



# Frost Bowen Land ★ SALE

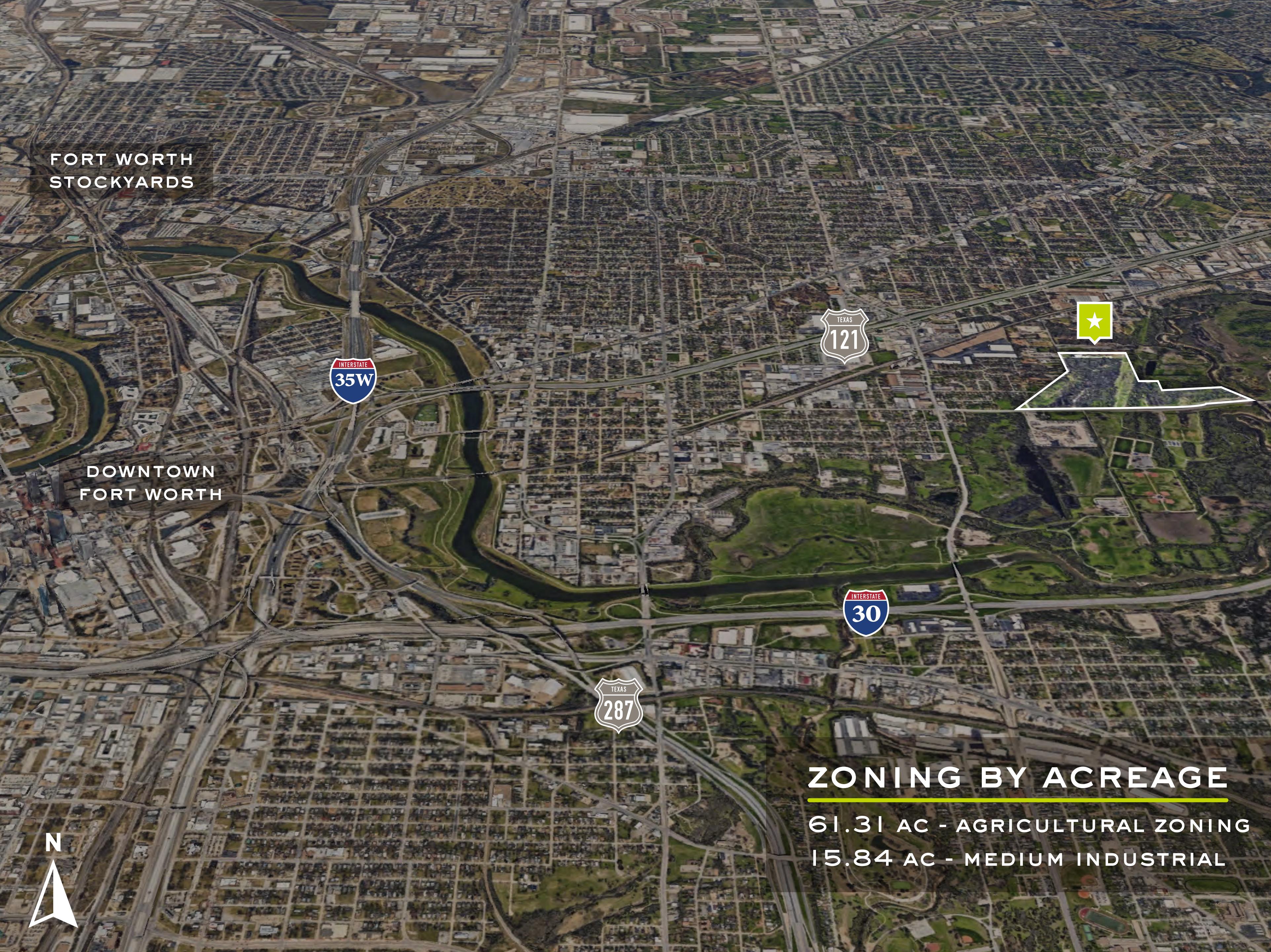
77.15 AC  
1ST STREET,  
FORT WORTH

 **LANCARTE**  
COMMERCIAL

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## ZONING BY ACREAGE

**61.31 AC - AGRICULTURAL ZONING**

**15.84 AC - MEDIUM INDUSTRIAL**

# Executive Summary

## PROPERTY SUMMARY

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## Strategic Location & Access

The 77.15-acre site in East Fort Worth offers a rare infill opportunity with direct access to IH-35W and proximity to key infrastructure. The land benefits from excellent connectivity, with easy access to Downtown Fort Worth, Meacham Airport, and DFW International Airport, making it ideal for a variety of commercial, industrial, and recreational uses. The site has significant road frontage, ensuring high visibility and ease of entry for future development.

## Fort Worth & East Fort Worth Growth

Fort Worth is one of the fastest-growing cities in the country, with substantial investment in infrastructure, commercial development, and residential expansion. East Fort Worth, in particular, is experiencing increasing demand due to its affordability, available land, and improving transportation corridors. With continued economic expansion and population growth, this location presents a strong opportunity for developers looking to capitalize on the city's momentum.

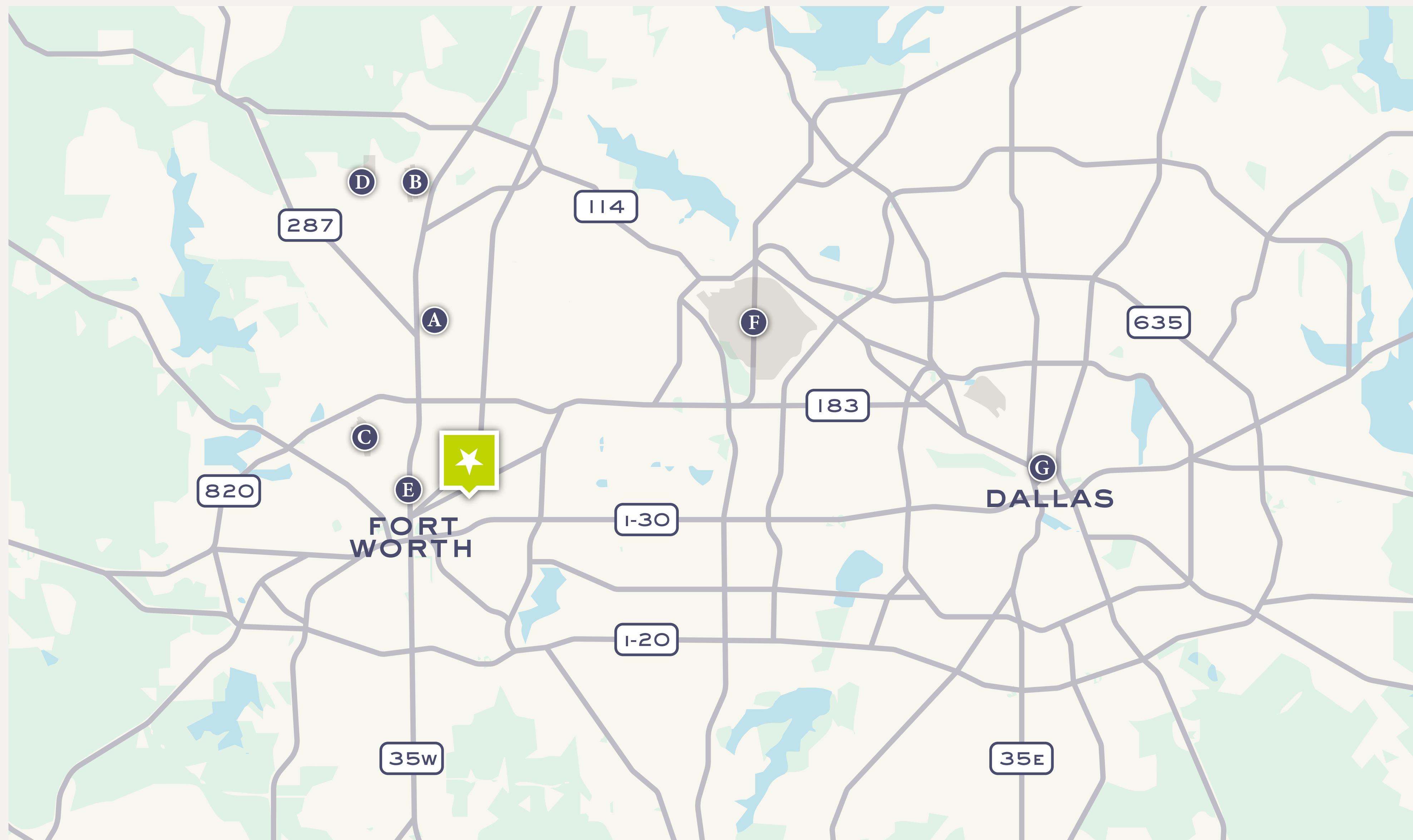
## LISTING HIGHLIGHTS:

- +/- 77.15 AC (can be divisible)
- Utilities
  - 12" Sanitary sewer under E 1st Street
  - 8" Sanitary sewer in Haltom Road
  - 18" Sanitary sewer about 200' offset from Haltom Road, then cuts across property to northeast
  - 10-12" Water line in Haltom Road
  - 12" Water line in E 1st Street
- Zoning
  - J-Medium Industrial
  - AG- Agricultural
- Reclamation & Development Potential (Estimate):
  - ~ 35 acres estimate developable
  - ~ 17 estimated reclaimable w/ ~ 11 ft of fill
  - Existing ground elevation ~ 503 ft
- Price: \$8,000,000 (\$2.38/ SF to Gross Land Area)

# Property Details

AREA DEVELOPMENT & POINT OF REFERENCE

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 SUBJECT PROPERTY

## DISTANCES

- A** ALLIANCE TOWN CENTER **16 MIN**
- B** ALLIANCE AIRPORT **20 MIN**
- C** MEACHUM AIRPORT **14 MIN**
- D** BNSF ALLIANCE INTERMODAL **26 MIN**
- E** DOWNTOWN FORT WORTH **8 MIN**
- F** DFW INTERNATIONAL AIRPORT **18 MIN**
- G** DOWNTOWN DALLAS **35 MIN**

# Property Details

DEMOGRAPHICS & PROPERTY SURVEY

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*Relentlessly Pursuing What Matters*

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