

FORT WORTH • VALUE-ADD INVESTMENT OPPORTUNITY

WESTCARE CAMPUS

ADAPTIVE REUSE CAMPUS | MULTIFAMILY | REDEVELOPMENT POTENTIAL



ASKING PRICE
\$2,100,000



4251 MITCHELL BLVD • FORT WORTH, TEXAS

LOCATED NEAR TX WHISKEY RANCH • HIGH-TRAFFIC DESTINATION



BUILDING AREA
±40,000 SF



LAND AREA
±3.6 ACRES



EXISTING UNITS
9 ONSITE



DEVELOPMENT
POTENTIAL
28–40 UNITS



HIGH-VISIBILITY LOCATION
STRONG, CONSISTENT
TRAFFIC PATTERNS

ASSET HIGHLIGHTS

- ✓ Multi-building campus with phased development potential
- ✓ 9 existing residential units onsite for immediate added value
- ✓ Large land footprint supporting expansion or density increase
- ✓ Flexible layout suited to multiple commercial or residential uses
- ✓ Strong location fundamentals with consistent traffic flow and visibility

FINANCIAL SNAPSHOT



POTENTIAL UNITS
28–40



AVERAGE RENT
\$1,050



ESTIMATED NOI
\$240K+



ESTIMATED CAP RATE
10–12%

POTENTIAL USES

- ✓ Multifamily or Workforce Housing
- ✓ Transitional or Assisted Living
- ✓ Office or Campus-Style Operations
- ✓ Mixed-Use Redevelopment



FOR ADDITIONAL INFORMATION CONTACT

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All information deemed reliable but not guaranteed. Interested parties should independently verify all details.
Licensed Texas Real Estate Broker.

