

Retail ★ SALE OR LEASE

LanCarteCRE.com

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

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



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COMMERCIAL

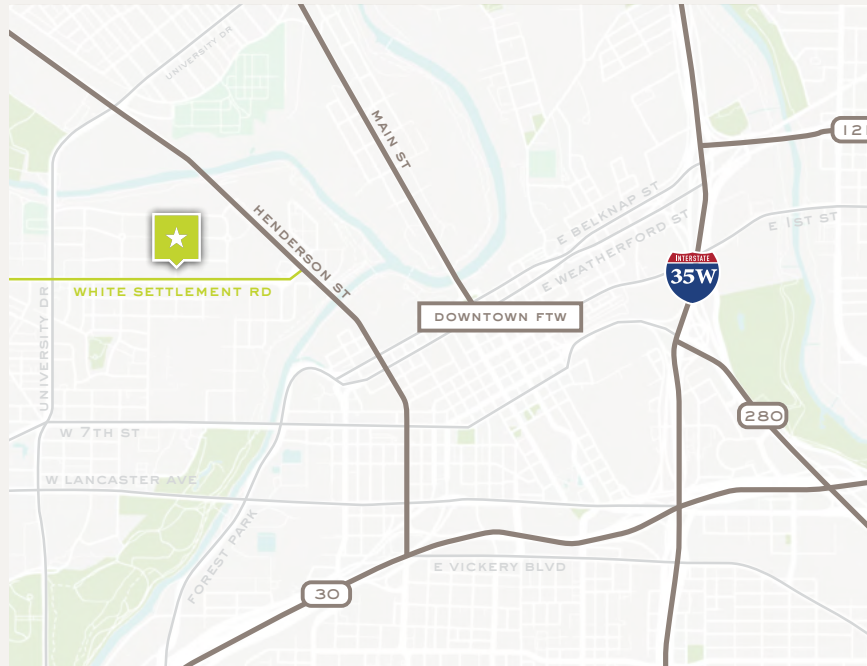
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PROPERTY FEATURES

- 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



1	2	3	4	5	6		
MONTGOMERY	WEST 7TH	FOCH ST	FOUNDRY	UNIVERSITY	DOWNTOWN	APARTMENT COMPLEXES	
 	 	 	 	 	 	<div>15</div> Linwood Square - 200 units <div>16</div> Elan West 7th - 374 units <div>17</div> The Flats at Alta - 329 units <div>18</div> Parkside S 7th - 300 units <div>19</div> Firestone W 7th - 349 units <div>20</div> The Henderson - 194 units <div>21</div> Alexan Summit - 372 units <div>22</div> Elan Crocket Row - 379 units <div>23</div> Lofts at West 7th - 537 units <div>24</div> White Buffalo - 63 units <div>25</div> Bell Lancaster - 316 units <div>26</div> Burnett Lofts - 330 units	
7	8	9	10	11	12	13	14
 900k+ Visitors (Annual)	FORT WORTH BOTANIC GARDEN 420k+ Visitors (Annual)	TRINITY PARK 200k+ Visitors (Annual)	 Kimbell Art Museum 500k+ Visitors (Annual)	 378 Beds	 1,169 Beds	 538 Beds	FORT WORTH 253k+ SQFT

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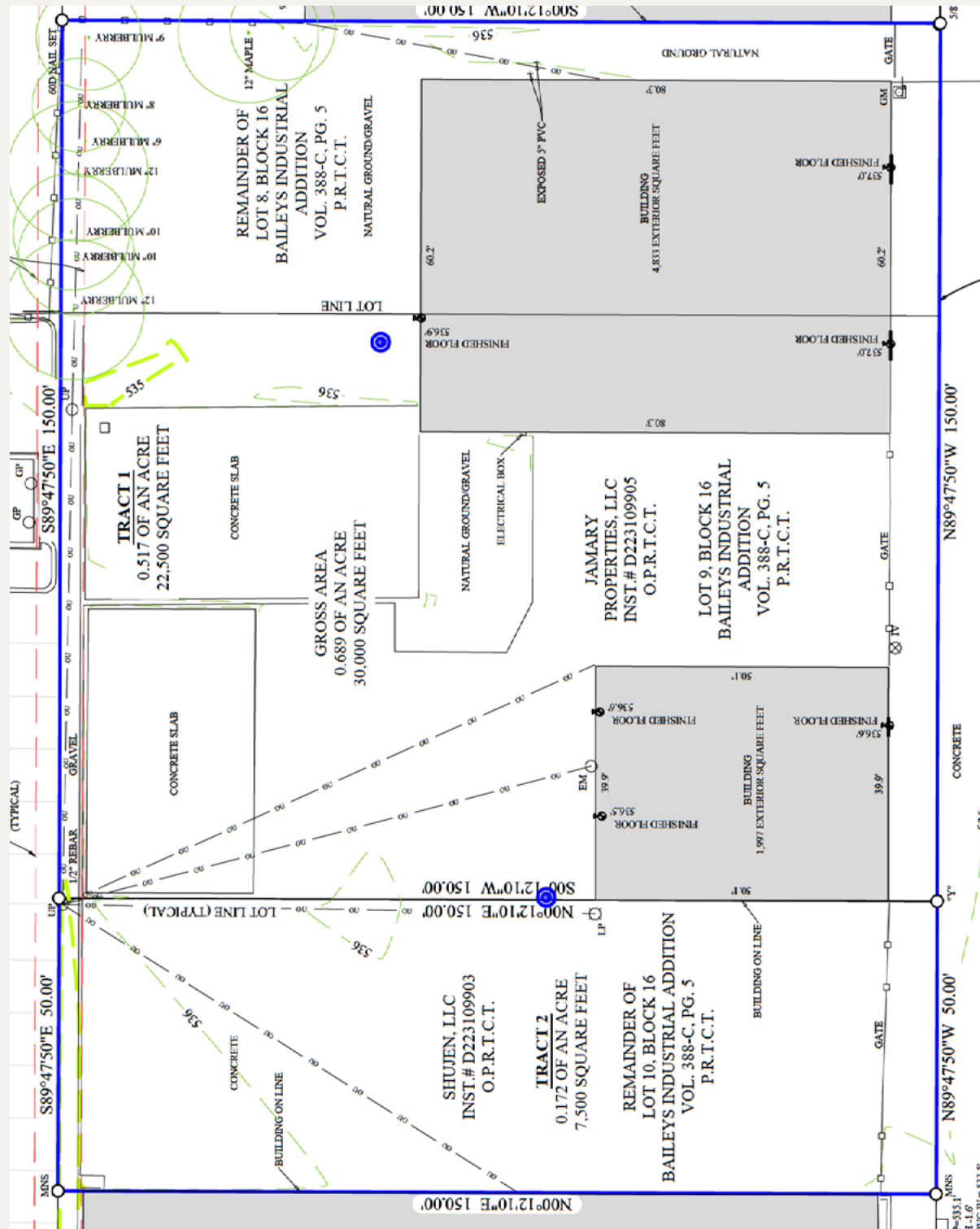
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CONCEPTUAL SITE PLANS - 1ST AND 2ND FLOOR PLAN



2616 - 2020 WHITE SETTLEMENT RD

SURVEY





LANCARTE

COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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