



DUWEST

CREATING, ENHANCING & PROTECTING VALUE

TAYLOR CLUFF Vice President
tcluff@duwestrealty.com | 214.720.0004

GIANCARLO "GC" CARRIERO, CCIM Vice President
gc@duwestrealty.com | 214.720.0004

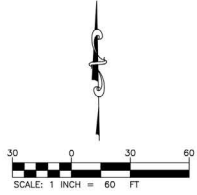
4403 North Central Expressway #200 Dallas Texas 75205
duwestrealty.com

PAD SITES & RETAIL SPACE

SEC OF ACADEMY BLVD & WHITE SETTLEMENT RD
FORT WORTH TEXAS

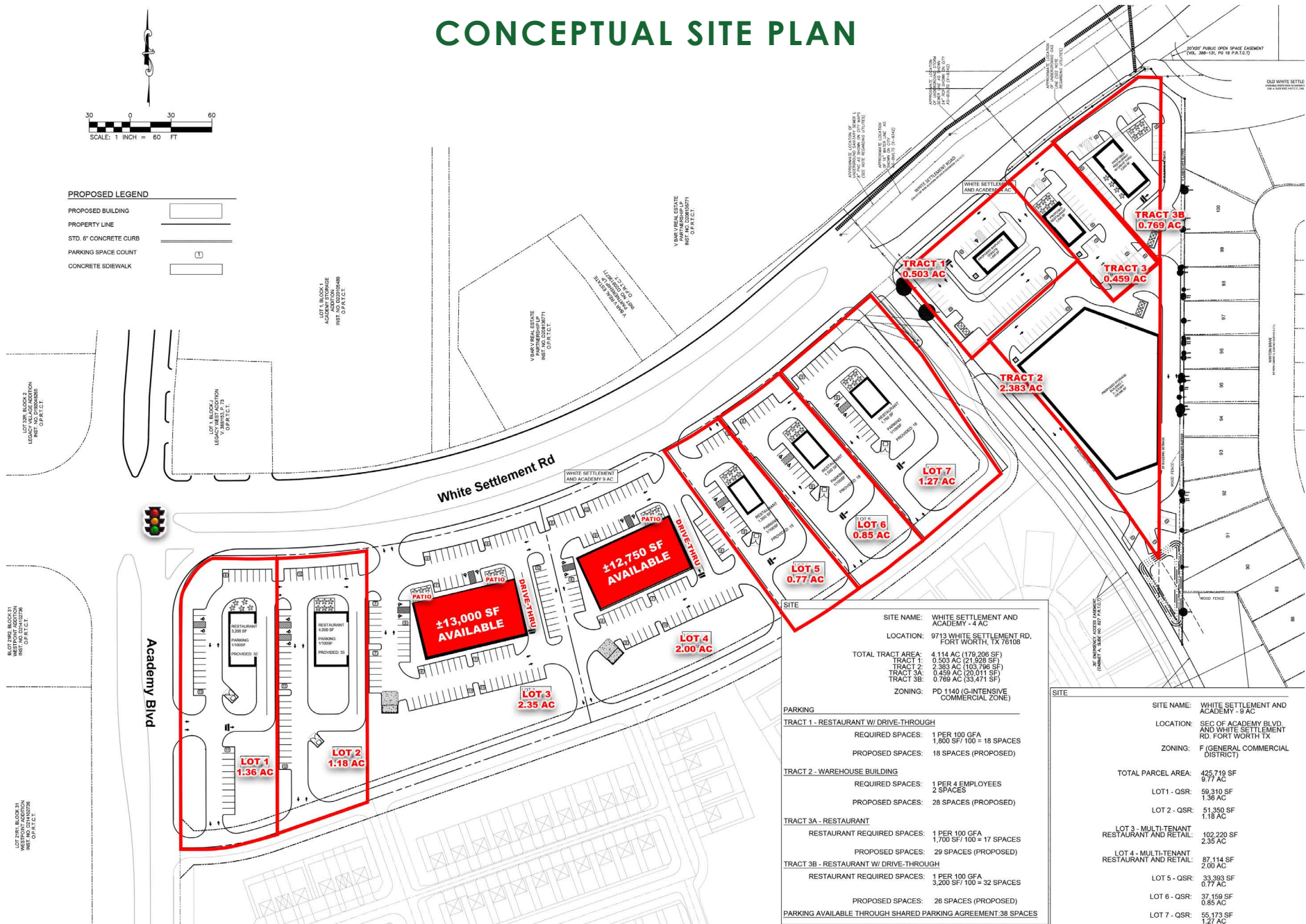
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CONCEPTUAL SITE PLAN



PROPOSED LEGEND

- PROPOSED BUILDING
- PROPERTY LINE
- STD. 6" CONCRETE CURB
- PARKING SPACE COUNT
- CONCRETE SIDEWALK



SITE	
SITE NAME:	WHITE SETTLEMENT AND ACADEMY - 9 AC
LOCATION:	9713 WHITE SETTLEMENT RD, FORT WORTH, TX 76108
TOTAL TRACT AREA:	4.114 AC (179,206 SF)
TRACT 1:	0.503 AC (21,929 SF)
TRACT 2:	2.383 AC (103,796 SF)
TRACT 3A:	0.459 AC (20,011 SF)
TRACT 3B:	0.769 AC (33,471 SF)
ZONING:	PD 1140 (G-INTENSIVE COMMERCIAL ZONE)
PARKING	
TRACT 1 - RESTAURANT W/ DRIVE-THROUGH	
REQUIRED SPACES:	1 PER 100 GFA 1,800 SF/100 = 18 SPACES
PROPOSED SPACES:	18 SPACES (PROPOSED)
TRACT 2 - WAREHOUSE BUILDING	
REQUIRED SPACES:	1 PER 4 EMPLOYEES 4 SPACES
PROPOSED SPACES:	28 SPACES (PROPOSED)
TRACT 3A - RESTAURANT	
RESTAURANT REQUIRED SPACES:	1 PER 100 GFA 1,700 SF/100 = 17 SPACES
PROPOSED SPACES:	29 SPACES (PROPOSED)
TRACT 3B - RESTAURANT W/ DRIVE-THROUGH	
RESTAURANT REQUIRED SPACES:	1 PER 100 GFA 3,200 SF/100 = 32 SPACES
PROPOSED SPACES:	26 SPACES (PROPOSED)
PARKING AVAILABLE THROUGH SHARED PARKING AGREEMENT: 38 SPACES	

SITE	
SITE NAME:	WHITE SETTLEMENT AND ACADEMY - 9 AC
LOCATION:	SEC OF ACADEMY BLVD AND WHITE SETTLEMENT RD, FORT WORTH TX
ZONING:	F (GENERAL COMMERCIAL DISTRICT)
TOTAL PARCEL AREA:	425,718 SF 9.71 AC
LOT 1 - QSR:	59,310 SF 1.36 AC
LOT 2 - QSR:	51,350 SF 1.16 AC
LOT 3 - MULTI-TENANT RESTAURANT AND RETAIL:	102,220 SF 2.35 AC
LOT 4 - MULTI-TENANT RESTAURANT AND RETAIL:	87,114 SF 2.00 AC
LOT 5 - QSR:	33,393 SF 0.77 AC
LOT 6 - QSR:	37,150 SF 0.85 AC
LOT 7 - QSR:	55,173 SF 1.27 AC

PAD SITES & RETAIL SPACE | SEC of Academy Blvd & White Settlement Rd, Fort Worth, TX



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