

CENTURY 21 COMMERCIAL®

1714 VAUGHN

*1714 Vaughn Blvd
Fort Worth, TX 76105*

Great redevelopment opportunity within 4 blocks of Texas Wesleyan University. Zoned for Mixed-Use, FormBased "MU-1" allows for higher density, mixed-use, pedestrian-oriented development. This property would be excellent to serve retail or education users with opportunity for housing the nearby student body. Maximum height 3-5 stories with available height bonus.

The building is suitable for reconstruction or demolition; it is unsafe to tour. Property will need to be gutted from roof to floors with all interior scrapped. Exterior walls are in good condition; no structural concerns. Requests to tour will not be granted without an executed LOI by Buyers, Sellers, and Brokers.

APN: 2242001, 2241986, 2241978



SALE

PURCHASE PRICE:
\$380,000.00

Land Size: 26,250.00 Sq. Ft.
Property Size: 9,580 Sq. Ft.

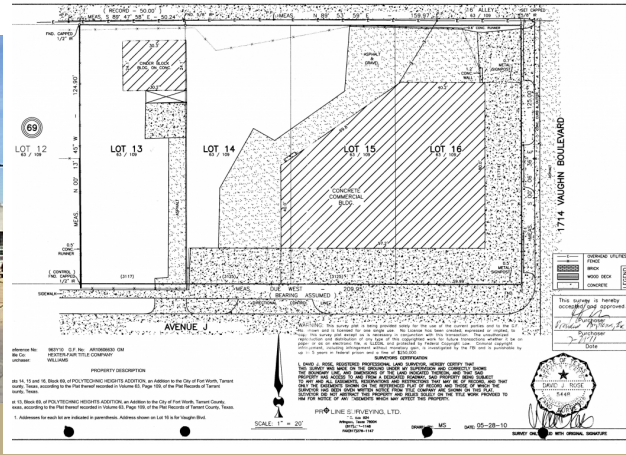
Contact:
(817) 354-7653

**STEPHANIE BUNN
REALTOR**

License: 721367

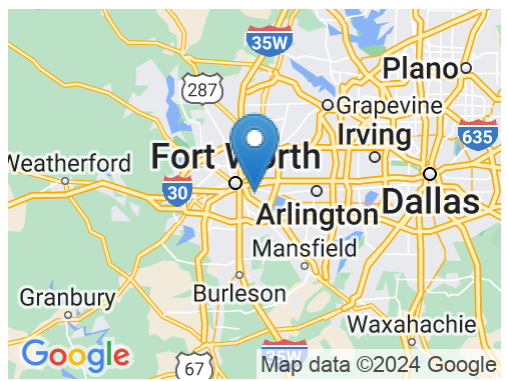
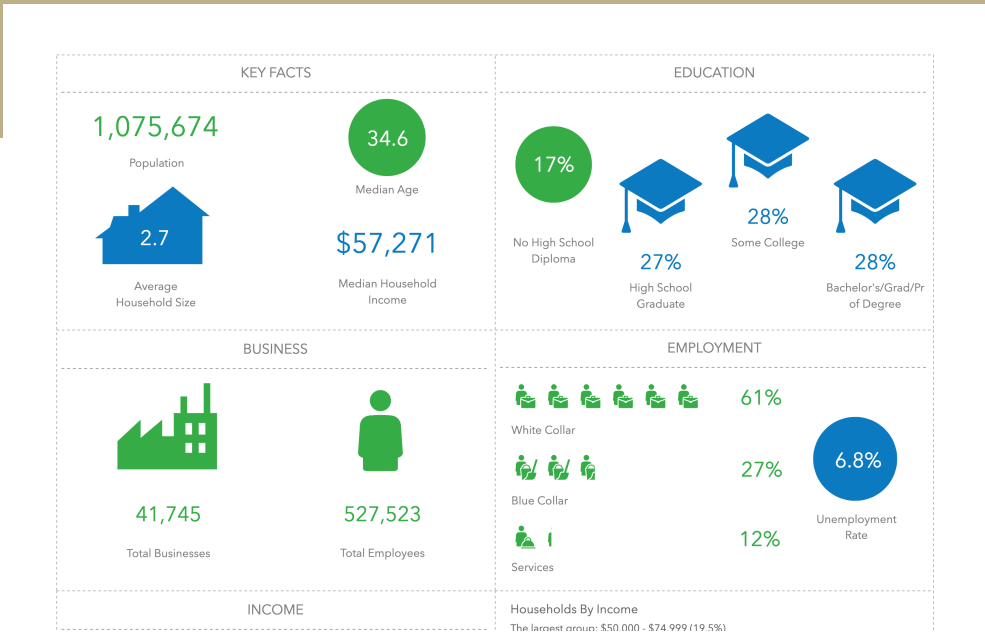
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Property Available

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