



9.5 +/- Acres For Sale

7700 Ederville Rd. | Fort Worth, TX

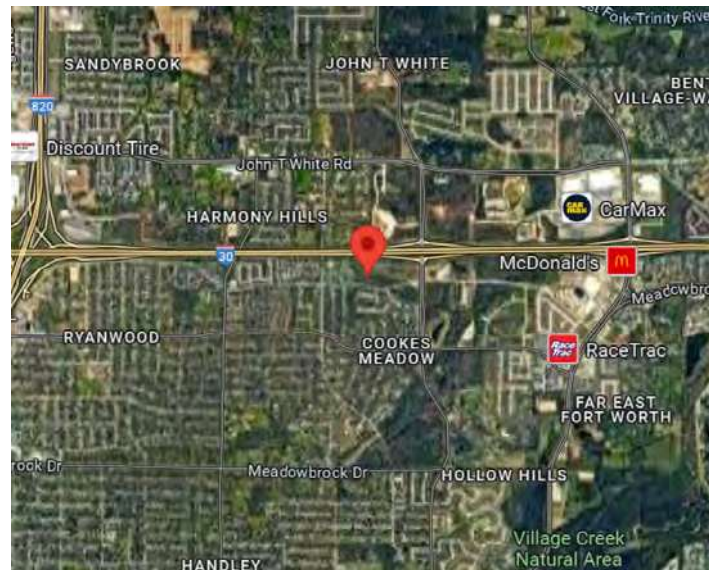


9.5 Acre Commercial Lot For Sale

7700 Ederville Rd, Fort Worth, TX 76112

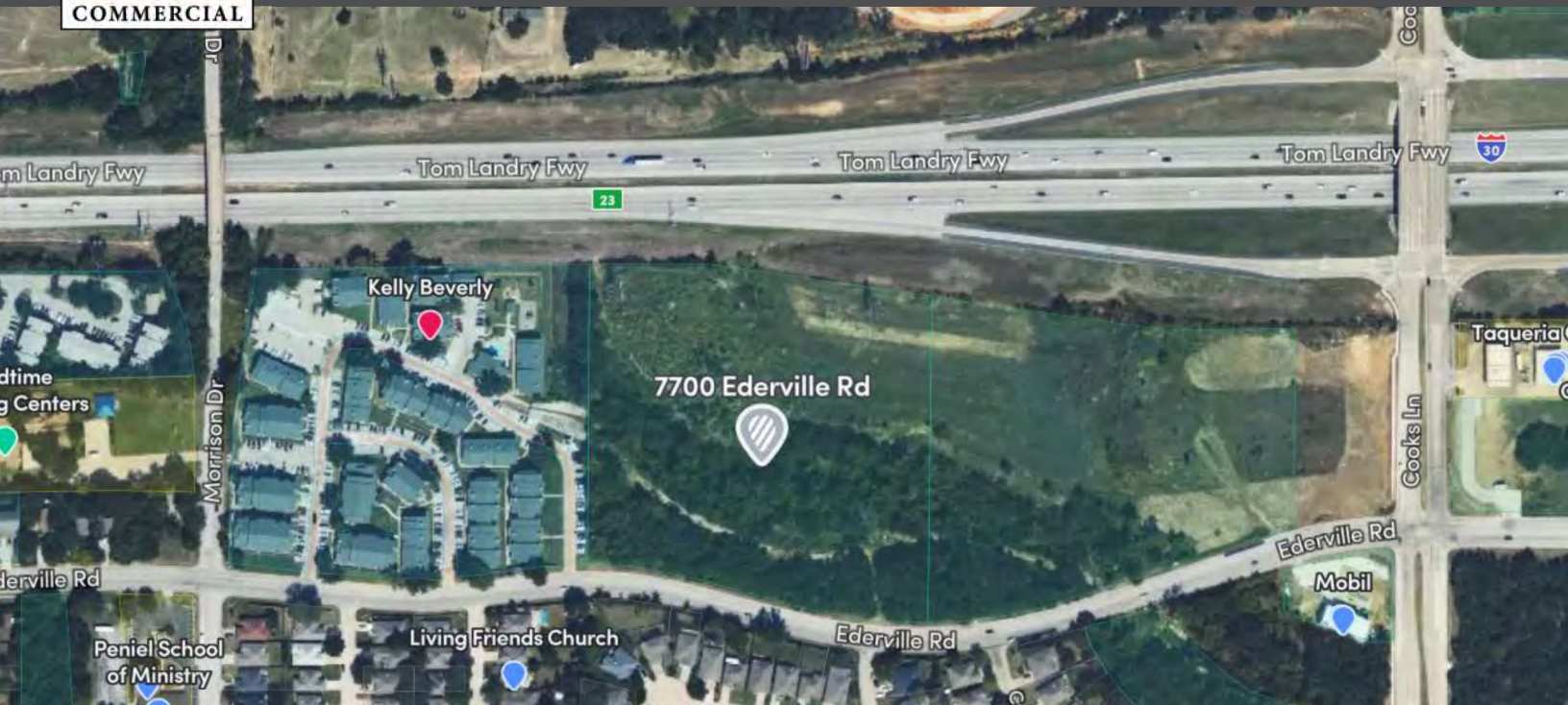
Property Highlights:

- Strategic Location:
 - Immediate access to I-30 and I-820.
 - Just 10 miles from downtown Fort Worth.
 - High visibility and easy transportation for businesses and residents.
- Zoning: "PD" Planned Development – flexible for residential, commercial, and mixed-use.
- Total Acreage: Approximately 9.5 acres (subject to survey).



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No Survey Available: Currently, there is no survey available for the property. A topographic survey is recommended to accurately identify floodplain limits and maximize development potential.

Zoning: The property is currently designated PD but projected for General Commercial use, equivalent to "F" Zoning as per the City of Fort Worth Non-Residential Use Table. This opens doors to a variety of commercial developments. Zoning Info

Location Highlights:

- **Exceptional Accessibility:** Situated just minutes from I-30 and I-820, the property offers unparalleled access to major transportation routes. This ensures efficient commutes to downtown Fort Worth, Arlington, and other key destinations within the DFW metroplex.
- **Dynamic Growth Area:** Located in a rapidly developing region, the property benefits from Fort Worth's expanding economy and infrastructure investments.
- **Nearby Amenities:** Proximity to shopping centers, restaurants, schools, and recreational facilities enhances the appeal for residential or commercial projects.

Development Advantages:

- **Versatility:** Ideal for developers seeking a customizable project in a flexible zoning district.
- **High Visibility:** The property's location near major highways ensures high traffic exposure, beneficial for commercial enterprises.
- **Connectivity:** Easy access to transportation hubs, including DFW International Airport and major freight corridors, supports logistics-focused developments.



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