

# For Sale or Lease

3650 Race Street - Fort Worth, TX 76111



**CITADEL  
PARTNERS**

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**Wiley Green, MBA**

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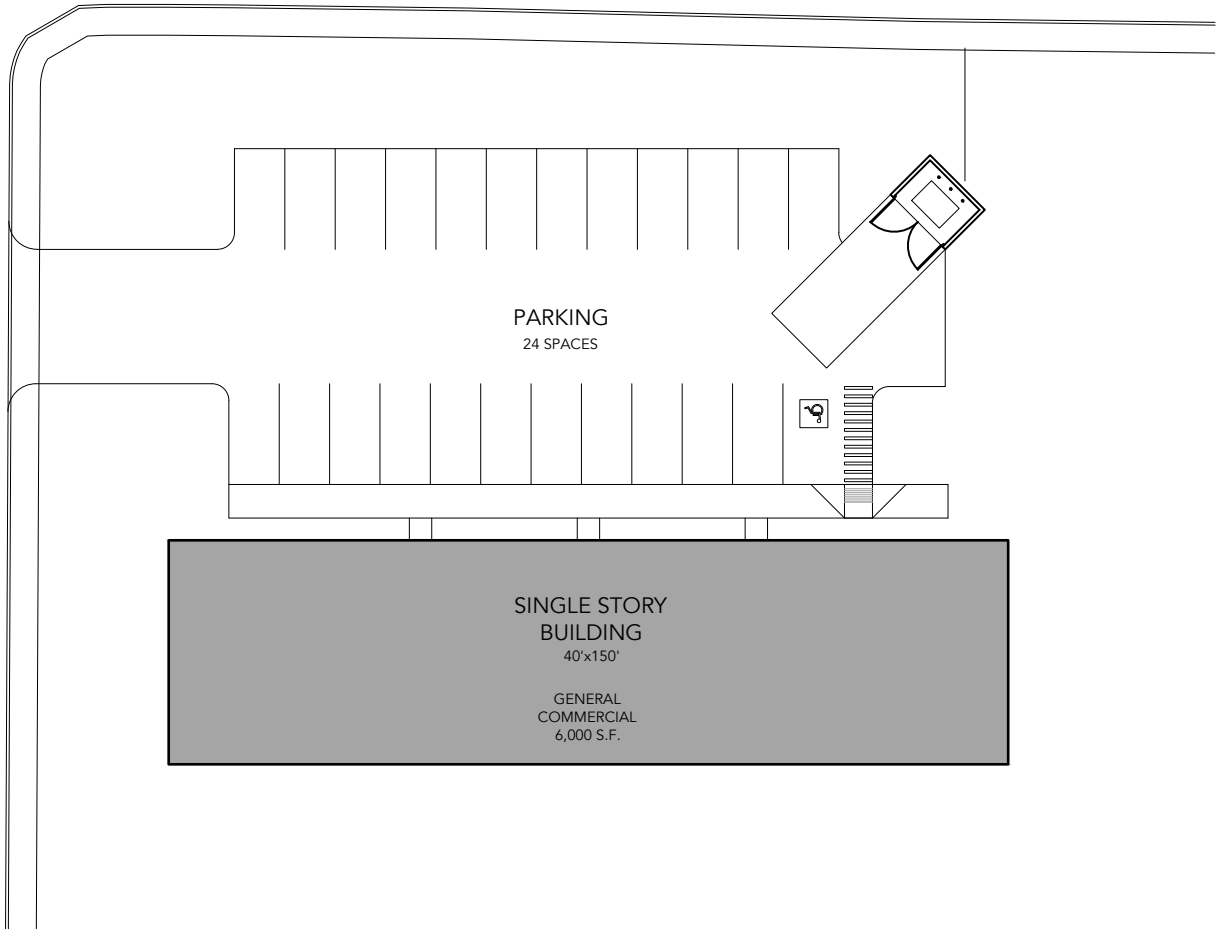
**Cullen Donohue**

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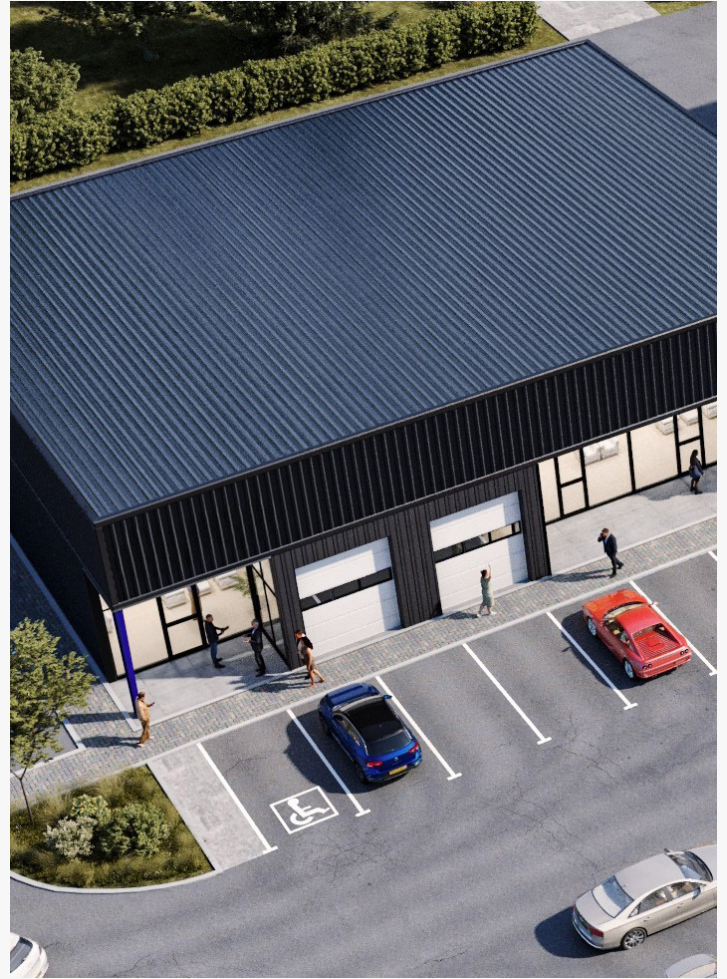
RACE ST.

FAIRVIEW ST.

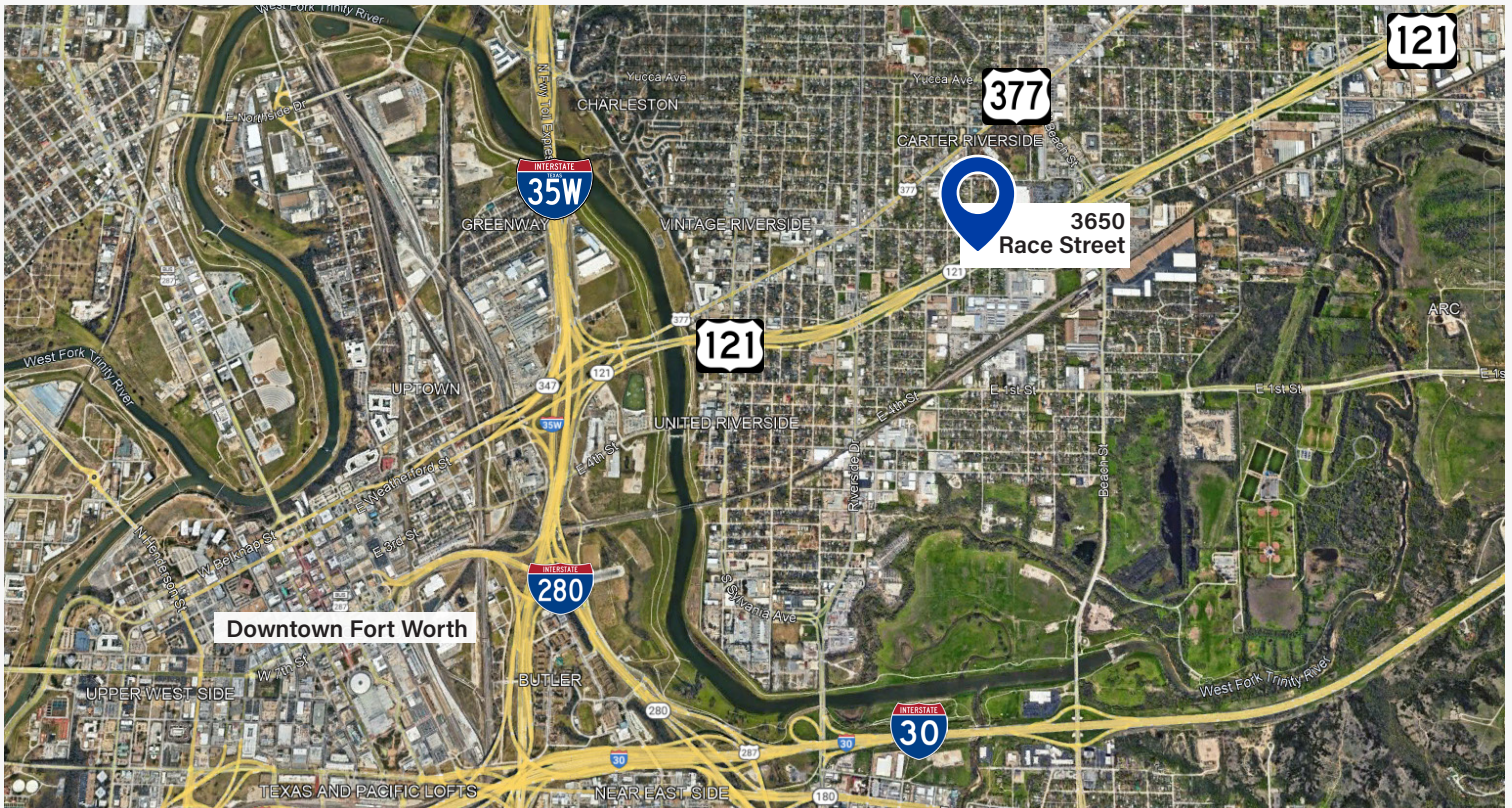


# Property Highlights

- Up to 6,000 SF Available
- Proposed Class A Office/Showroom Development
- 4.00/1,000 Parking (24 Spaces)
- Neighborhood Empowerment Zone (NEZ)
- Located in thriving River East Community
- (3) 10' x 10' Grade Level Roll-Up Doors
- Walkable to Multiple Retail and Restaurant Amenities
- 100% HVAC
- Single or Multi-Tenant Building
- Can be Built Out to Accommodate Multiple Uses
- 5 Minute Drive to Downtown Fort Worth
- 18 Minute Drive to Dallas Fort Worth International Airport



# Area Amenities



# 3650 Race Street

Fort Worth, TX 76111

## Dining, Entertainment & Convenience



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