



OFFERING MEMORANDUM



**701 S CHERRY LANE
WHITE SETTLEMENT, TX 76108**



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AMERIPLEX REALTORS, INC. AGENT FOR MORE DETAILS.**



BUILDING DETAILS & DESCRIPTION

- 38,000 SF Commercial Facility on 4 Acres
- Minutes north of I-30 on a main street corridor
- Approximately four acres of land with no floodplain and stunning downtown Fort Worth views
- 38,000-square-foot facility features dozens of private offices, multiple restrooms, several meeting and conference rooms, and a large kitchen area with a walk-in freezer—perfect for a restaurant, employee cafeteria, or catering business
- Multiple laundry facilities, extensive storage and data space, and fire sprinklers throughout
- Parking is plentiful with room for growth, including approximately two acres of raw land ideal for expansion or additional parking
- The building's single-story layout offers flexibility for various business uses and is easily divisible into multiple lease spaces
- Situated with quick access to I-30 and Loop 820
- Bldg SF: 32,037
- Yr Built: 1959
- Listing Price: \$3,500,000
- Lease Price: \$32,000/Monthly



PHOTOS





PHOTOS



**AMERIPLEX
REALTORS, INC.**

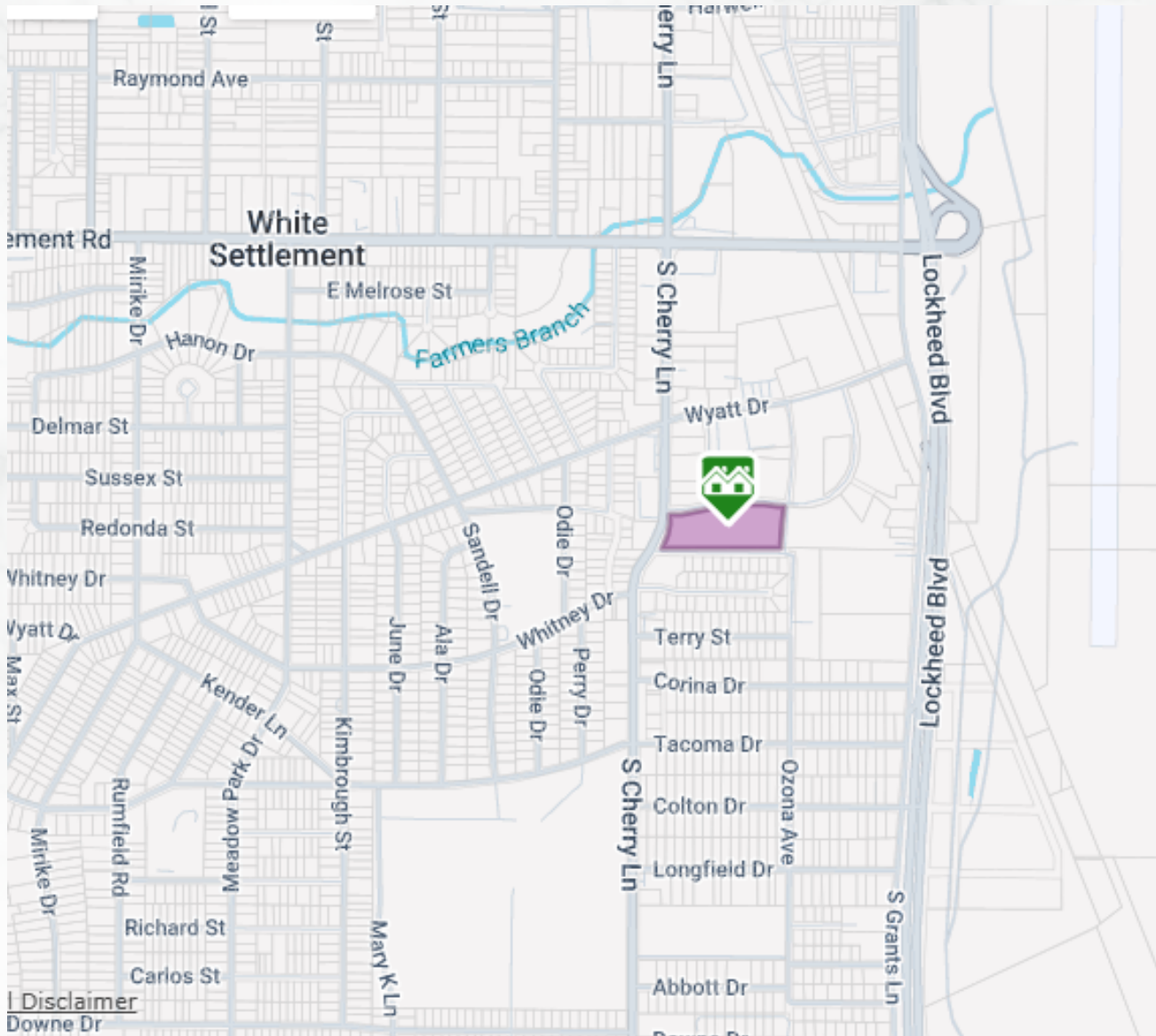


Home ★ Commercial ★ Ranch

www.ameriplexrealtors.com

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SITE LOCATION



Disclaimer
Downe Dr



DEMOGRAPHICS AND ECONOMY

White Settlement, TX, is a diverse suburb of Fort Worth with a population around 18,000, a significant military presence (near NAS JRB Fort Worth), and a generally stable economy driven by Retail Trade, Manufacturing, and Healthcare, though facing typical challenges like poverty (around 10%) and an aging infrastructure, with efforts focused on improving quality of life, education, and local development, according to various sources including Census data and local reports.

- **Population:** Approximately 18,000-19,000, with slight recent fluctuations
- **Median Age:** Median age around 36 years
- **Employment:** High employment rate (around 97.5%) with a workforce of over 8,000.