

# F O R T W O R T H V A L U E - A D D INVESTMENT OPPORTUNITY

Adaptive Reuse Campus | Multifamily & Redevelopment Potential

4201 Mitchell Blvd ● 3032 Glen Garden Dr S ● 4251 Mitchell Blvd  
FORT WORTH, TX

*Located near TX WHISKEY RANCH  
(High Traffic Destination)*



**\$2,100,000**

## INVESTMENT SNAPSHOT

Price: \$2,100,000

Building Area: ±40,000 SF

Land: ±3.6 Acres

## CONCEPTUAL FINANCIAL OVERVIEW

- Potential Units: 28–40
- Avg Rent: \$1,050
- Est. NOI: ~\$240,000+
- Est. Cap Rate: ~10–12%



## ASSET HIGHLIGHTS

- Multi-building campus with phased development potential
- Existing 9 residential units onsite (additional value)
- Large land footprint supports expansion or density increase
- Flexible layout for multiple commercial or residential uses
- High visibility location with strong traffic patterns

## POTENTIAL USES

- ✓ Multifamily or workforce housing
- ✓ Transitional or assisted living
- ✓ Office or campus-style operations
- ✓ Mixed-use redevelopment

## CALL FOR OFFERS

All offers will be reviewed by:

**04/15/2026**

Seller reserves the right to accept an offer prior to the deadline.



**SCAN FOR**  
Property Details

**817.829.5848**

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All information deemed reliable but not guaranteed.  
Interested parties should independently verify all details.  
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