

# Retail ★ SALE

LanCarteCRE.com

8620 CLIFFORD ST WHITE SETTLEMENT, TX 76108



**LANCARTE**  
COMMERCIAL

Sarah LanCarte CCIM, SIOR  
817-228-4247  
sarah@lancartecre.com

Finn Wilson  
817-713-8771  
fwilson@lancartecre.com



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#### PROPERTY FEATURES

- 4,460 SF (Former Heim BBQ) Commercial Kitchen on 0.42 AC
- Two walk-in coolers, fully built-out kitchen & grease trap
- Zoning: C - Corridor Commercial
- Traffic Count: 15,398
- 16 Parking Spaces

#### SALE PRICE

**\$1,000,000**

#### LOCATION OVERVIEW

Located at 8620 Clifford St in White Settlement, TX, this fully built-out commercial kitchen is perfectly positioned for a commissary kitchen, catering business, or food production operation.

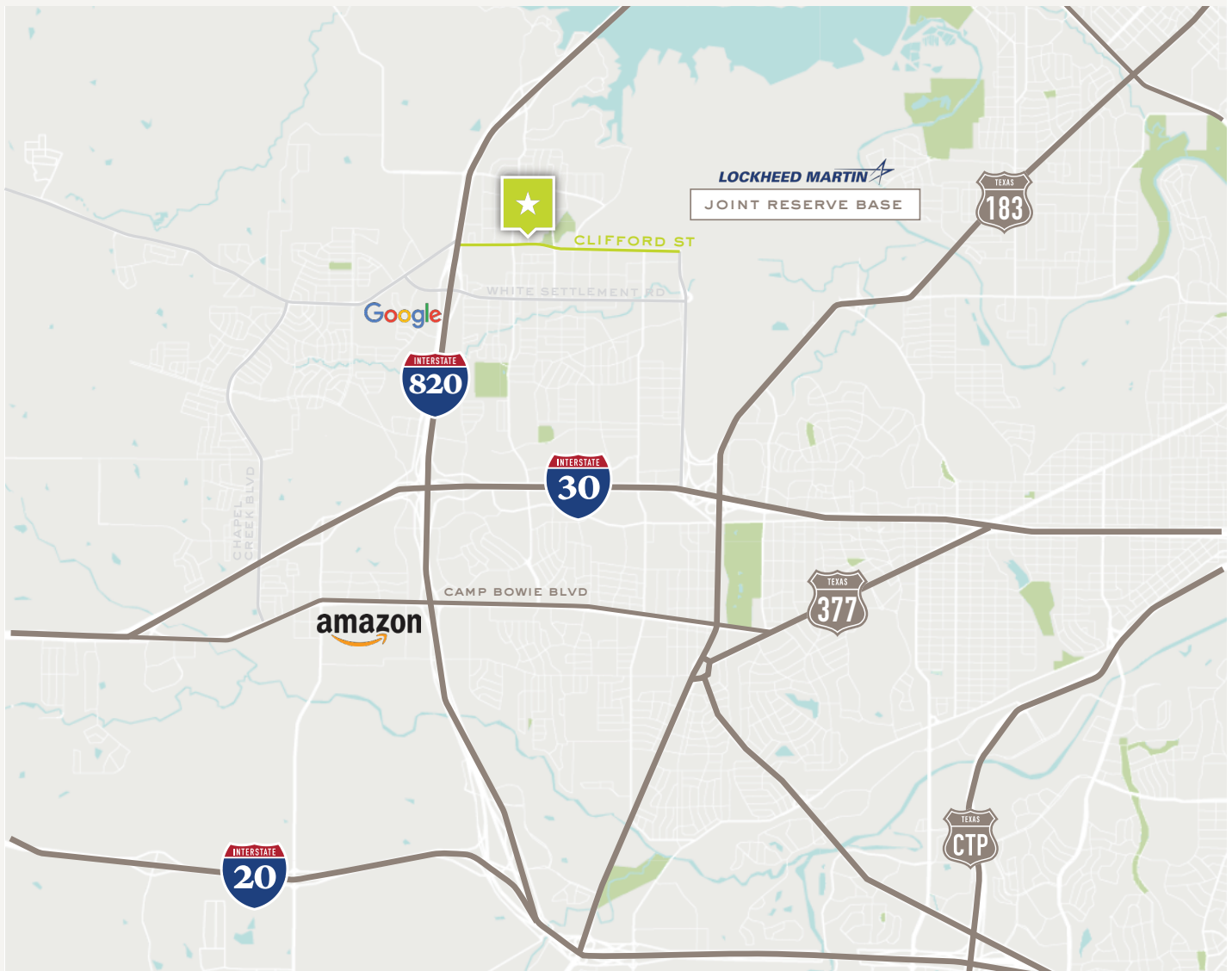
Strategically situated near Loop 820, the property offers easy access to major highways for efficient distribution across the Dallas-Fort Worth metroplex. The surrounding area includes high-density residential and commercial developments, providing a strong customer base for meal prep services, delivery-only concepts, or wholesale food production.

Key benefits of this location for a commissary kitchen:

- Central Access – Quick connections to major freeways for delivery routes
- Fully Equipped – Save on costly kitchen buildout expenses
- Ample Parking – Ideal for staff, delivery vehicles, and client pickups
- Strong Market Demand – Growing food service industry in the DFW area

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INTERIOR PHOTOS





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*Relentlessly Pursuing What Matters*

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