

Retail ★ LEASE

LanCarteCRE.com

6101 E ROSEDALE ST FORT WORTH, TX 76112



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PROPERTY FEATURES

- 2,346 SF
- Ideal location for QSR or gas station
- Former gas station/convenience store
- Kitchen, drive thru, walk-in freezer and coolers
- High traffic location (125K VPD) at hard corner of 820 and E Rosedale

LEASE RATE & STRUCTURE

Contact Broker

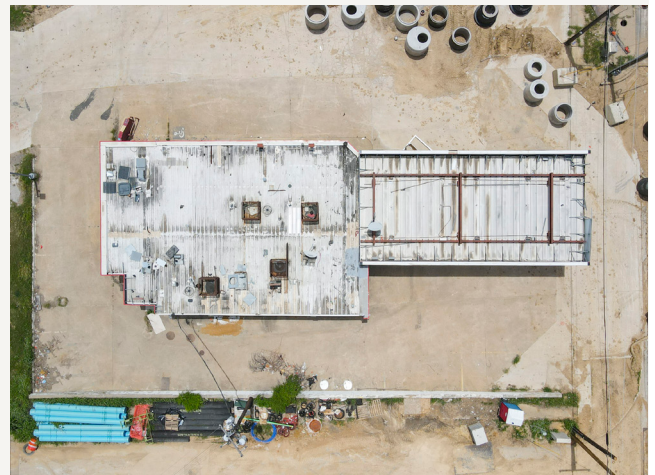
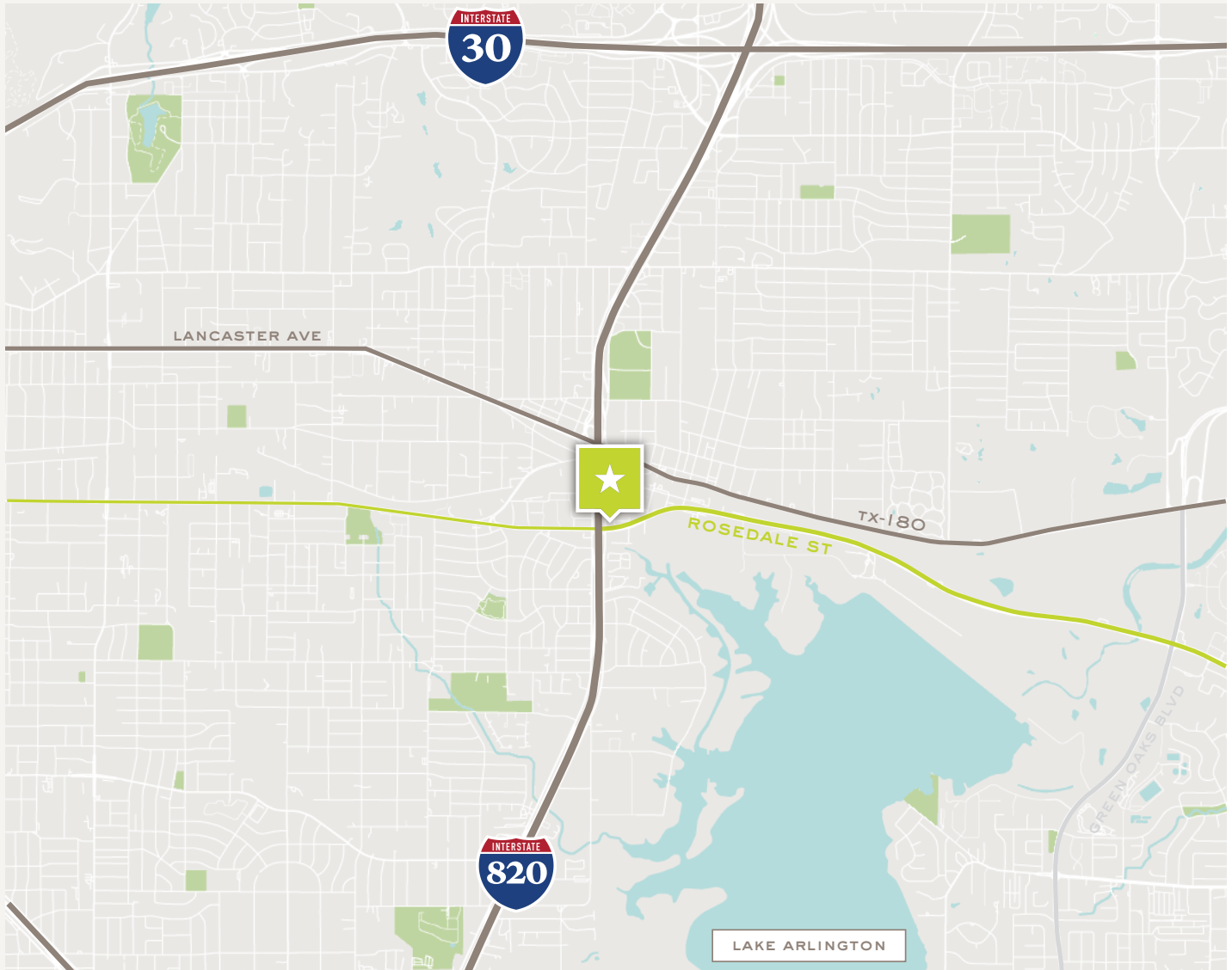
LOCATION OVERVIEW

Located at the prominent hard corner of E Rosedale Street and Loop 820, 6101 E Rosedale St offers exceptional visibility and accessibility in East Fort Worth. The property is situated just 2 miles from Texas Wesleyan University, providing a steady flow of student and faculty traffic. Its strategic position near major highways and a growing residential community makes it an ideal location for retail businesses seeking high exposure and convenient access.

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LOCATION



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LOCATION



LEGEND

- 5/8" IRON ROD W/ YELLOW PLASTIC CAP STAMPED "SAM LLC" SET, PK NAIL SET OR X-CUT SET
- ◻ 5/8" IRON ROD W/ PINK PLASTIC CAP STAMPED "TXDOT SURVEY MARKER RIGHT OF WAY" SET, MAY BE REPLACED W/TYPE II MONUMENT AT THE END OF CONSTRUCTION
- MARKER FOUND "AS NOTED"
- ▲ CALCULATED POINT
- O.P.R.T.C.T. - OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TX.
- D.R.T.C.T. - DEED RECORDS TARRANT COUNTY, TX.
- P.R.T.C.T. - PLAT RECORDS TARRANT COUNTY, TX.
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- P - PROPERTY LINE
- S - SURVEY LINE
- H - FEE HOOK
- A - ACCESS DENIAL LINE (A.D.L.)

PARCEL 470 PART 1

KH & ZH ENTERPRISES, LLC

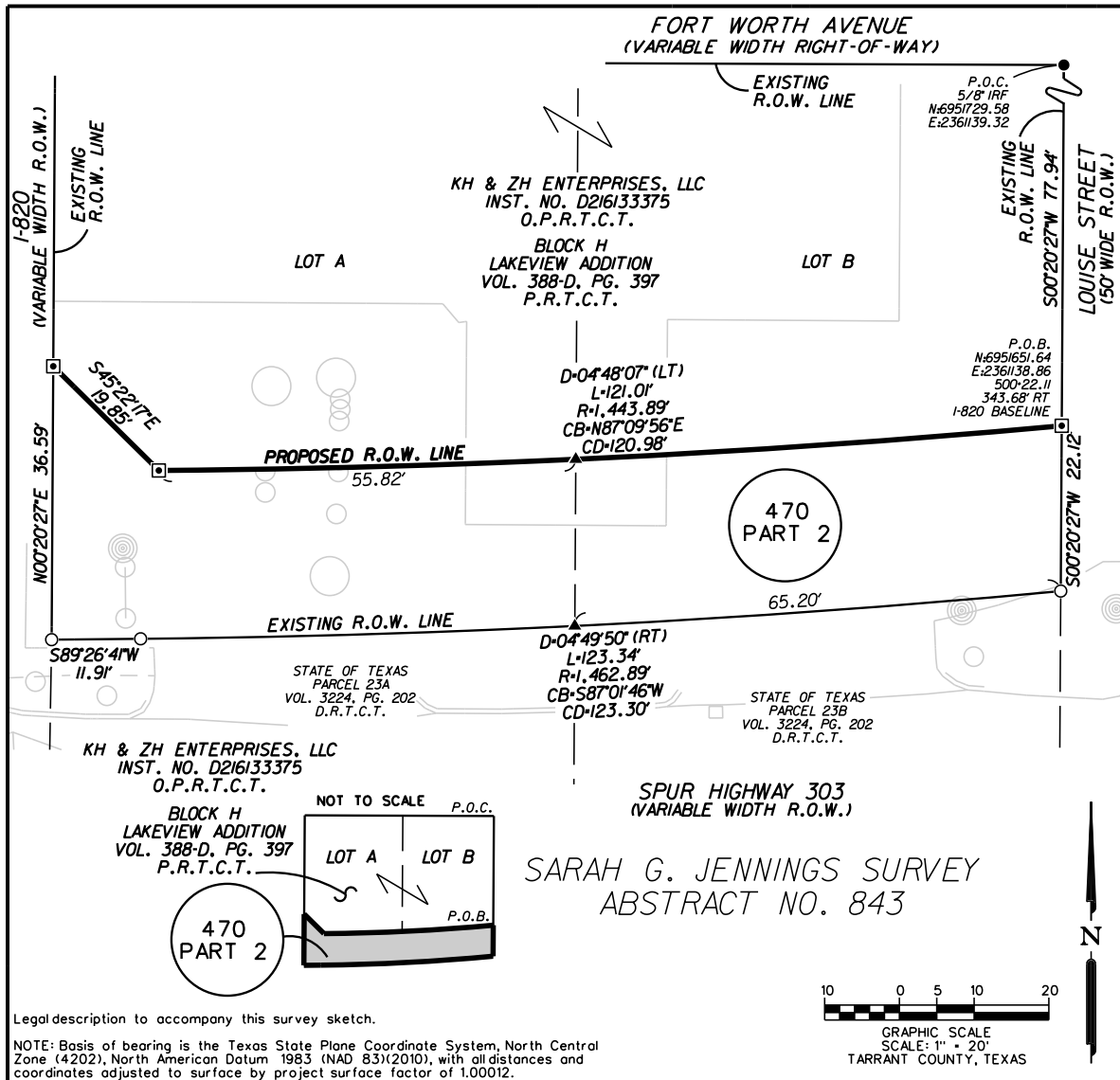
0.005 ACRE

TBPLS FIRM# 10064300

PAGE	STATE	DIST.	COUNTY	HIGHWAY NO.
PAGE 3 OF 3	TEXAS	FTW	TARRANT	I-820
		CONT.	SECT.	JOB
	CCSJ	0008	13	125
	RCSJ	0008	13	242

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SURVEY



Legal description to accompany this survey sketch.

NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83)(2010), with all distances and coordinates adjusted to surface by project surface factor of 1.00012.

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PARCEL 470 PART 2		KH & ZH ENTERPRISES, LLC		0.071 ACRE	
TBPLS FIRM* 10064300					
PAGE	STATE	DIST.	COUNTY	HIGHWAY NO.	
PAGE 4 OF 4	TEXAS	FTW	TARRANT	I-820	
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COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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