

PRICE REDUCED

FOR SALE **Fort Worth** **EDUCATION CAMPUS**

±73,800 SF CLASS "A" EDUCATION FACILITY

4640 Sycamore School Rd & 7520 S. Hulen

Fort Worth, TX 76133



CBRE

Former Charter School



Building

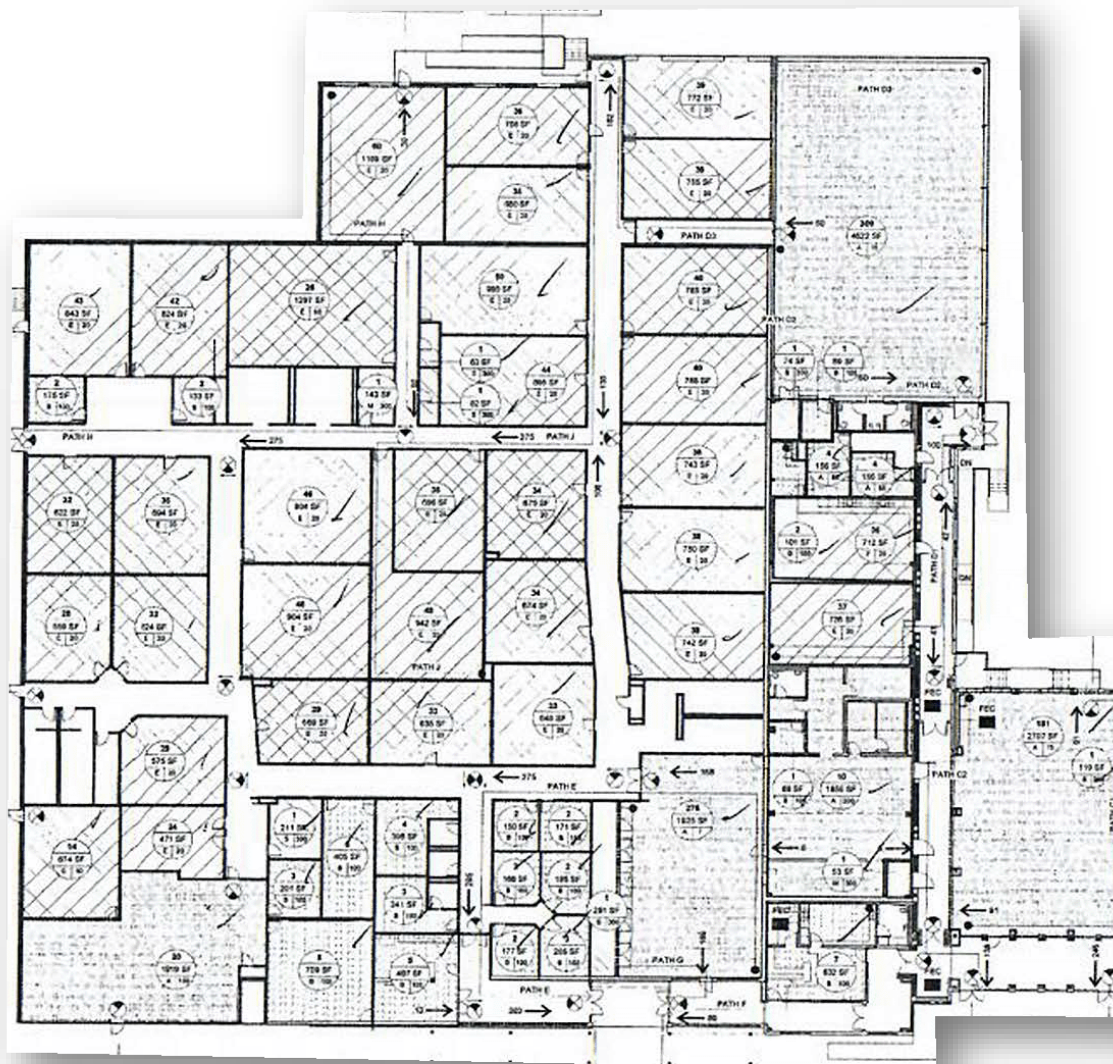
- **Size:** ±73,800 SF
- **Land:** 5.44 Acres
- **4640:** 4.38 Acres
- **7520:** 1.06 Acres
- **Year of Construction:** 2008
- **Year of Remodel:** 2018
- **Structure:** Steel, Concrete, Glass
- **Roof:** Insulated Metal
- **Sprinklers:** Yes
- **Security Cameras:** Yes
- **Blinds:** Roller Shades
- **Parking:** 119 Spaces
- **Zoning:** E (Neighborhood Commercial)
F (General Commercial)
- **Price:** \$19,950,000

Educational Features

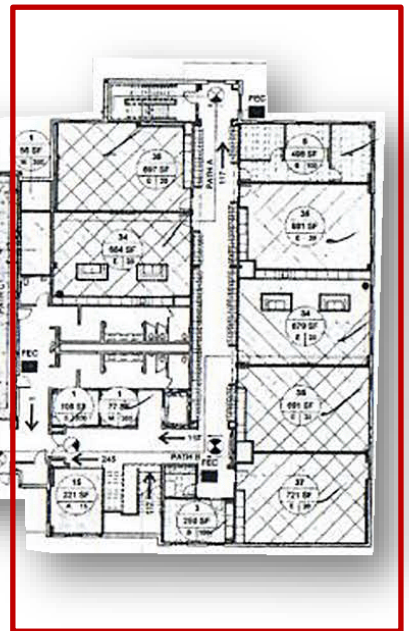
- Former Pre-k thru 8th Grade Charter School
- Library
- Cafeteria Space
- Athletic Field (across Sycamore School)
- Administrative Offices
- Kitchen
- Teacher/Staff Space
- Multi-purpose Space
- Ample Storage Space
- Playground Equipment
- Gymnasium
- Boy and Girl Locker Rooms
- On-site Traffic Flow Drop-off / Pick-up
- Parking

1st Floor

± 51,147 SF

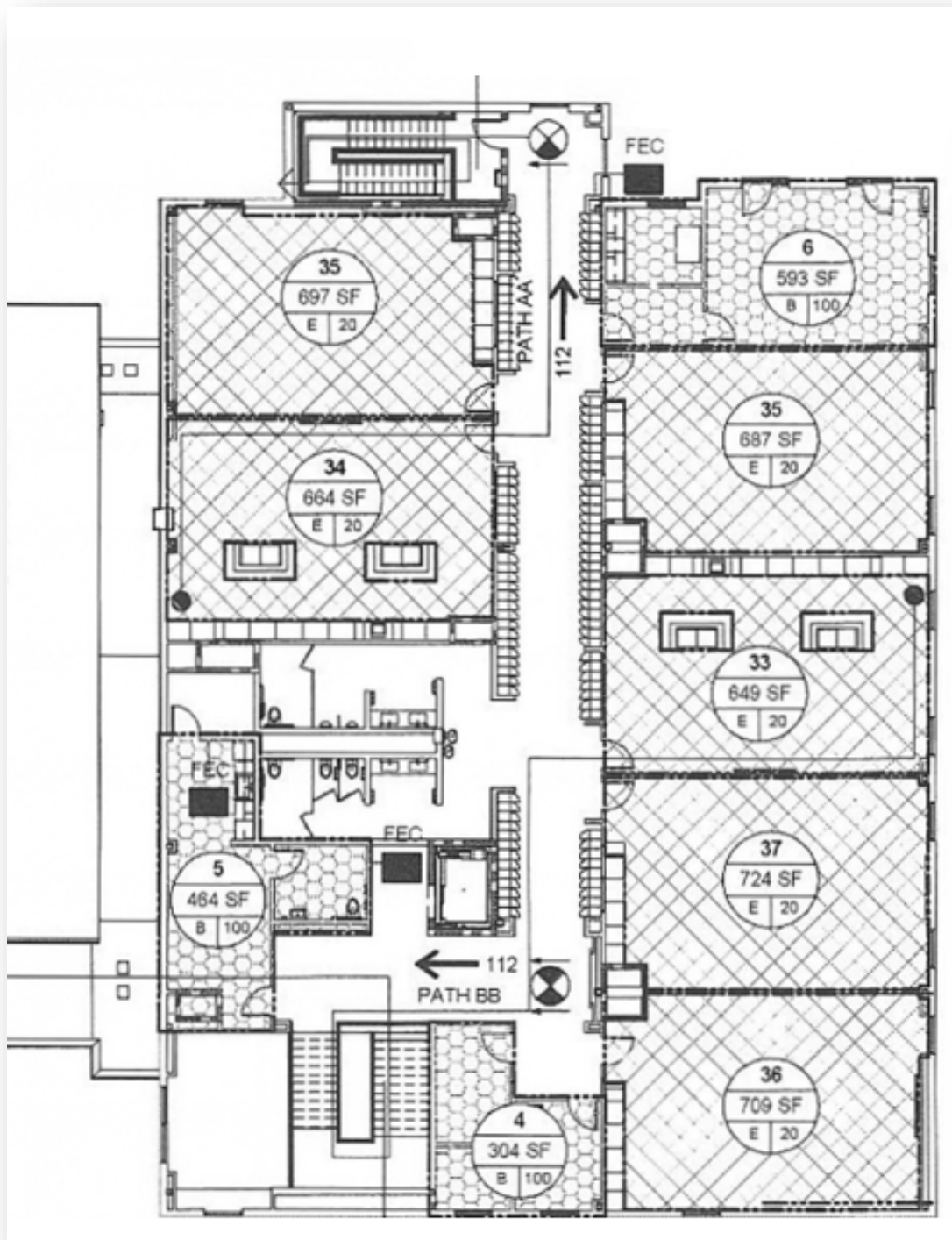


2nd Floor



2nd Floor

± 22,653 SF



Exteriors

Aerial Site



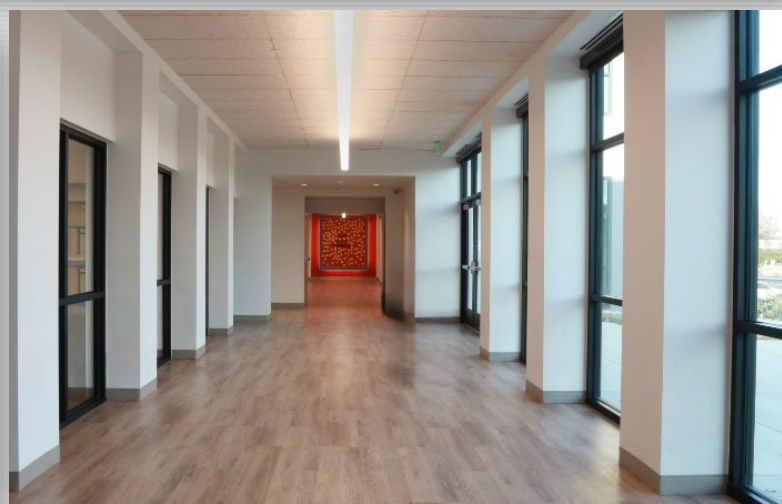
East View



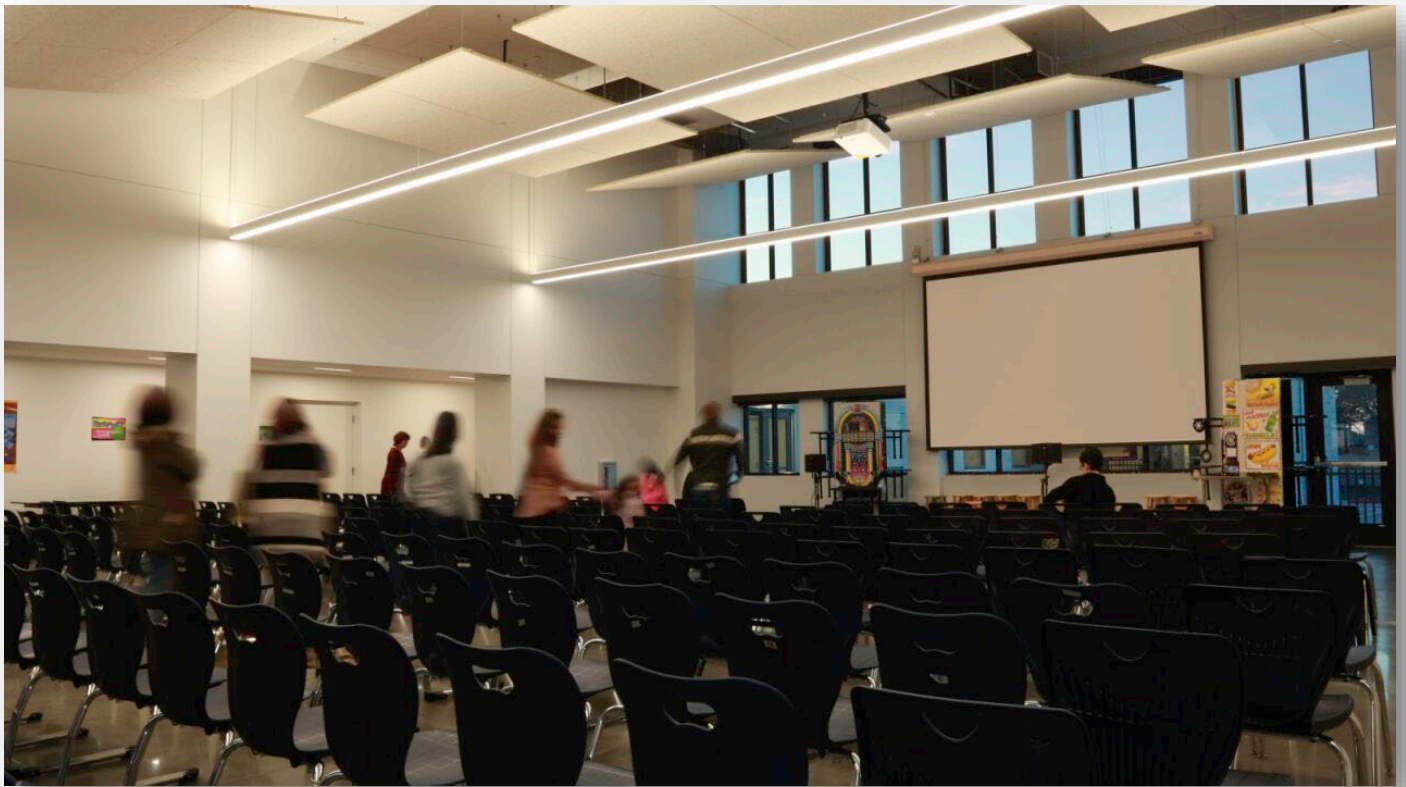
South View



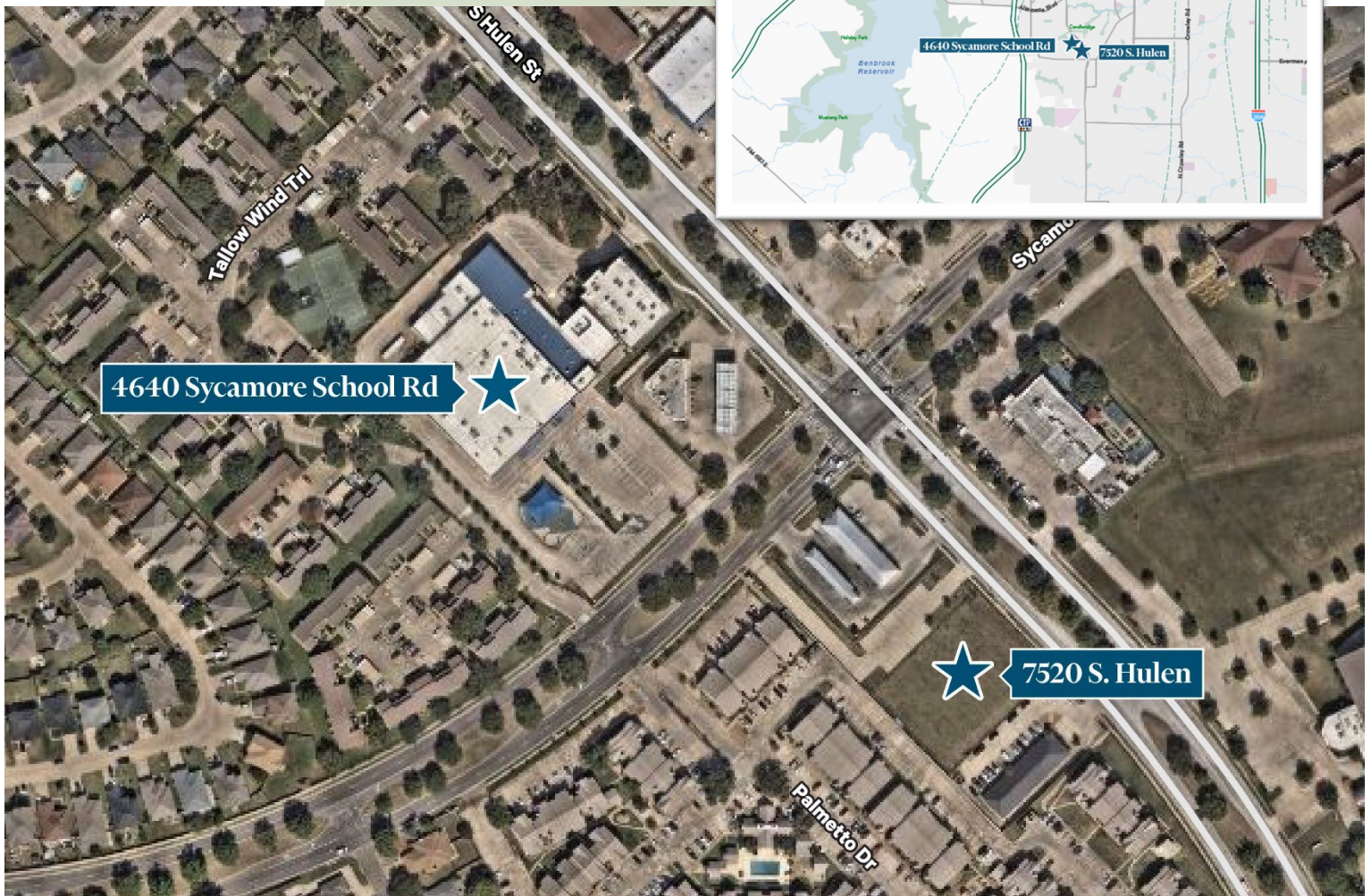
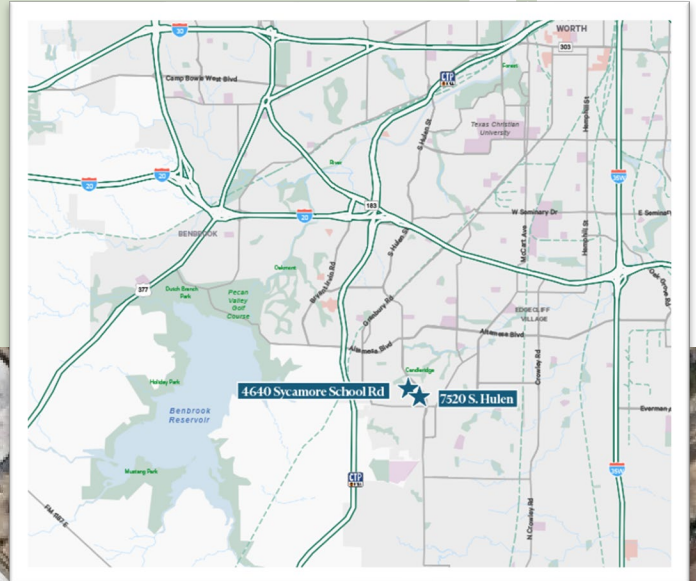
Interiors



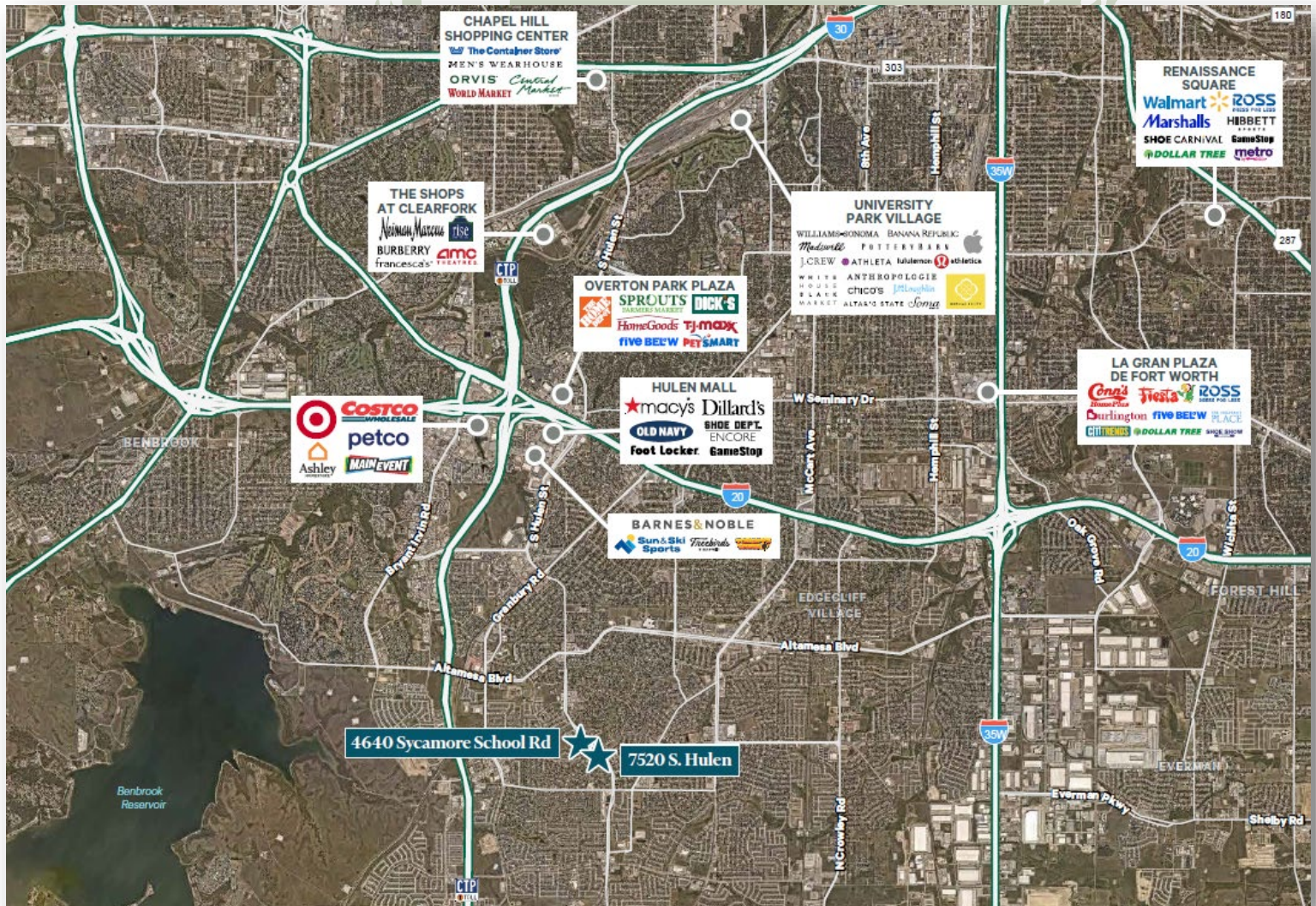
Interiors



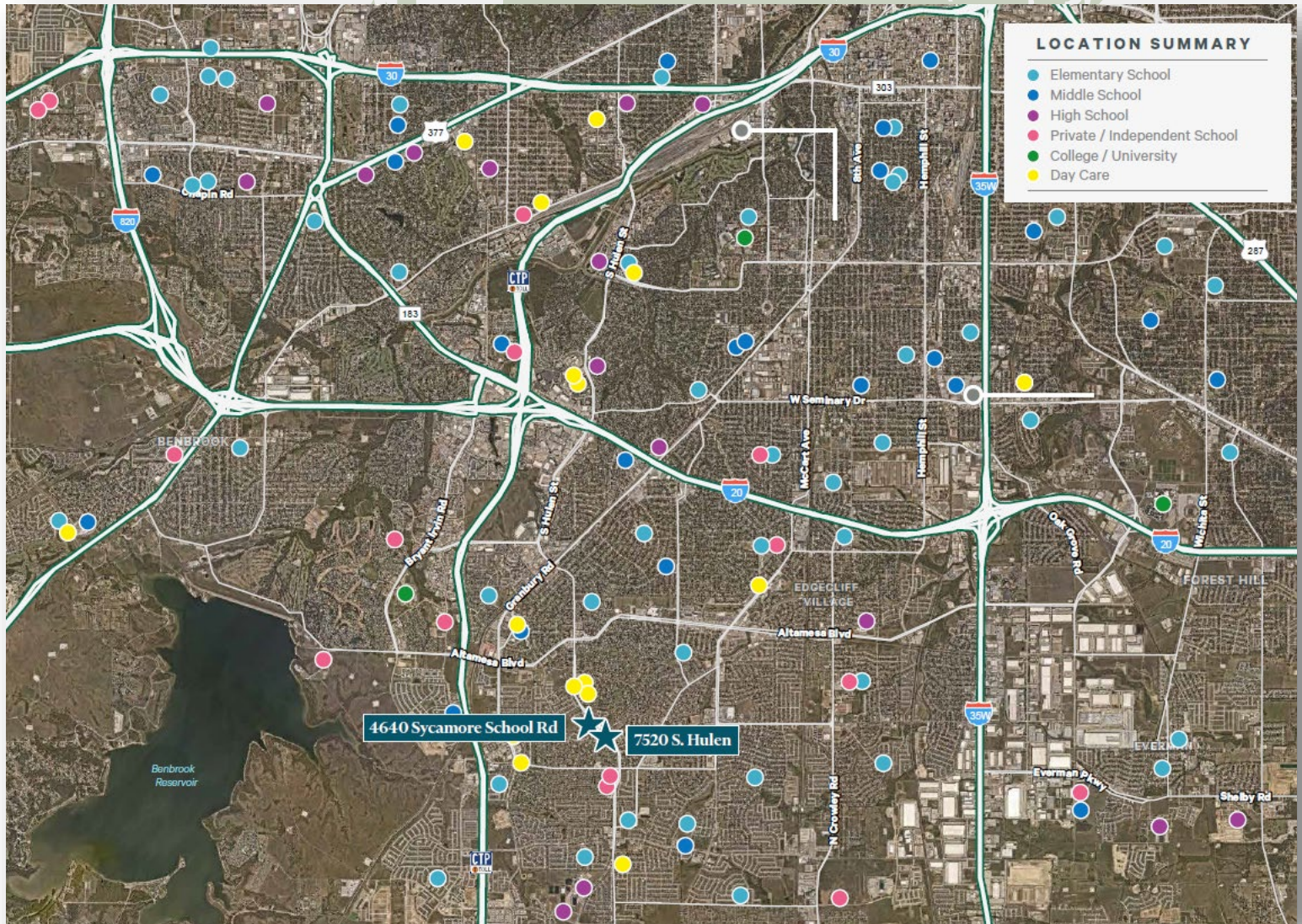
Southwest Fort Worth Map



Amenities Map



Map of Surrounding Schools



Desirable Southwest Fort Worth Location

Situated East of the Chisholm Trail Parkway (Toll Road) on Sycamore School Road, the facility enjoys convenient access to Interstate 35W, and South Interstate 20.

The trade area is densely populated and comprised, of high end single and multi-family housing primarily consisting of young families with children.

222,640

Total Population
5-mile radius

86,957

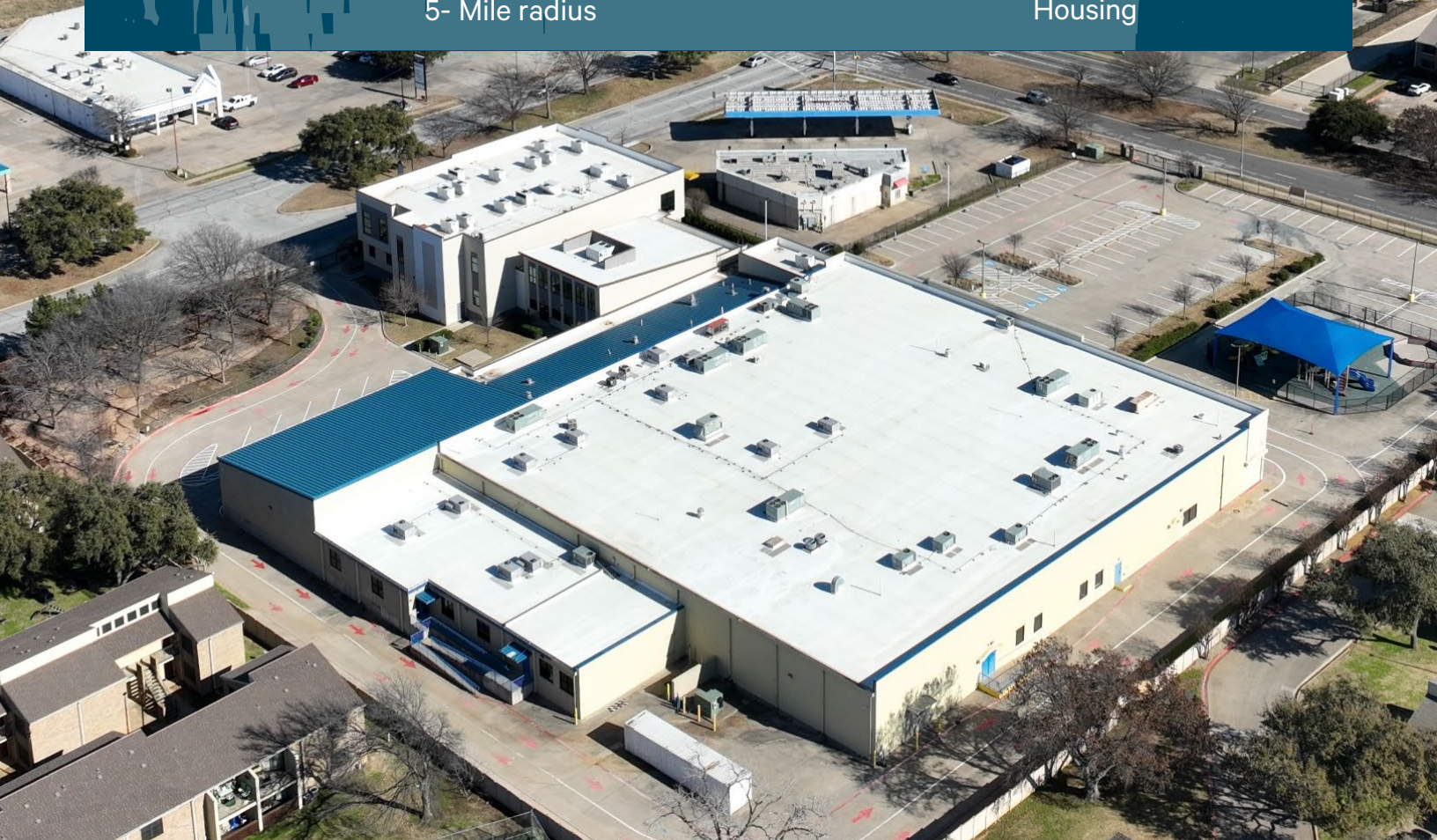
Number of
Housing Units
5- Mile radius

\$117,154

Avg HH Income
1-mile radius

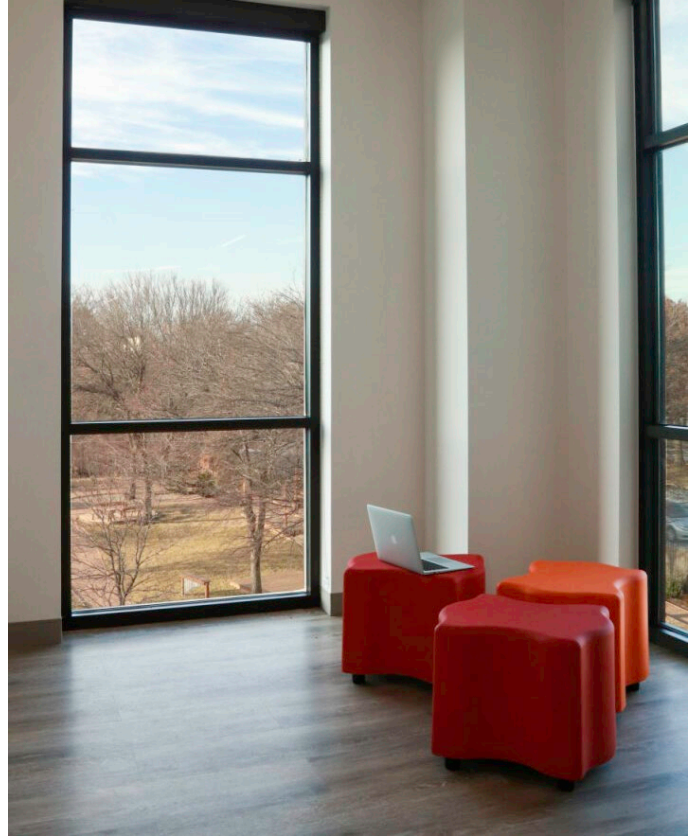
\$343,716

Avg Value of
Owner-Occupied
Housing



Fort Worth EDUCATION CAMPUS

OPPORTUNITY



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