

1.1+/- Ac, 2426 sf Office, Industrial

335 Winscott Rd, Benbrook, TX 76126



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Property Details

Over 520' frontage on Winscott/Vickery Rd, a major cut-thru corridor. 2 asphalt/concrete entrances with circular drive. Over 2420sf of covered space. Many trees, independent water well (which is no longer allowed on less than 3 Acres). 5 septic tanks around property. City sewer & water at street. Many uses can fit this property. Heavy Industrial zoning. Railroad is SE border, trees on north and Winscott/Vickery all along the western border.

Price: \$350,000

- Over 500' fronting a heavily traveled 'cut-thru-corridor'
- Heavy Industrial zoning allows numerous end uses
- 2 paved entrance/exits with circular interior access
- Over 2420 rooftop space including kitchenette, restroom, offices, man cave, storage, etc
- Prior kennels could be used for farmer's market stalls, etc
- Located within 3/4 mile to I20, 377, and 1 1/2 miles to 183, out of SW Fort Worth

View the full listing here: <https://www.loopnet.com/Listing/335-Winscott-Rd-Benbrook-TX/15099923/>

Price:	\$350,000
Property Type:	Retail
Property Sub-type:	Garden Center
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	1.10 AC
Gross Leasable Area:	2,426 SF
No. Stories:	1
Year Built:	1967
Tenancy:	Single
Clear Ceiling Height:	8 FT
Zoning Description:	Heavy Industrial
APN / Parcel ID:	03882799
Walk Score ®:	18 (Car-Dependent)

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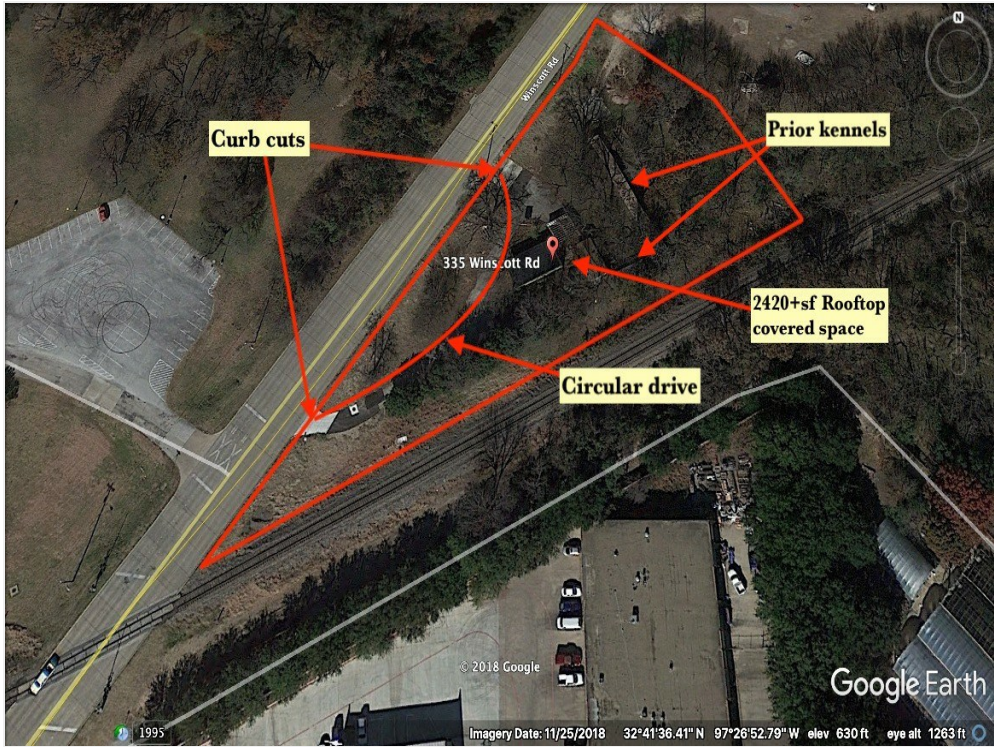
Location



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Property Photos



Close aerial



2 curb cuts: entrances-exits

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Property Photos



Southern entrance



Entrance

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Property Photos



partial frontage



Lots of shade

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Property Photos



Facing North at Bldgs



rear view

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Property Photos



entry, reception



Water Well tank

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circular drive



1 of many shade trees

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Property Photos



Shade



Building Photo

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Property Photos



prior kennels



walking area

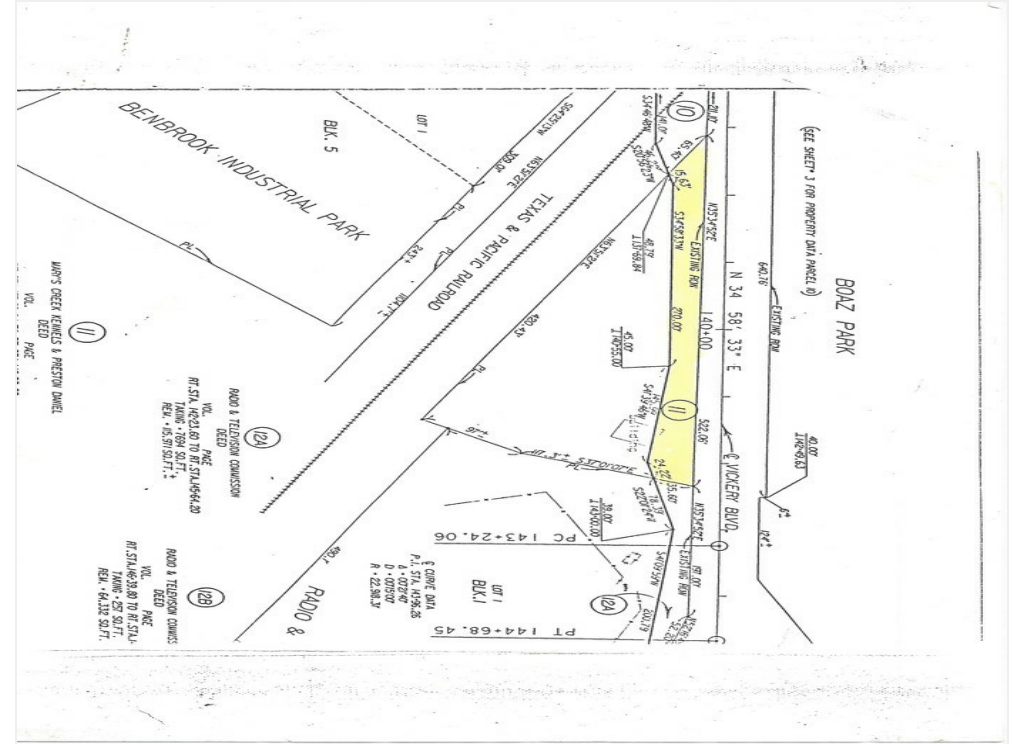
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Property Photos



Locked gate to 2nd kennel entry



Plat Map

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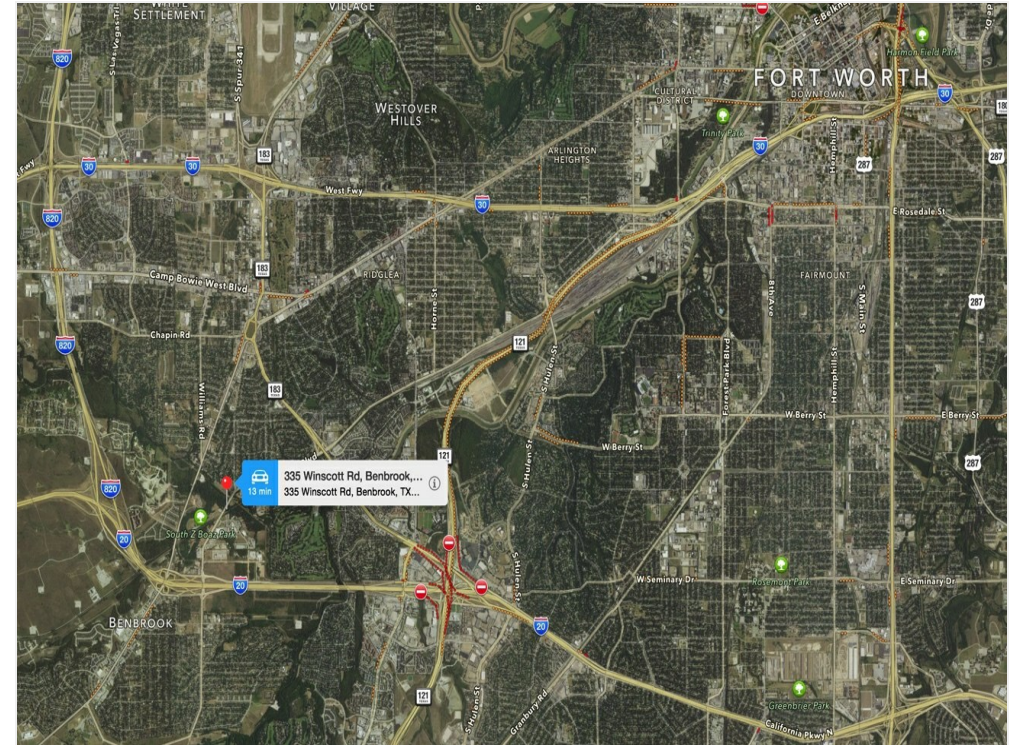
Buildings & concrete pads labeled

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Property Photos



335 Winscott Rd, TAD map copy

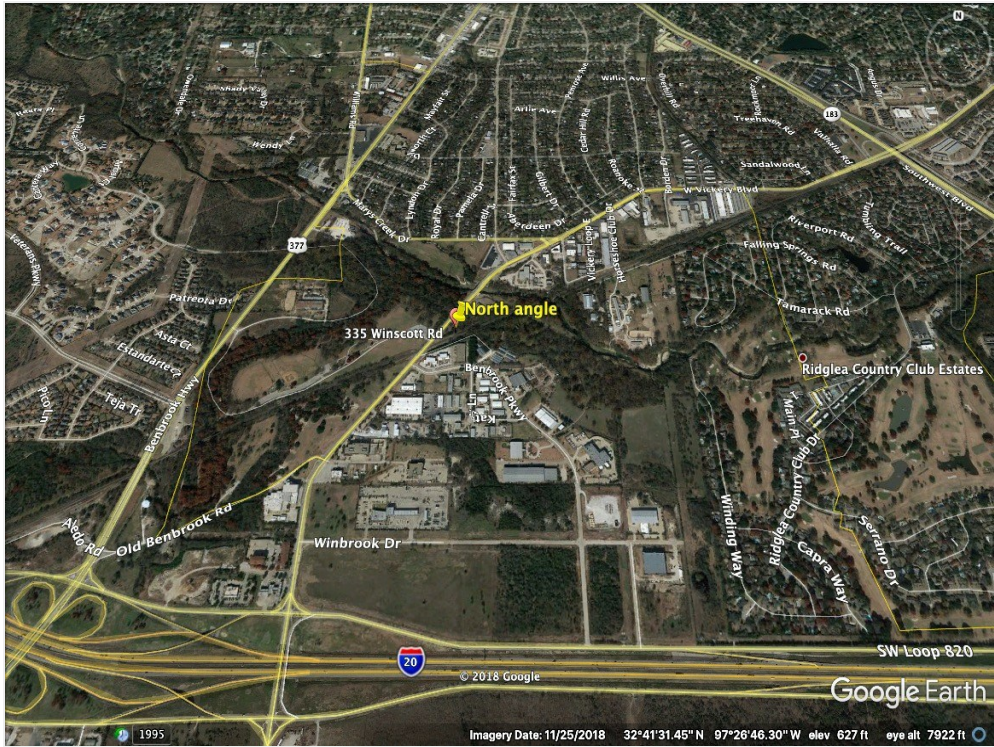


Fort Worth

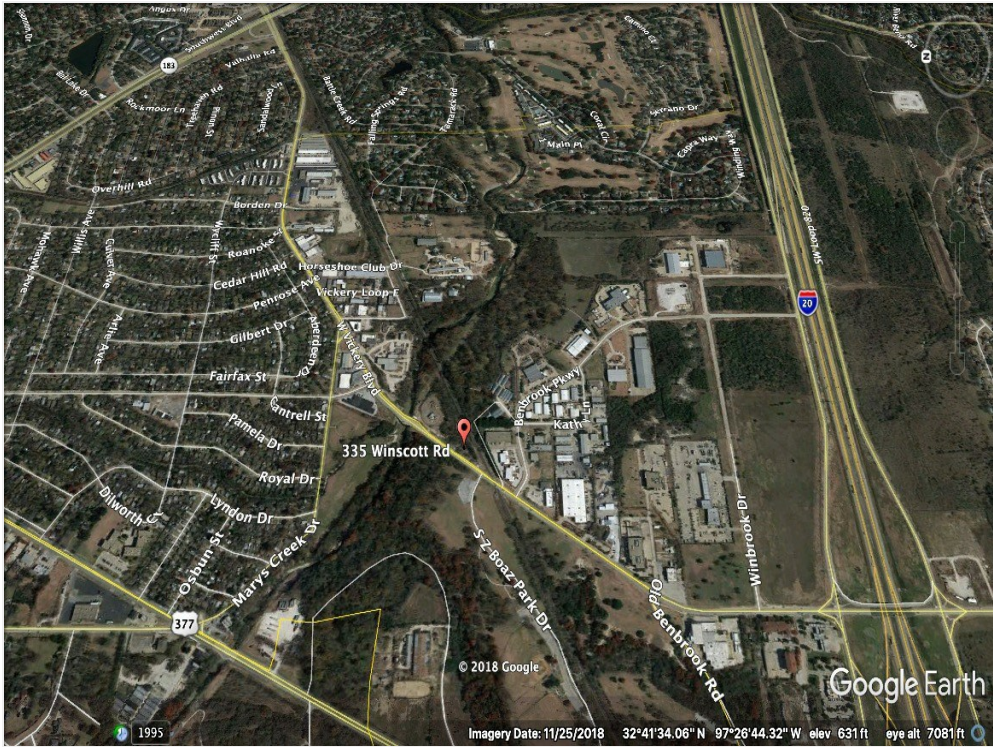
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Property Photos



North Angle

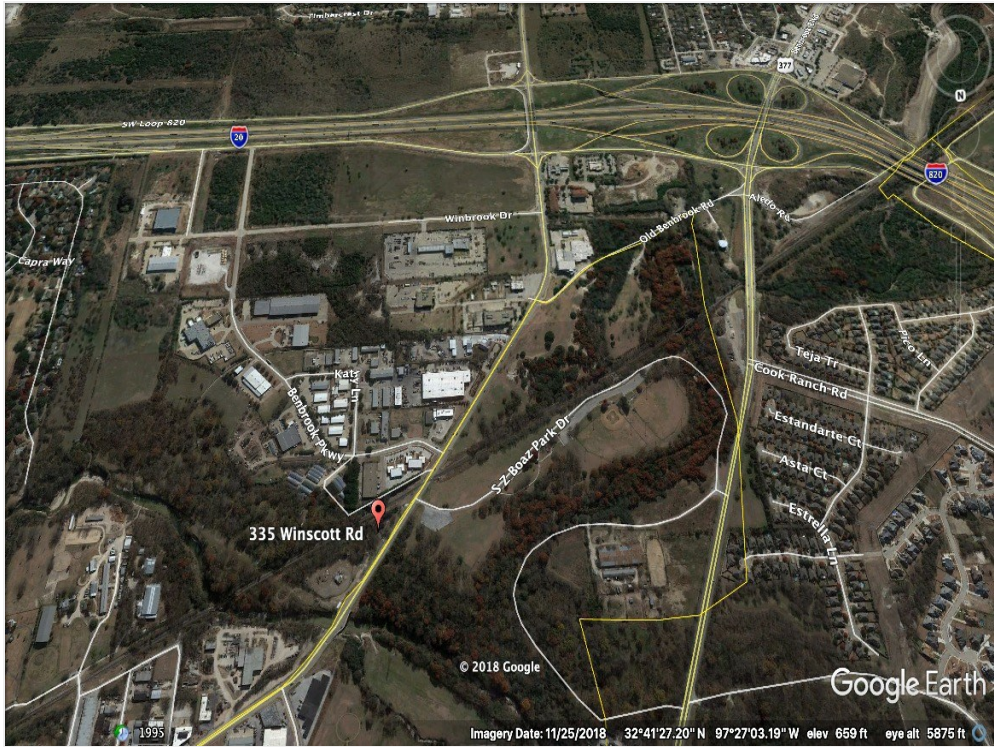


looking East

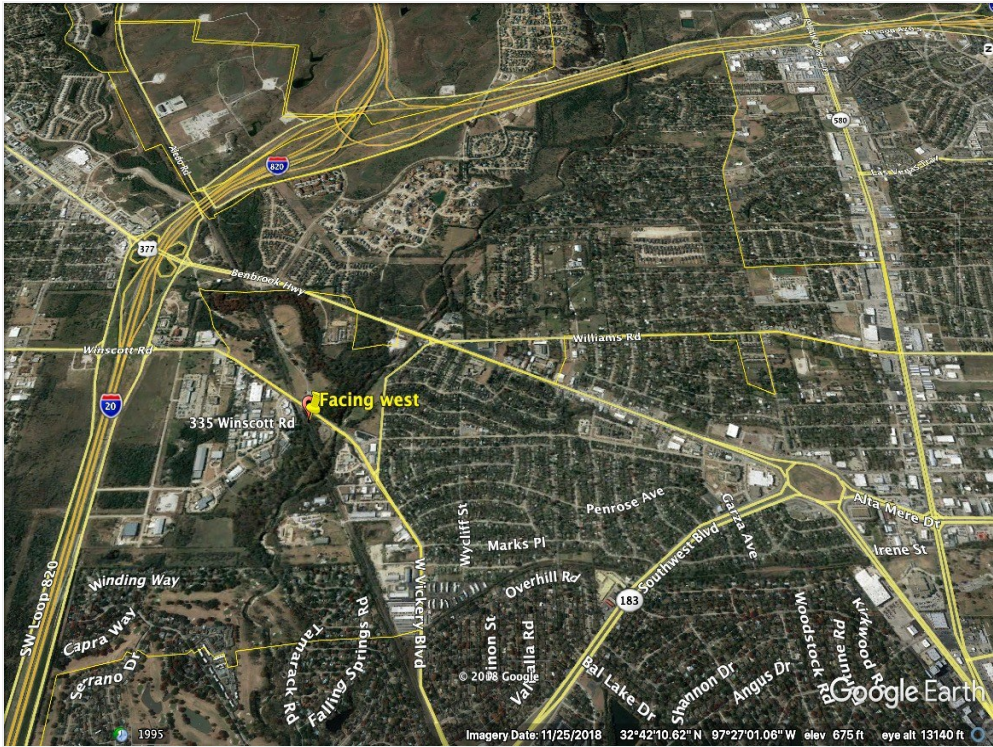
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Property Photos



looking Sth

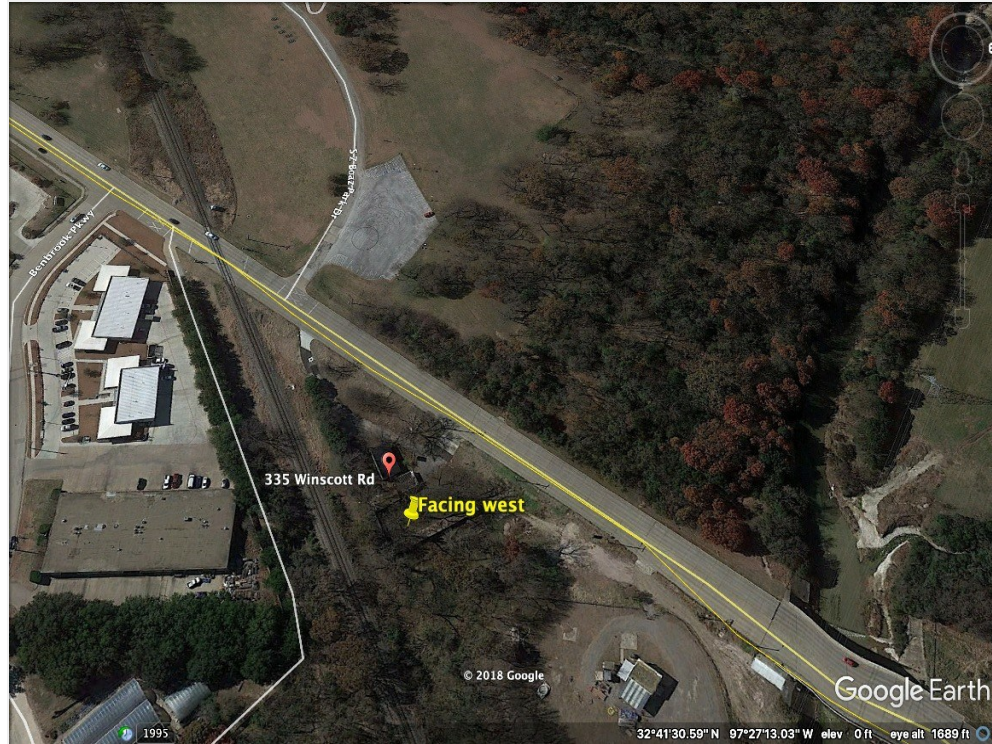


facing west

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Property Photos



close aerial - looking west