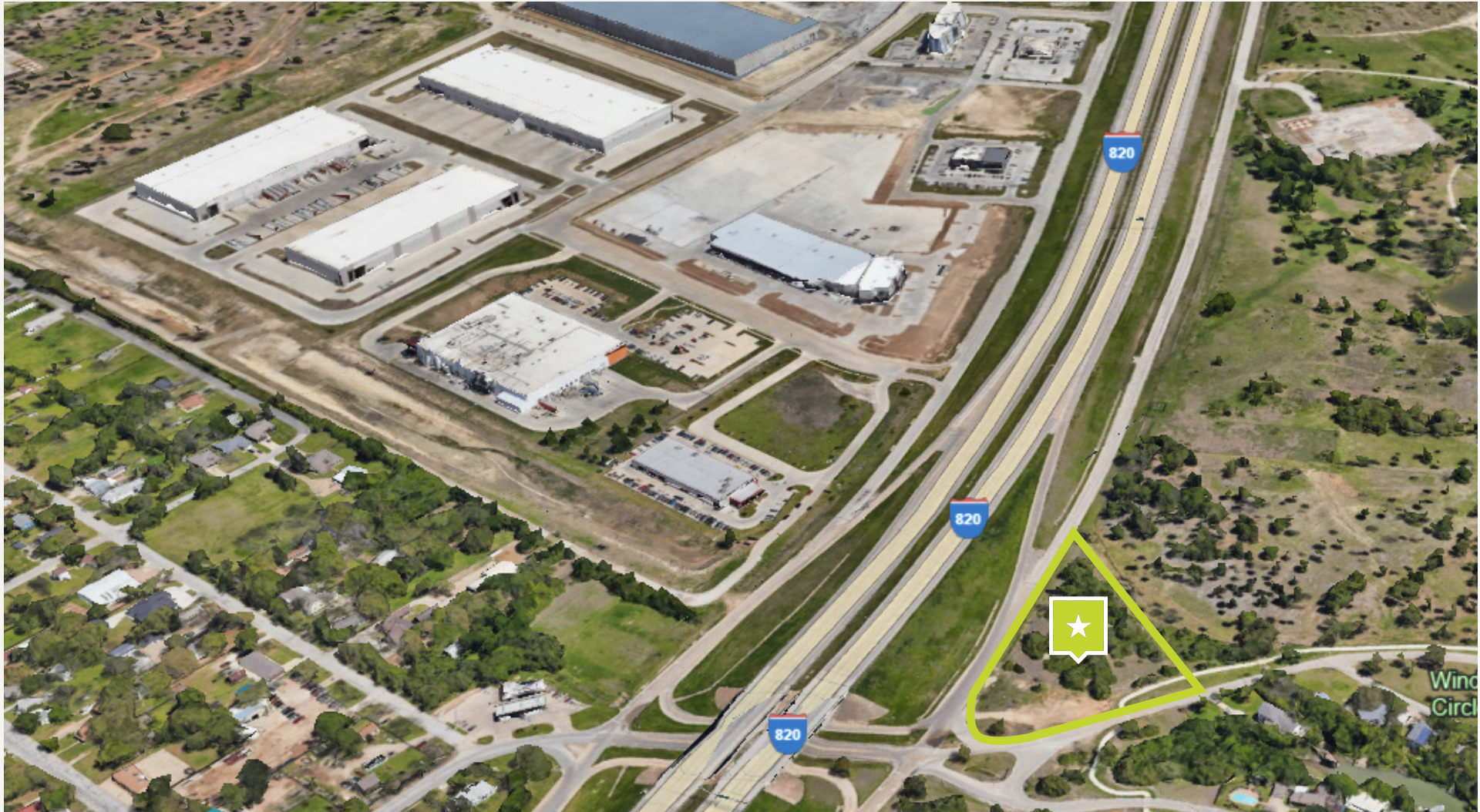


# Land ★ SALE

6952 CAHOBA DR FORT WORTH, TX 76135

2.13 ACRES



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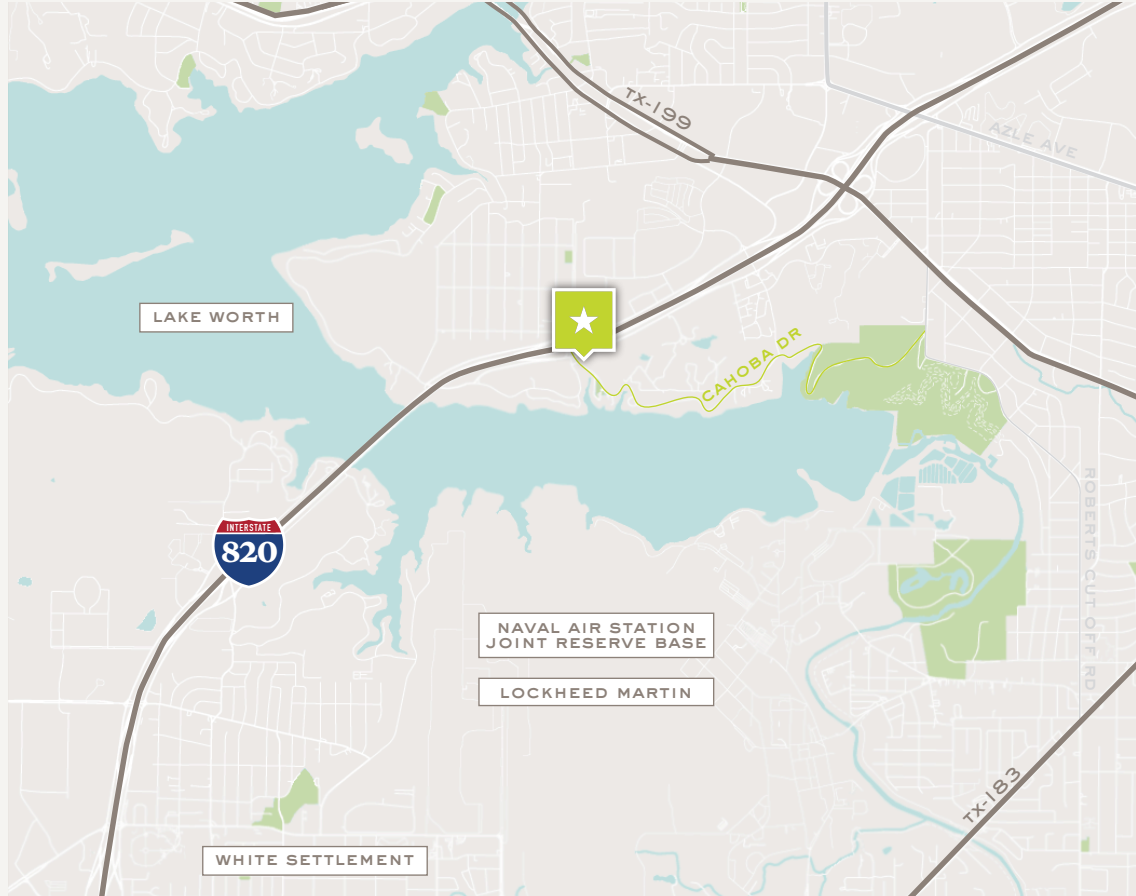
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**Land ★ SALE**  
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**2.13** ACRES

LanCarte.com



#### PROPERTY FEATURES

- Utilities: City water, city sewer, electricity connections available to the site
- 441' on Jim Wright Fwy
- A+ Ingress/ Egress, Dual access points (Cahoba Drive + service road)
- 109,267 VPD on I-820
- Zoning: "F" - General Commercial
- Lake Worth ISD

#### LOCATION OVERVIEW

This location offers a prime retail / commercial opportunity with exceptional access and visibility along NW Loop 820 (Jim Wright Freeway). The tract is situated within the Fort Worth loop in the Lake Worth submarket, offering prime access with dual access points via Cahoba Drive and the interstate service road. With all utilities to site and freeway exposure, as well as traffic counts exceeding 109,000 vehicles per day, the site offers outstanding visibility. The site combines high visibility, excellent ingress/ egress, and ready infrastructure, making it an ideal commercial site.

#### SALE PRICE

**\$1,485,920 (\$16.00/SF)**



Land ★ SALE  
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RETAIL MAP





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INGRESS & EGRESS



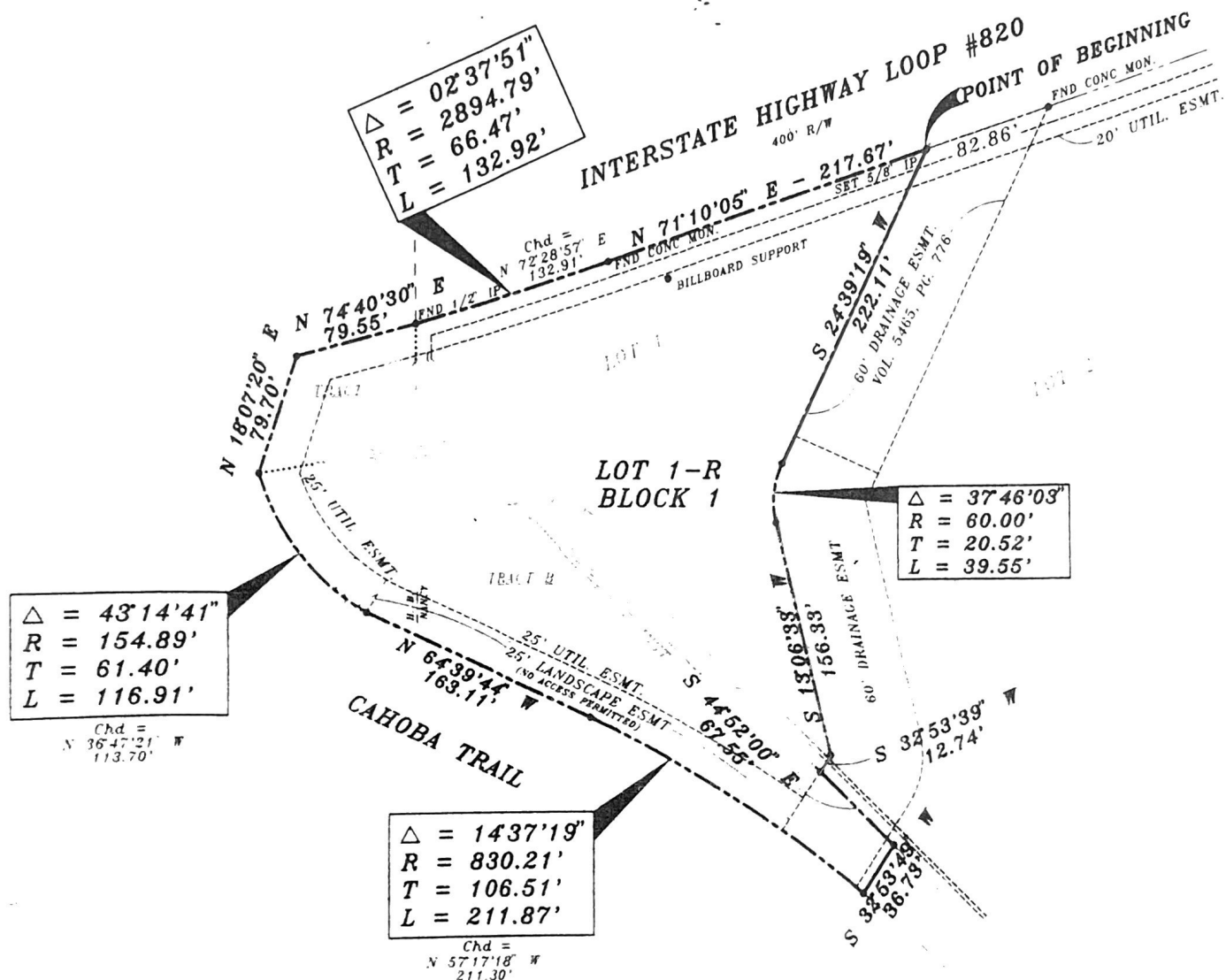


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## SURVEY







# LANCARTE

## COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

*Relentlessly Pursuing What Matters*

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