

Retail ★ SALE OR LEASE

LanCarteCRE.com

2616 - 2620 WHITE SETTLEMENT ROAD, FORT WORTH TX, 76107

+/-2,000 SQFT & +/5,000 SQFT OPTIONS



LANCARTE
COMMERCIAL

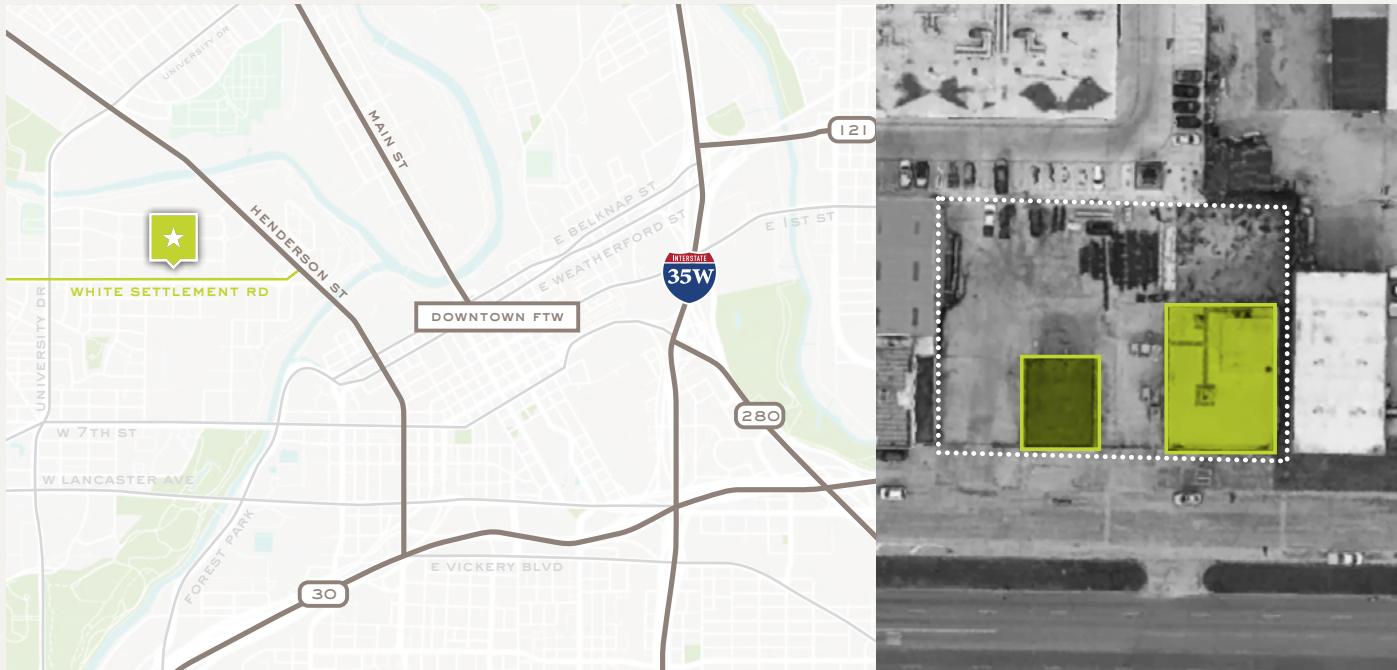
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PROPERTY FEATURES

- 2 Single Story, Freestanding Buildings Available
- 0.69 Acres
- Excellent Visibility with 200' Frontage on White Settlement (2 Curb Cuts)
- Traffic count on White Settlement & University: < 25k
- On-Site Parking with Dedicated Street Lane in Front
- Outside Patio Area for Entertainment Space/Courtyard
- Delivery of Space: TBD Based On Leasing
- 15'11" Clear Height
- Zoned "J" to allow for a variety of uses: Medium Industrial
- Ideal for QSR, Restaurant, Retail, Creative/Professional Office Space, or Medical Office

LOCATION OVERVIEW

The property is located at the doorstep of the Panther City District, an up-and-coming neighborhood, and minutes from downtown, West 7th Street District, and Cultural Districts. The White Settlement Bridge provides quick and efficient access into and out of downtown Fort Worth in less than 3 minutes.

SALE PRICE

Contact Broker

LEASING STRUCTURE

\$30 /SF + NNN

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EXTERIOR PHOTOS



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LOCAL BUSINESSES



MONTGOMERY

1. **TARGET**
2. **PETSMART**
3. **Marshalls**
4. **five BELOW**
5. **Michaels**
6. **HomeGoods**
7. **DICK'S**
8. **420k+ Visitors (Annual)**

WEST 7TH

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FOCH ST

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FOUNDRY

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UNIVERSITY

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DOWNTOWN

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APARTMENT COMPLEXES

1. **Linwood Square** - 200 units
2. **Elan West 7th** - 374 units
3. **The Flats at Alta** - 329 units
4. **Parkside S 7th** - 300 units
5. **Firestone W 7th** - 349 units
6. **The Henderson** - 194 units
7. **Alexan Summit** - 372 units
8. **Elan Crocket Row** - 379 units
9. **Lofts at West 7th** - 537 units
10. **White Buffalo** - 63 units
11. **Bell Lancaster** - 316 units
12. **Burnett Lofts** - 330 units

TRINITY PARK

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35W

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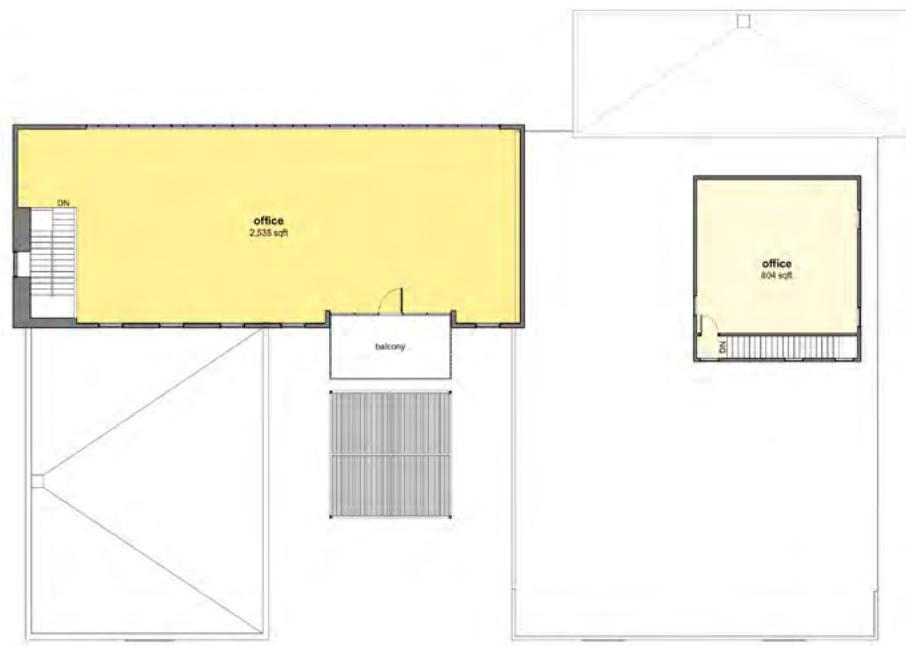
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CONCEPTUAL SITE PLANS - 1ST AND 2ND FLOOR PLAN

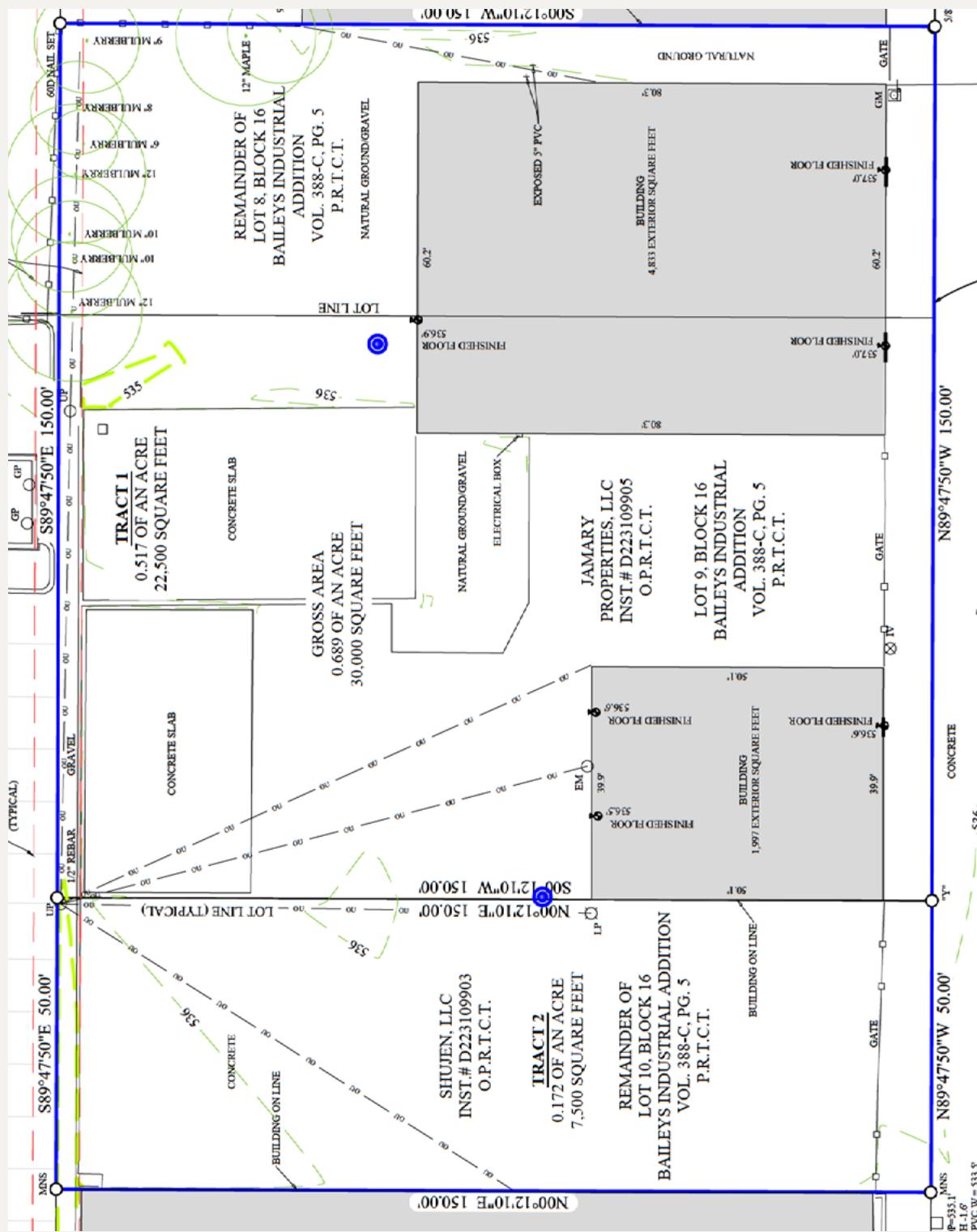


Retail ★ SALE OR LEASE

2616 - 2020 WHITE SETTLEMENT RD

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SURVEY





LANCARTE COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

BEN GEHRKE

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KRISTEN FEGLEY

214-668-2607 | kfegley@lancartecre.com

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