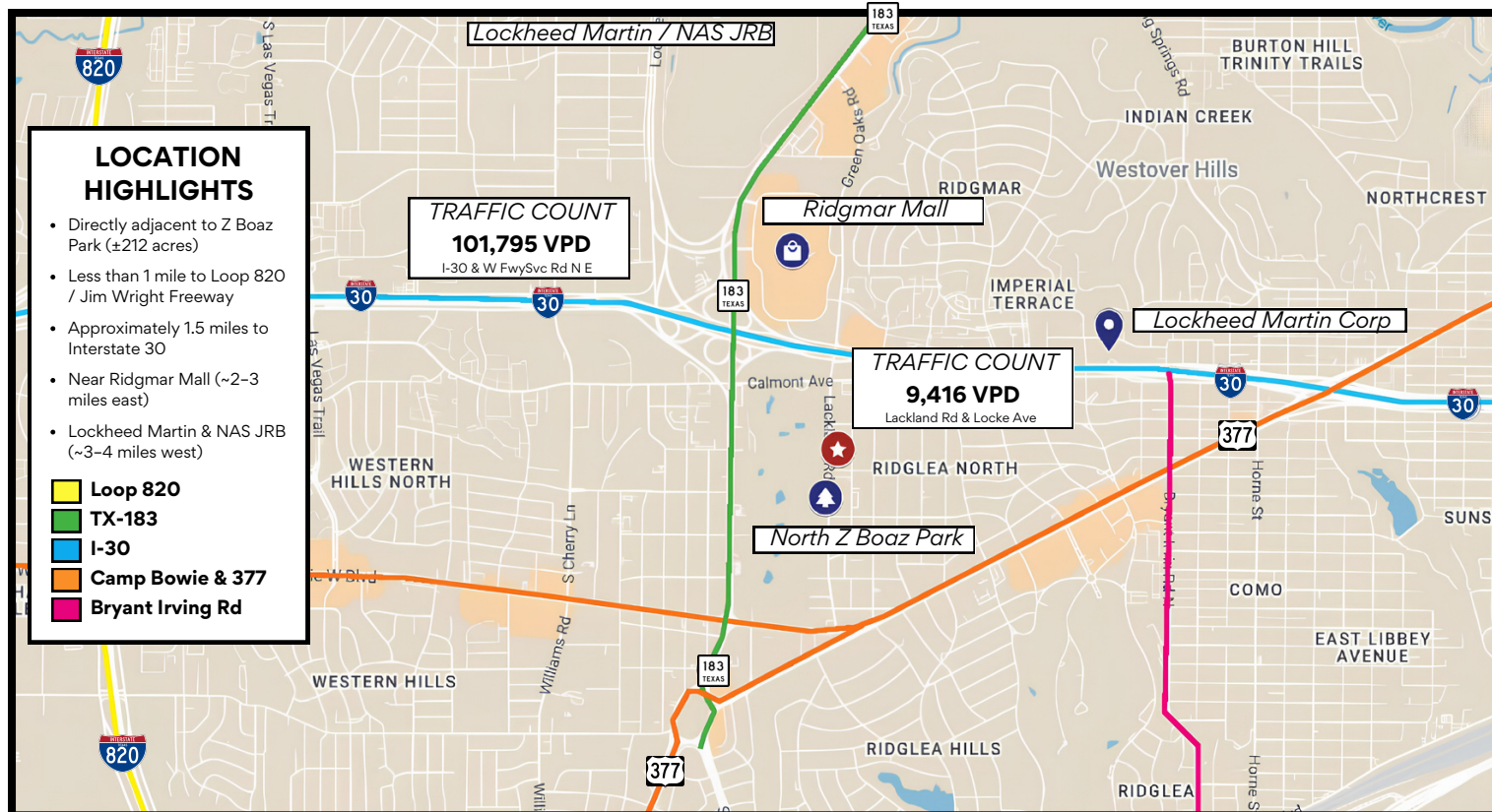
PHOTOS

3001 - 3027 Lackland Rd | Fort Worth, TX 76116



LOCATION & SUBMARKET OVERVIEW:

3027 Lackland Rd is strategically located in West Fort Worth's established suburban retail corridor with exceptional access to both Loop 820 and Interstate 30 (101,795 VPD). The property sits directly adjacent to Z Boaz Park — a 212-acre recreational destination and significant community anchor — supporting consistent foot traffic and long-term tenant stability. The asset benefits from a dense, diverse trade area with strong daily needs retail demand and growing employment drivers including Lockheed Martin and Naval Air Station Joint Reserve Base.



RADIUS	1 MILE	3 MILE	5 MILE
2025 Median Age	37.7	36.7	36.3
2025 Avg HH Income	\$85,133	\$85,947	\$99,161
2025 Population	9,725	103,626	230,919

NORTH TEXAS ACCOLADES

"IN TEXAS, WE WANT BUSINESSES TO SUCCEED. WHEN BUSINESSES SUCCEED, TEXANS SUCCEED."
- GOVERNOR GREG ABBOTT

