

**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

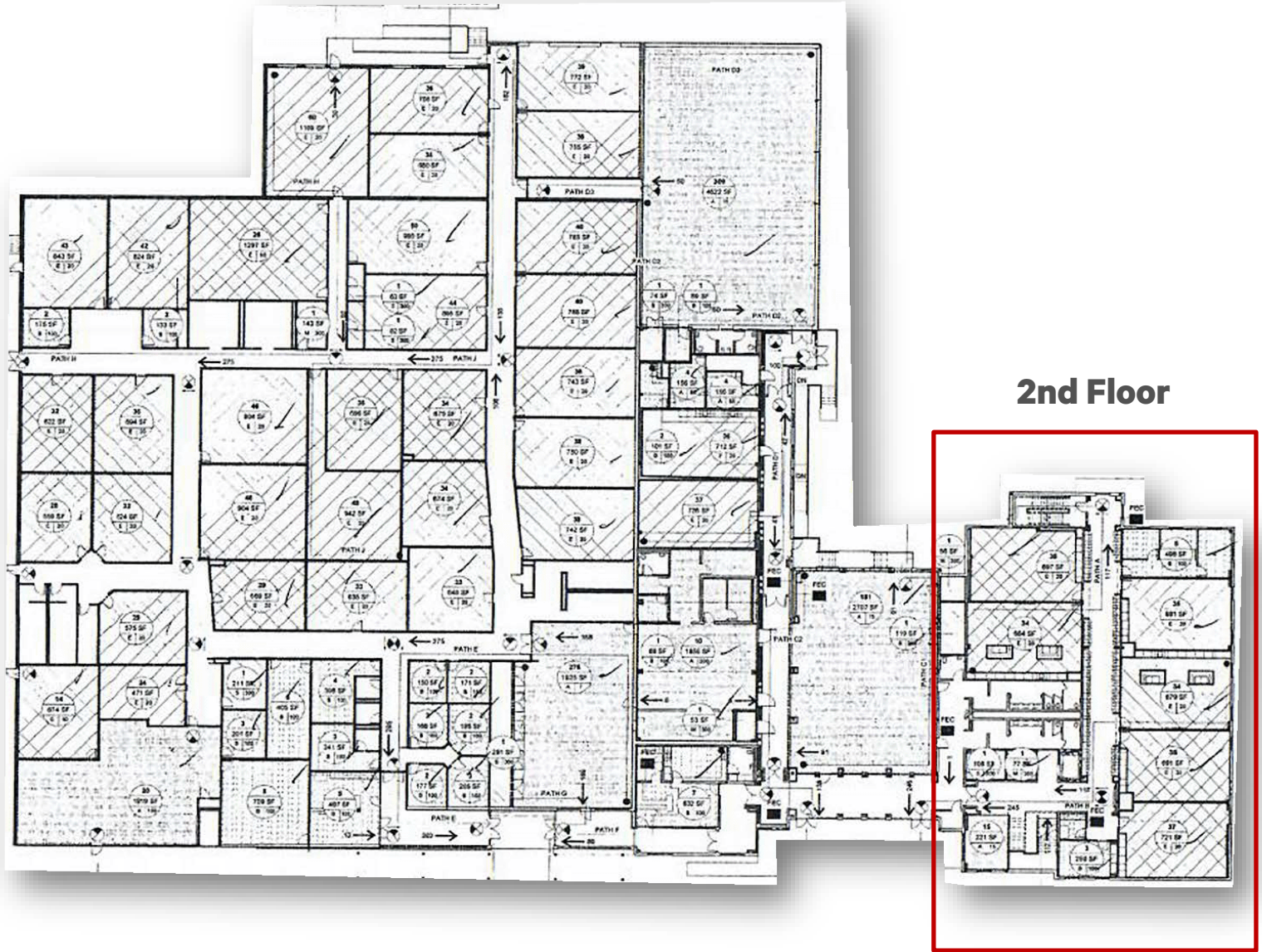
- **Size:** ±73,800 SF
- **Land:** 5.44 Acres
- **4640:** 4.38 Acres
- **7520:** 1.06 Acres
- **Year of Construction:** 2008
- **Year of Remodel:** 2018
- **Structure:** Steel, Concrete, Glass
- **Roof:** Insulated Metal
- **Sprinklers:** Yes
- **Security Cameras:** Yes
- **Blinds:** Roller Shades
-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

## Educational Features

- Former Pre-k thru 8<sup>th</sup> 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

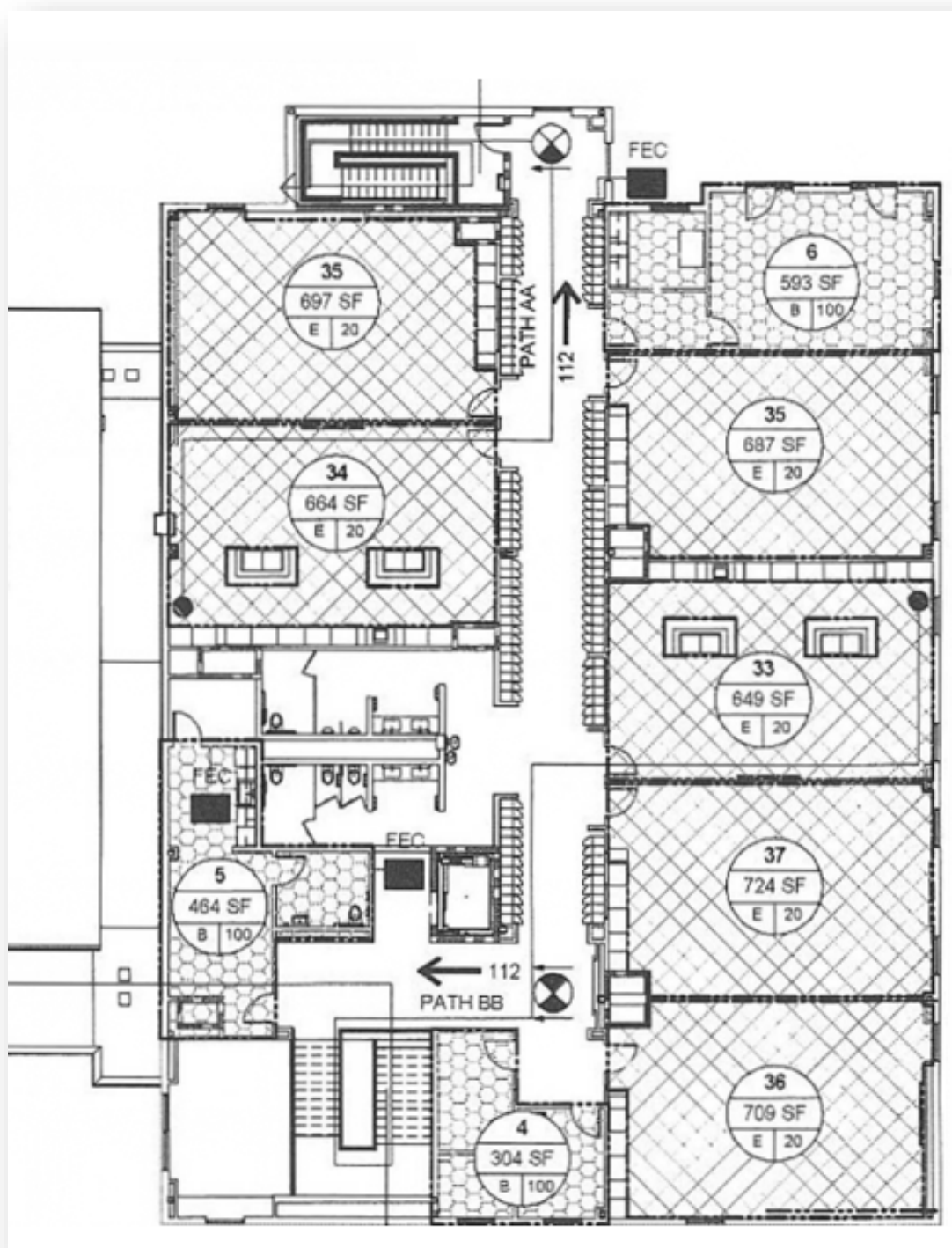


## 2nd Floor



# 2nd Floor

± 22,653 SF



# Exteriors

Aerial Site



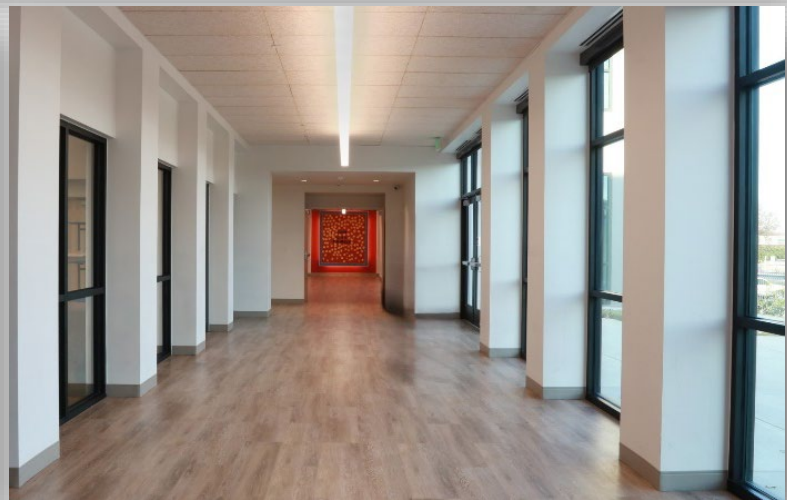
East View



South View



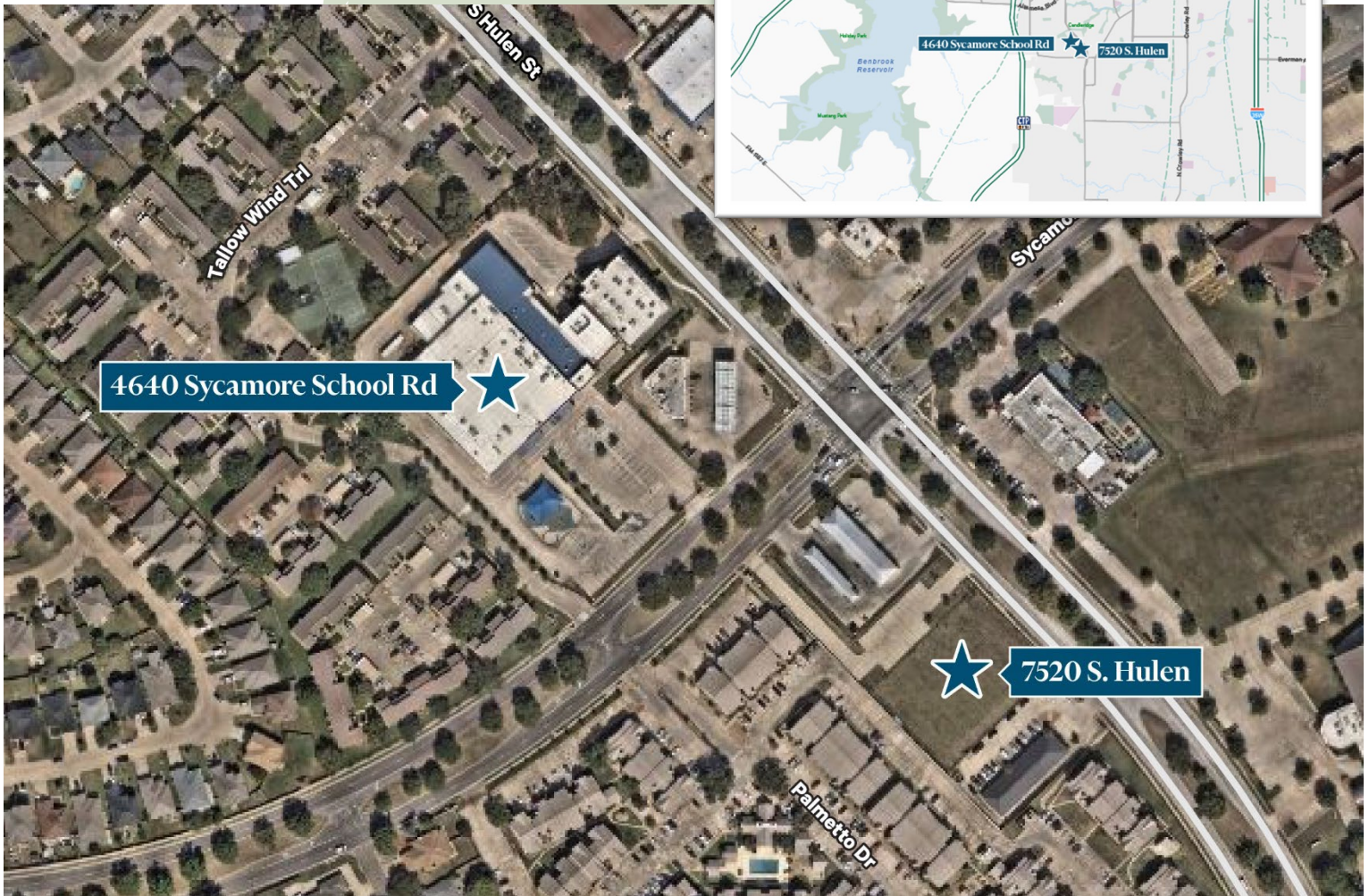
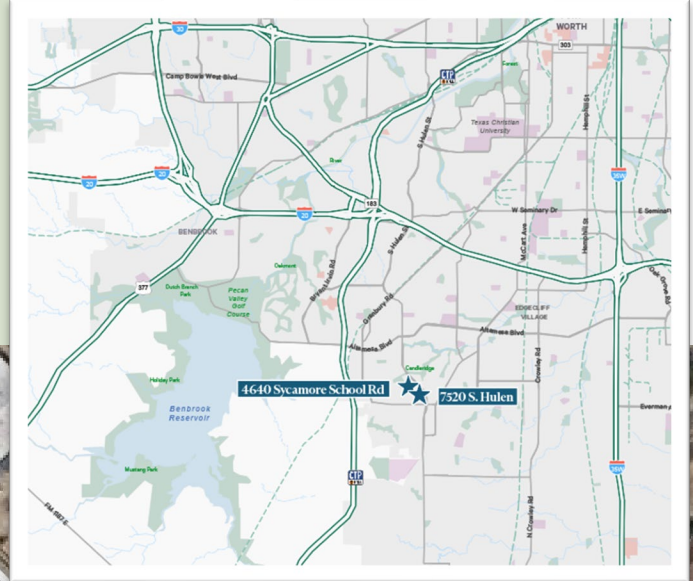
# Interiors



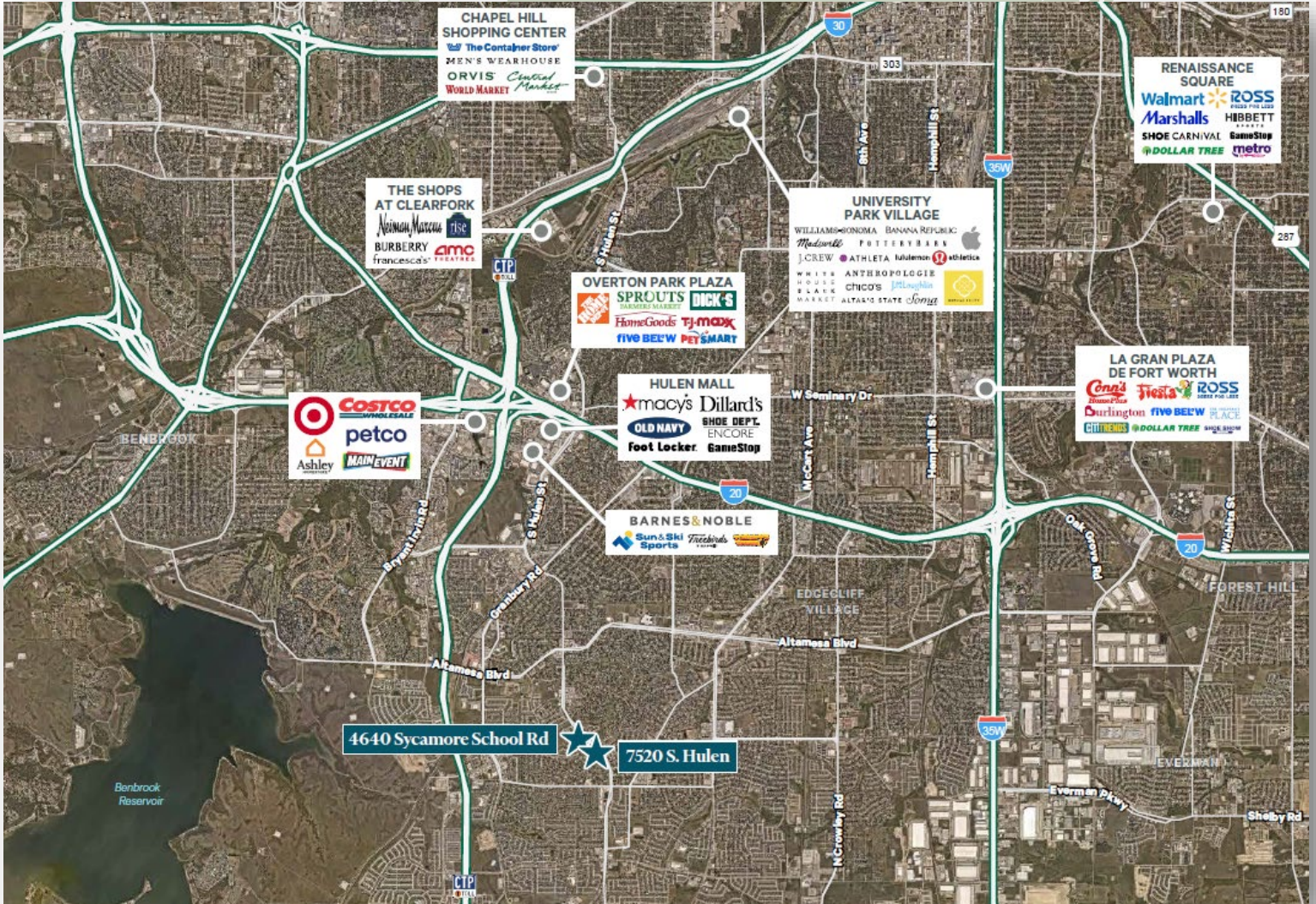
# Interiors



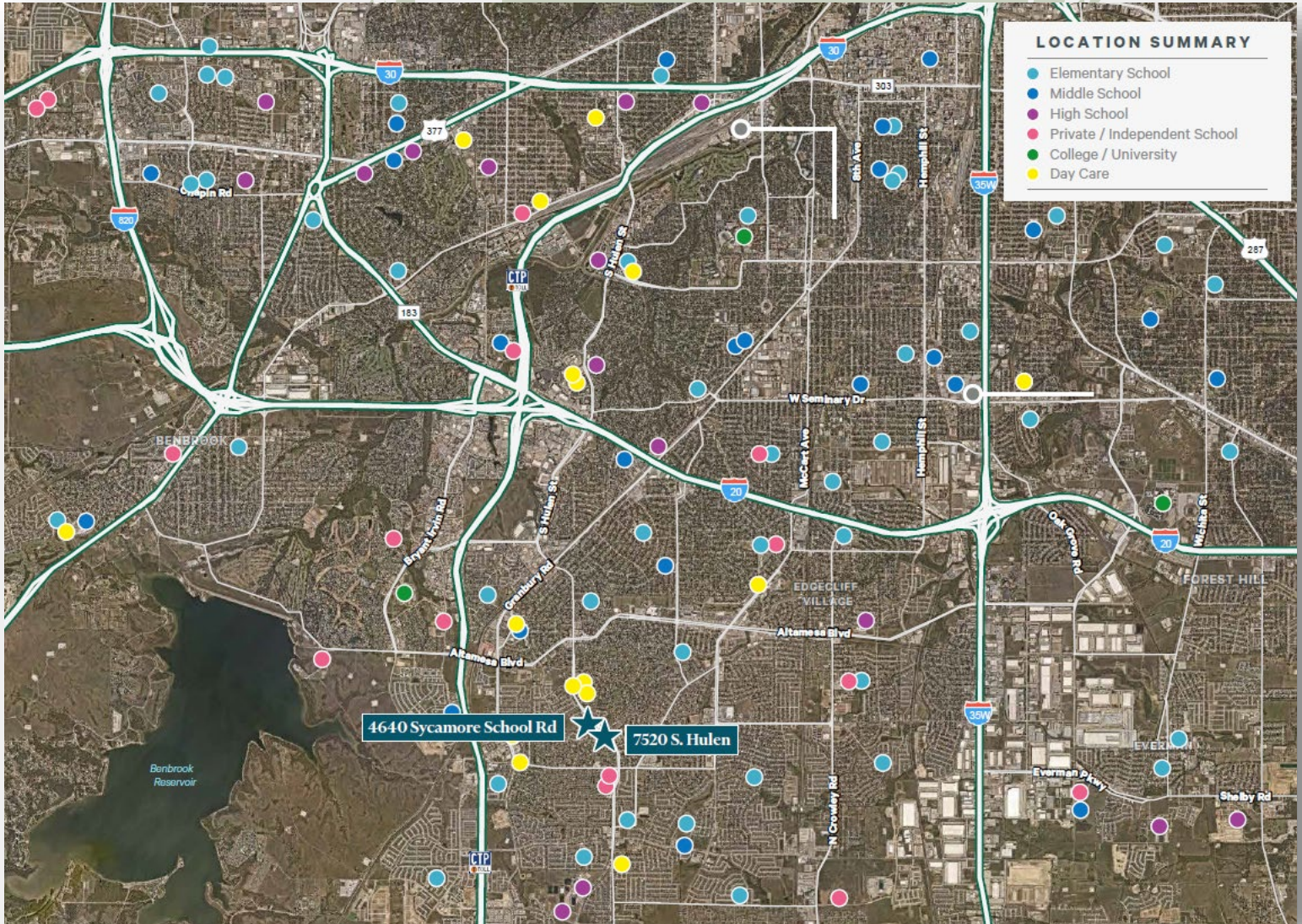
# Southwest Fort Worth Map



# 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**

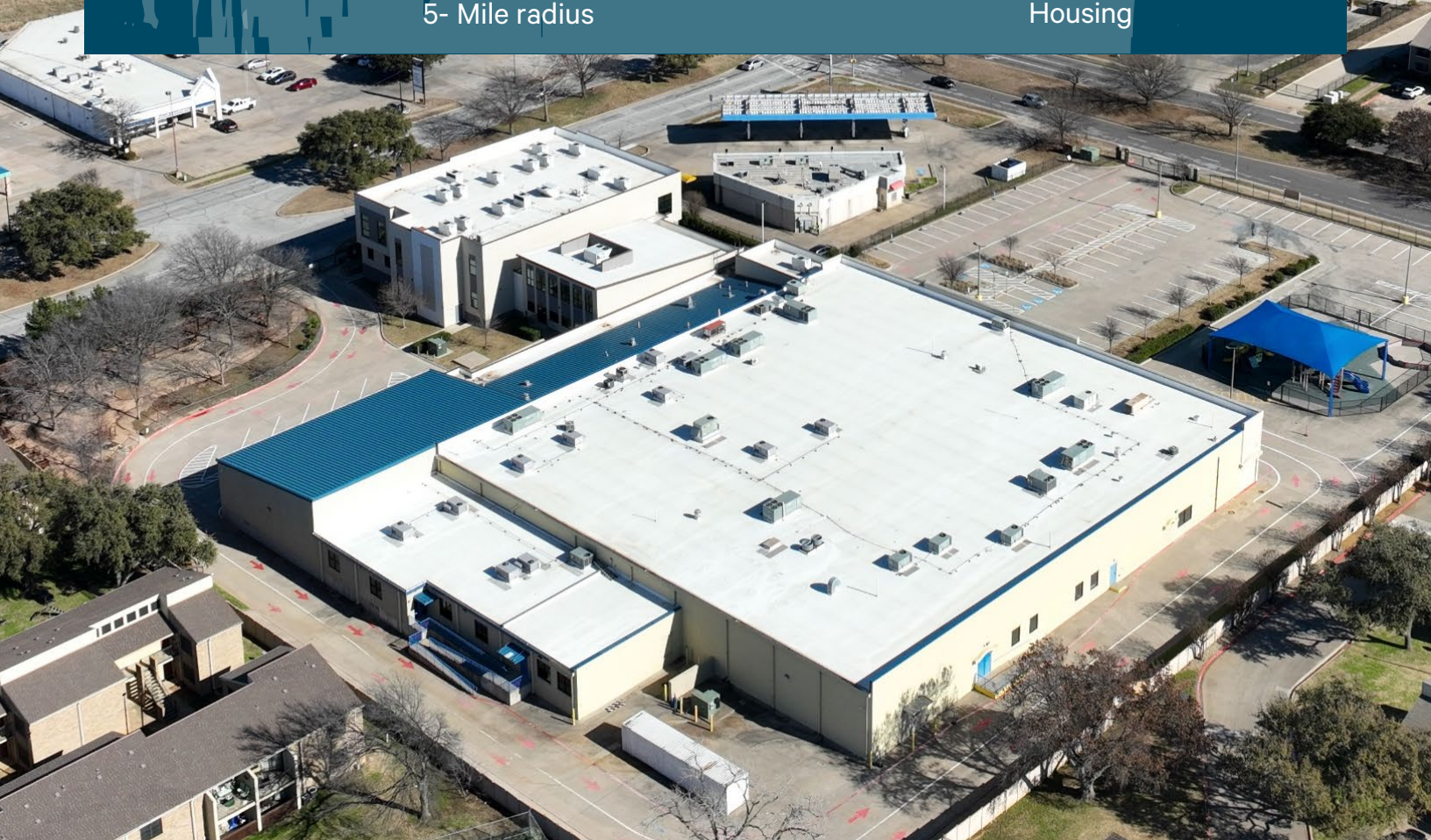
Number of  
Housing Units  
5- Mile radius

**\$117,154**

Avg HH Income  
1-mile radius

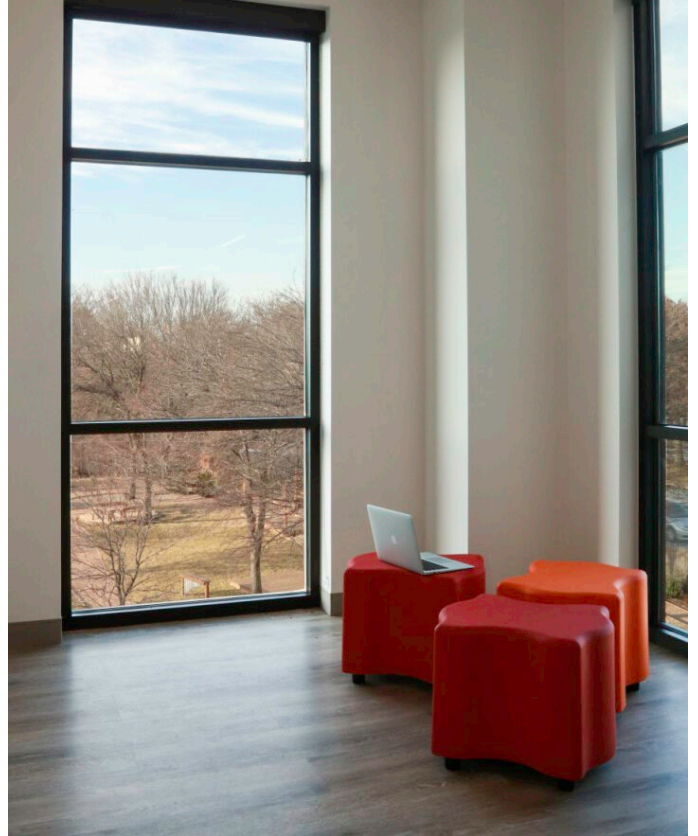
**\$343,716**

Avg Value of  
Owner-Occupied  
Housing



# Fort Worth EDUCATION CAMPUS

OPPORTUNITY



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