



FOR SALE OR LEASE

I-20 COMMERCIAL LAND

SWQ of I-20 & Hemphill Street | Fort Worth, Texas 76134



HOLT LUNSFORD
COMMERCIAL

EDGECLIFF VILLAGE

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PRICING

- “Pad sites” Available for Sale or Lease
 - From .25 Acres up to 10.55 Acres
 - Build to Suit Opportunities
 - Ground Lease Opportunities
- Contact Broker for Pricing

ZONING

Moderate to High Intensity

- General Commercial
- Light Industrial “I”

[CLICK FOR VIDEO](#)

CONTACT

Vic Meyer | 817.710.1113 | vmeyer@holtlunsford.com

Ross Moncrief | 817.632.6154 | rmoncrief@holtlunsford.com

This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.



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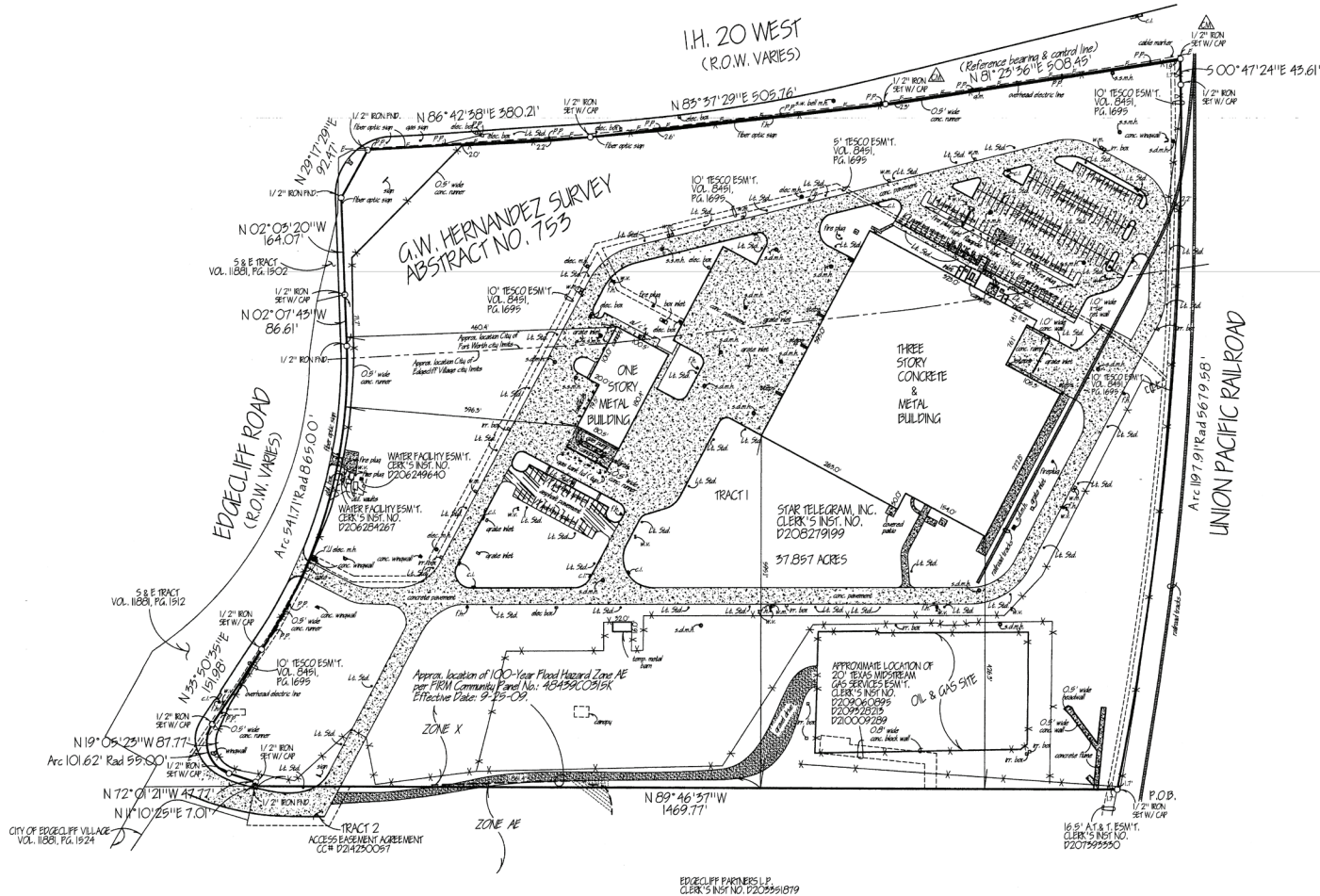
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ROADS

Roads can be altered but they will have to conform to current codes which may vary from when these were originally put in place in the early 80's.

USAGES

Animal pound, private
Auto glass, seat cover, muffler shop
Auto, new or used sales
Auto painting or body shop
Auto parts and accessory sales (with or without outside storage)
Auto repair garage
Bakery or wholesale candy plant
Bottling works
Brick kiln or tile plant
Building materials sales
Bus station or terminal
Cabinet and upholstery shop
Cleaning plant, commercial
Clothing or similar manufacturing
Community facilities use
Contractors, electrical, mechanical, or plumbing (with or without outside storage)
Convenience stores (with or without automotive fuel sales)
Carwash
Wholesale sales/storage
Electrical generating, substation, transmission line
Gasoline or motor fuel sales
Greenhouse, commercial nursery, or plant sale
Grocery store
Hauling or storage company
Heavy machinery sales/repair
Kennel
Laboratory, research or manufacturing
Light manufacturing or assembly
Lithography or print shop
Monument manufacturing
Motorcycle sales and repair
Open storage of commercial goods
Paint shop
Parking lot or structure, commercial auto or trucks/trailers
Petroleum storage/collection
Plumbing shop (with or without outside storage)
Radio, microwave, TV tower
Radio, television station
Self-storage facility
Tool Repair
Veterinarian (with or without boarding and/or kennels)
Welding or machine shop
Warehouse

DEVELOPMENT REGULATIONS

Height: No building shall exceed 50 feet in height.

Front Yard Setback: A front yard building line shall be established at a distance of not less than 30 feet.

Rear Yard Setback: A rear yard building line shall be established at a distance of not less than 30 feet.

Side Yard Setback: A side yard building line shall be established at a distance of not less than 10 feet, and not less than 15 feet when adjacent to a street.

Masonry: All structures shall be constructed of 90 percent masonry exclusive of windows, doors, and roof material.

SPECIAL EXCEPTION USAGES

Special exception uses as authorized by the Board of Adjustment under the provisions of Section 20, "Board of Adjustment."

DEVELOPMENT PLAN

No zoning change or building permit shall be issued until the Board of Aldermen has approved a Development Plan after recommendation by the Planning and Zoning Commission.

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PROPERTY HIGHLIGHTS

- Highway Frontage
- Premiere Location on Highway I-20
- Close Proximity to I-35W
- Can Be Broken Up Into 1 & 2 Acre Pad Sites

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	4,946	101,856	252,934
Average Household Income	\$58,818.00	\$66,522.00	\$77,172.00
Employees	6,008	33,708	107,811



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Holt Lunsford Commercial, Inc.</u>	<u>359505</u>	<u>hlunsford@holtlunsford.com</u>	<u>972.241.8300</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Mario Zandstra</u>	<u>312827</u>	<u>mzandstra@holtlunsford.com</u>	<u>972.241.8300</u>
Designated Broker of Firm	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date