

Flex ★ **LEASE**

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5636 W VICKERY BLVD FORT WORTH, TX 76107



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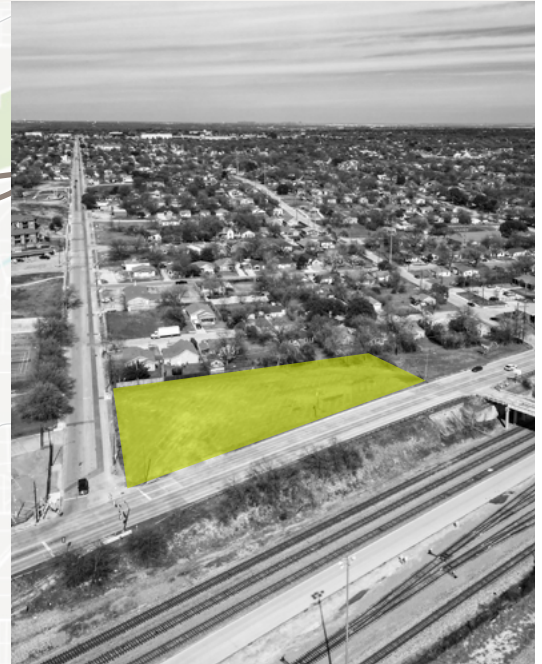
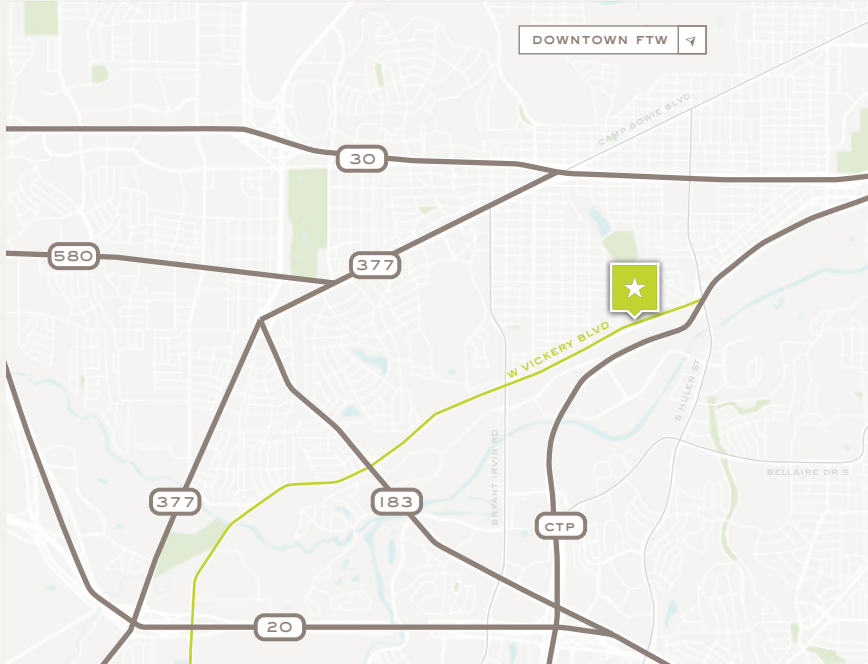
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2627 Tillar Street, Suite 121 | Fort Worth, TX 76107 | 817.409.4040

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PROPERTY FEATURES

- 15,000 Total SF
- Divisible as Small as 2,500 SF (Up to 6)
- Grade Level Doors
- One Roll Up Door and Ramp per 2,500 SF
- 16' Clear Height
- 70' Deep
- Clear Span Across All Spaces
- HVAC Optional
- Construction Commencing Summer 2024
- Zoning: F Commercial
- Traffic Count: 20,773 VPD on Vickery Blvd

LOCATION OVERVIEW

Located on Vickery Blvd. a major thoroughfare/connector in West Fort Worth. Close proximity to several affluent neighborhoods, easy access to the Chisholm Trail Parkway, and I-35, make this an ideal location for service businesses, office space, Gyms, light manufacturing, and distribution.

LEASING STRUCTURE

\$23.00 SF NNN

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AERIALS



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RENDERING



DEMOGRAPHICS

	2 Miles	5 Miles	3 Miles
2023 Population	46,828	279,454	726,733
Households	22,401	116,401	261,105
Avg Household Income	\$110,227	\$91,130	\$80,897
Employees	26,066	177,778	328,098
Businesses	3,546	18,697	32,642

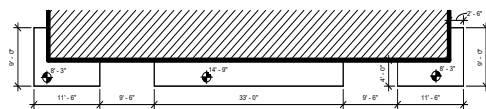
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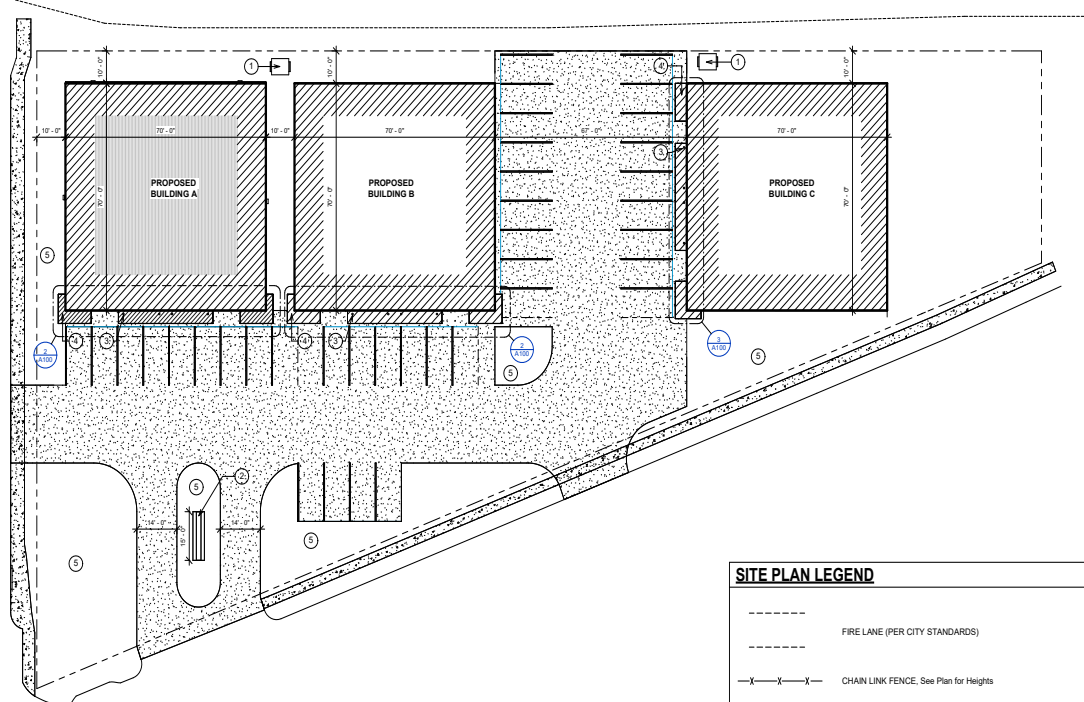
SITE PLAN

SITE PLAN KEY NOTES (X) →

- ① 4 YARD DUMPSTER
- ② MONUMENT SIGN, PROVIDE POWER FOR LIGHTING
- ③ 4 BOLLARDS BELOW CANOPY, 9" DIA. X 3'-0" TALL
- ④ CANOPY ABOVE, REF DETAIL
- ⑤ GRASS



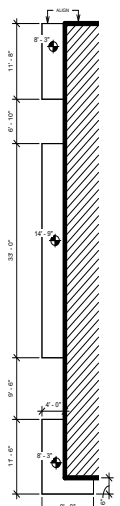
② CANOPY PLAN
1/8" = 1'-0"



① Site
1/16" = 1'-0"

GENERAL SITE PLAN NOTES

1. Verify and document existing dimensions and conditions at the site before beginning construction. Notify the Architect of conflicts or variations prior to commencement of construction.
2. To prevent damage to existing trees and shrubs in proximity to the Work, provide and maintain protective barriers around those items in accordance with the specified procedures, or in the absence of those procedures, with recognized landscaping and horticultural practices.
3. Refer to Civil and Landscaping drawings for site work.



③ CANOPY PLAN - ALT
1/8" = 1'-0"

SITE PLAN LEGEND

- -----

FIRE LANE (PER CITY STANDARDS)
- X—X—X—
CHAIN LINK FENCE. See Plan for Heights
- ORNAMENTAL FENCE. See Plan for Heights



LANCARTE COMMERCIAL

Relentlessly Pursuing What Matters

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