

# Industrial Land ★ SALE

S CHERRY LN & SLOCUM AVE, FORT WORTH, TX 76116

+/-10.578<sub>ACRES</sub>



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## PROPERTY FEATURES

- Gross Acres: 10.578 AC
- Existing Lots: Lots 1 through 10, Block 2
- Net Buildable Acres: 100%
- Current Zoning: "I" Light Industrial
- Floodplain: Recorded survey reflects Flood Zone "X" (outside the 100-year floodplain)
- Utilities: Survey indicates a 6" water line and 8" sanitary sewer line
- Frontage & Access: Cherry Lane (west, +/-951 Feet); direct connectivity to I-30 via the Cherry Lane interchange
- Configuration: Full platted block elongated rectangular
- Additional adjacent 2.83 AC available

## LOCATION OVERVIEW

This site sits in one of the most supply-constrained, in-demand industrial submarkets in the Dallas-Fort Worth metroplex. Being a mid-size industrial land creates a compelling opportunity for owner-users, flex/local developers, and Class A developers. The Cherry Lane corridor draws its strength from direct connectivity just minutes from the I-30/I-820 (Loop 820) placing it within easy reach to all of the DFW Metroplex plus a labor-accessible location surrounded by an active mix of warehouse, distribution, service, and demand driving today's infill industrial market.

## SALE PRICE

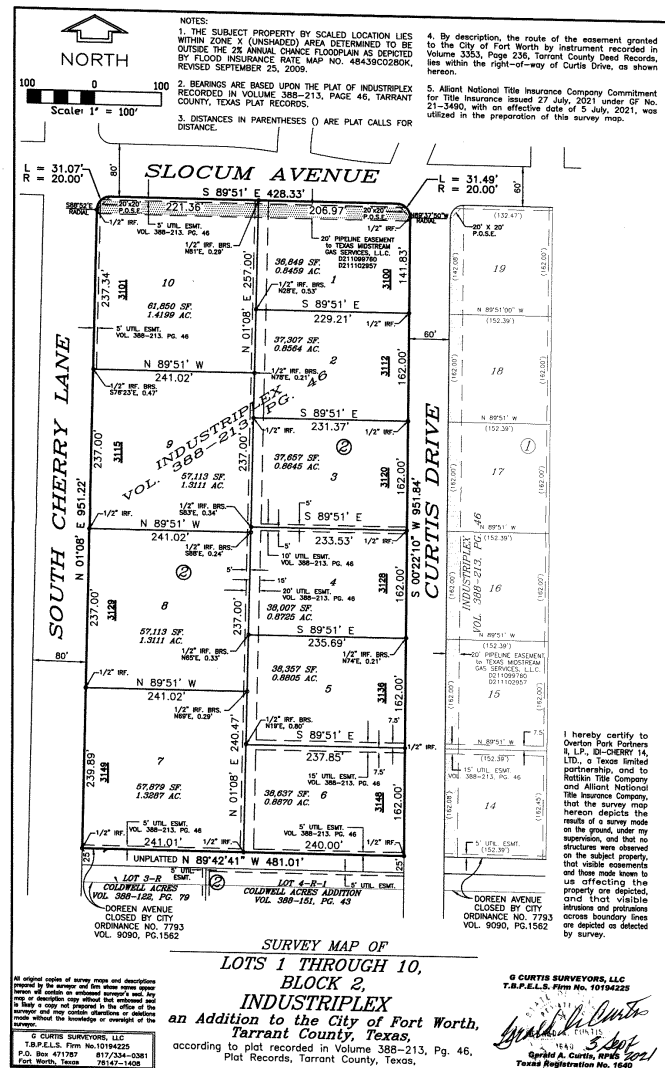
## CONTACT BROKER

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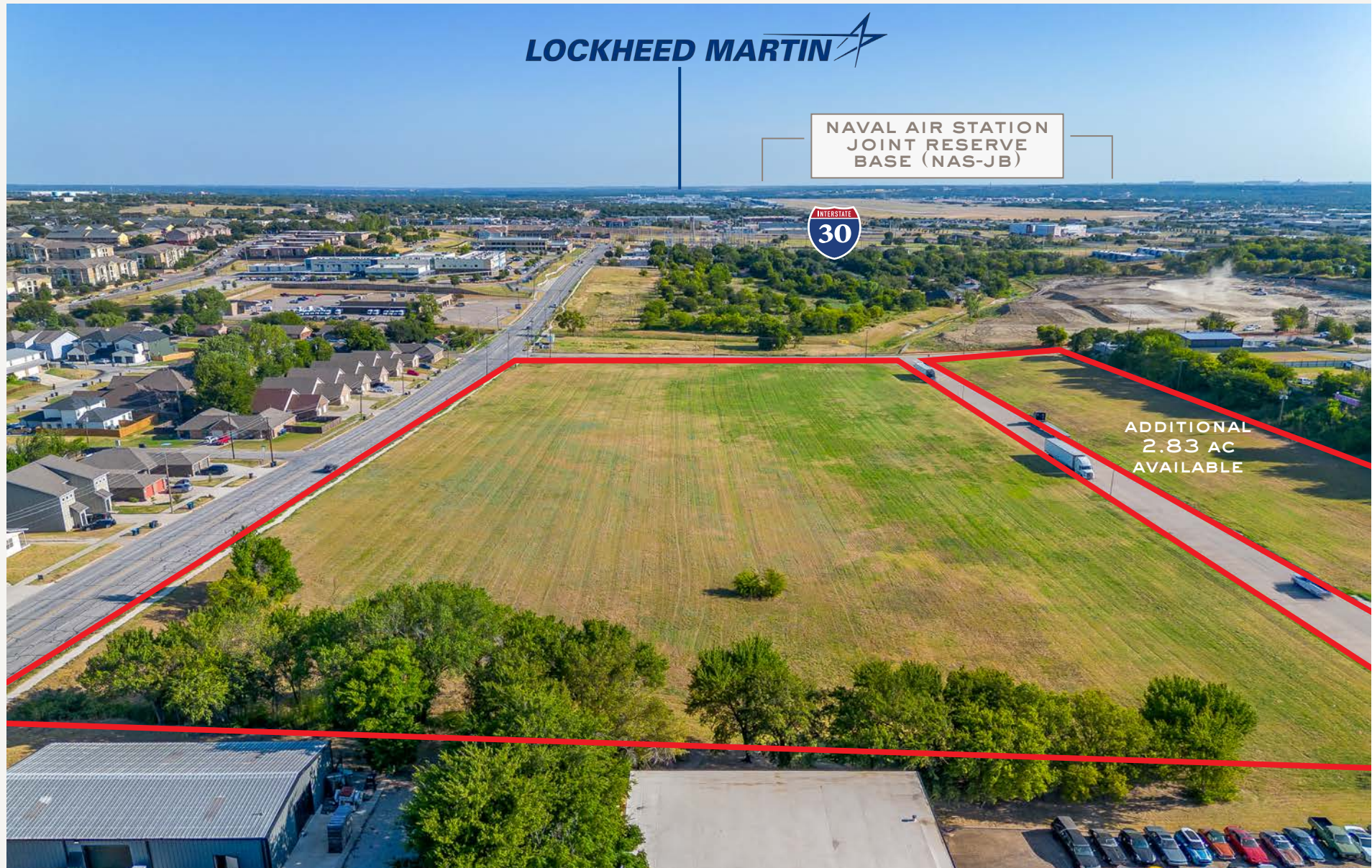
## SURVEY



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# LANCARTE

## COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

*Relentlessly Pursuing What Matters*

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