



OFFERING MEMORANDUM



347 N CHERRY LANE
WHITE SETTLEMENT, TX 76108



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BUILDING DETAILS & DESCRIPTION

- **OWNER FINANCING AVAILABLE**
- Fully occupied income-producing commercial building
- Grandfathered residential apartment
- Perfectly positioned in the heart of Fort Worth's West Side off Cherry Lane
- Views of Downtown Fort Worth
- Includes three fully leased commercial spaces: one occupied by a construction-related business, another by a vintage furniture store, and a small residential apartment that is legally grandfathered in and also leased
- Generates over \$45,000 in gross income annually
- Primed for a new owner seeking immediate cash flow
- Located just minutes from Lockheed Martin, a major billion-dollar employer, and only moments from I-30 and Loop 820, this site offers unmatched accessibility and visibility
- Ample parking, excellent road frontage, and low-maintenance construction
- The water bill is held in the owner's name and fairly divided among tenants based on usage
- Bldg SF: 3,550
- Yr Built: 1970
- Listing Price: \$499,000



PHOTOS



**AMERIPLEX
REALTORS, INC.**

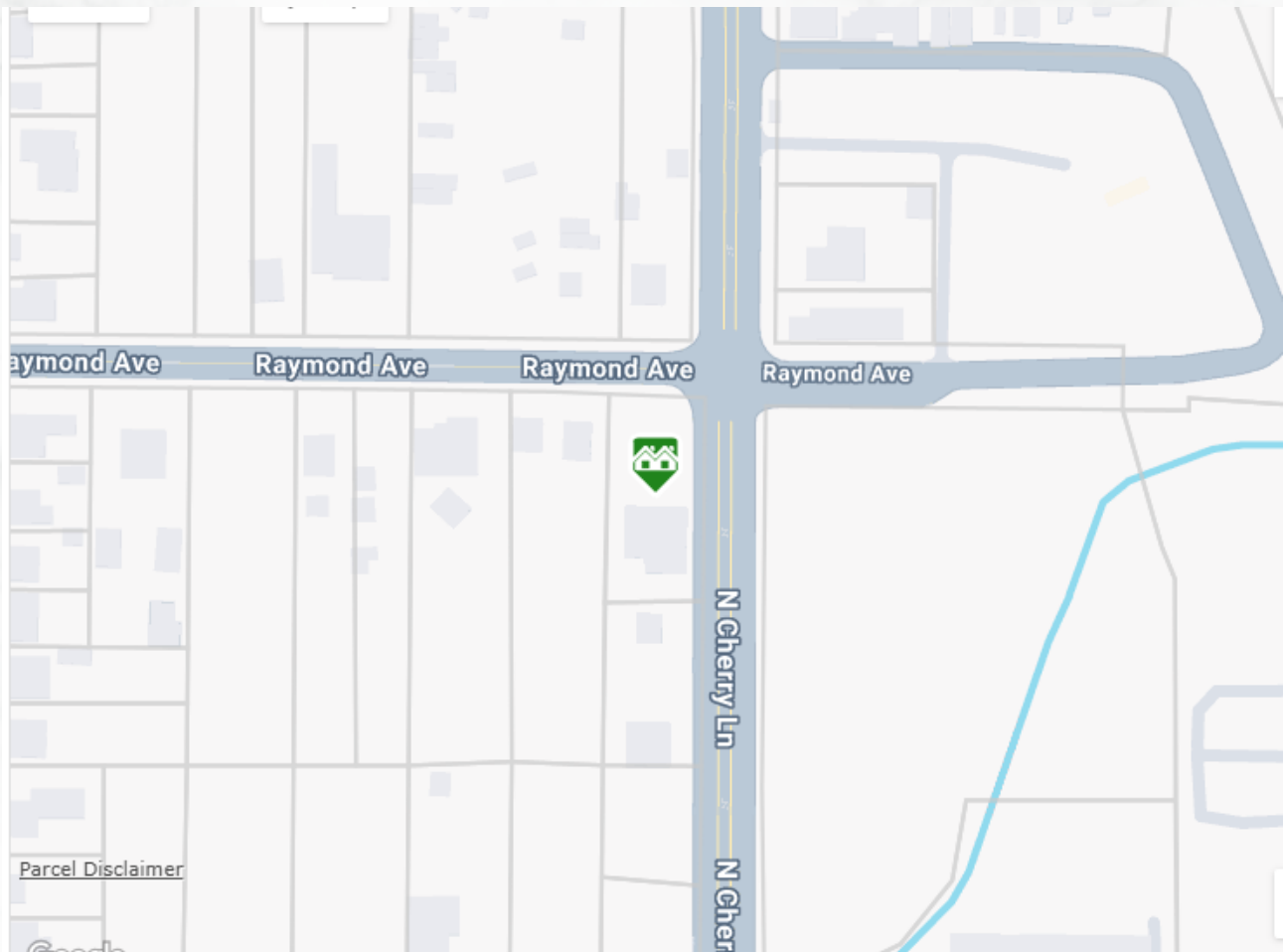


Home ★ Commercial ★ Ranch

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SITE LOCATION





DEMOGRAPHICS AND ECONOMY

White Settlement, TX, is a diverse suburb of Fort Worth with a population around 18,000, a significant military presence (near NAS JRB Fort Worth), and a generally stable economy driven by Retail Trade, Manufacturing, and Healthcare, though facing typical challenges like poverty (around 10%) and an aging infrastructure, with efforts focused on improving quality of life, education, and local development, according to various sources including Census data and local reports.

- **Population:** Approximately 18,000-19,000, with slight recent fluctuations
- **Median Age:** Median age around 36 years
- **Employment:** High employment rate (around 97.5%) with a workforce of over 8,000.