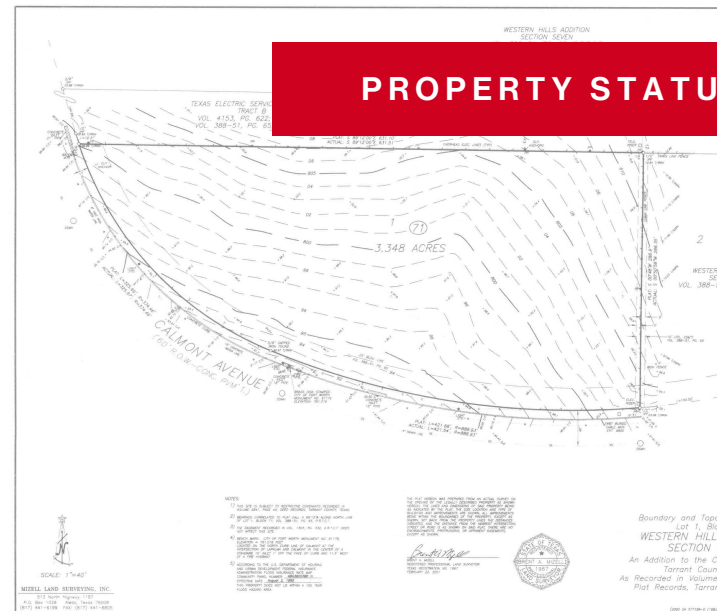
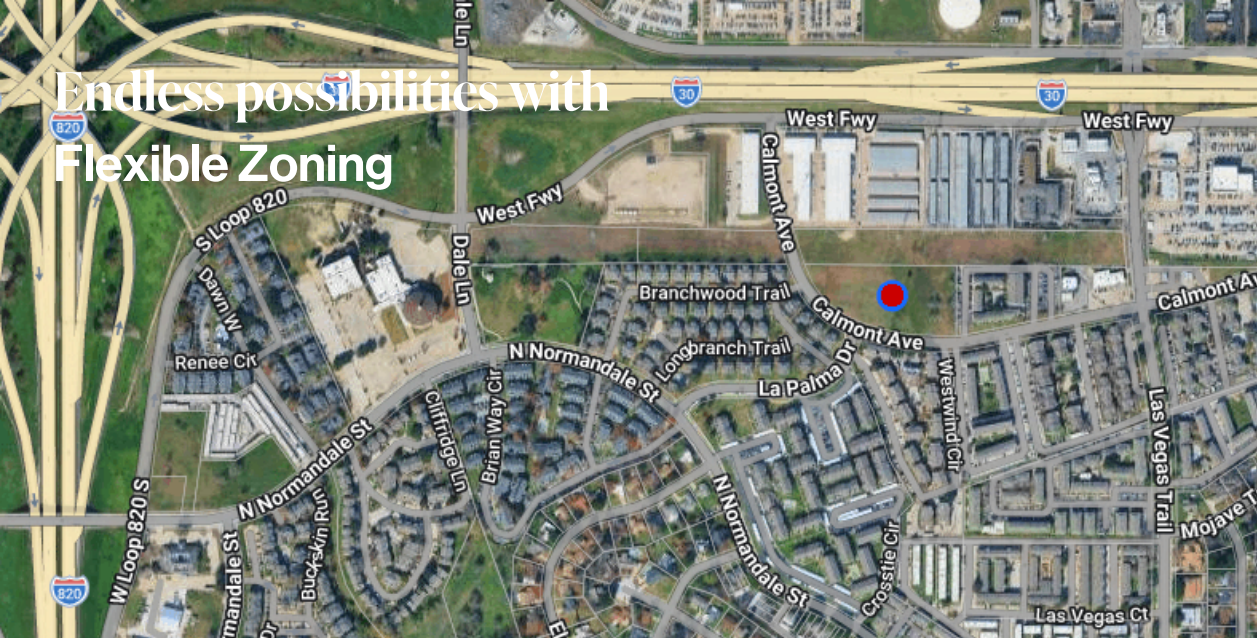


Endless possibilities with Flexible Zoning



Property Overview

Discover a prime development opportunity at 8800 Calmont Avenue in Fort Worth, offering approximately 3.35 acres in one of the most active growth corridors in the DFW Metroplex. Zoned PD-376 PD-SU, the property provides outstanding flexibility for developers seeking to meet strong demand driven by Fort Worth's expanding population, infrastructure improvements, and continued commercial growth. Permitted uses include all "ER" classifications along with retail establishments, financial institutions, dining concepts, fuel sales, bakeries, and alcohol sales for off-premise consumption or in conjunction with food service operations.

The site features strong visibility and convenient access along Calmont Avenue, located just minutes from I-30 and Loop 820, providing efficient connections to Downtown Fort Worth, Dallas, and key surrounding submarkets. Suitable for a variety of development concepts—including retail, office, mixed-use, or multifamily—this property represents a highly adaptable investment opportunity in a rapidly developing area.

Property Highlights

- Prime Fort Worth Location – Strong visibility along Calmont Avenue with convenient access to I-30 and Loop 820, allowing easy travel throughout Fort Worth and the greater DFW area.
- Flexible PD-376 PD-SU Zoning – Zoning supports multiple development options including retail, office, commercial, and multi-family residential projects.
- 3.35 Acres Ready for Development – Level, undeveloped land well suited for new construction within a high-demand growth corridor.
- Strong Area Growth – Positioned within one of Fort Worth's fastest-growing commercial and residential submarkets.
- Compelling Investment Potential – Limited land availability in this area supports long-term appreciation and development returns.
- Utilities & Infrastructure Nearby – Proximity to utilities and infrastructure helps reduce development time and upfront costs.
- Surrounded by Amenities & Employers – Located near shopping, dining, and employment centers, enhancing appeal for future tenants or residents.

Property Details

Price:	\$656,196
Lot Size:	3.347 AC
Price / Acre:	\$196,020
Cross Streets:	Calmont/La Palma Dr
Permitted Uses:	Zoning supports multiple developments
Utilities:	Near by
Zoning:	PD-376 PD-SU
APN:	03433439

Ryan Feilner - Agent

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