

# 3509 E Belknap St | Fort Worth, Texas

Prime Commercial Development Opportunity



**OFFERING PRICE: \$799,900**

LOT SIZE	0.83 Acres
BUILDING SIZE	~400 SF
FRONTAGE	129' on E Belknap St
ZONING	Commercial / Mixed-Use
TENANCY	Vacant – Owner/User or Redevelopment

## INVESTMENT HIGHLIGHTS

- High-visibility corner on major East Fort Worth arterial (Belknap St)
- Dedicated turn lane, pylon signage, and strong traffic exposure
- Large 0.83-acre site ideal for pad development or retail strip center
- Suitable for QSR, gas station, automotive, or neighborhood retail
- Rapid growth East Fort Worth submarket with strong demographics

