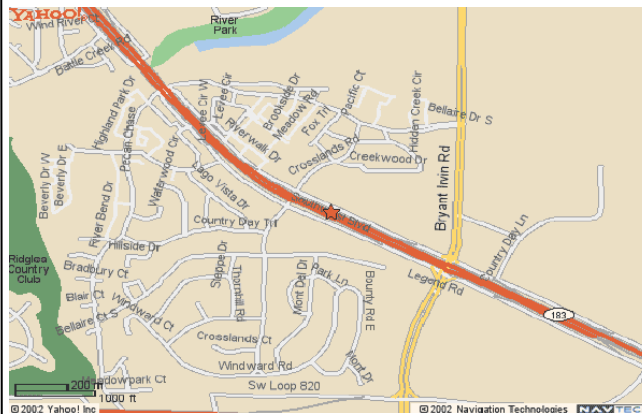


<b>Property:</b>	6300 Southwest Blvd Hard Corner Pad Site
<b>Type:</b>	Sale
<b>Zoning:</b>	Retail & Office
<b>Size:</b>	35,575 Square Feet
<b>Location:</b>	SEC of Crosslands/SW Blvd.
<b>Contact:</b>	Denwood Butler <i>Butler Commercial Realty, L.L.C.</i> PO Box 121456 Fort Worth, TX 76121 <b>Phone: 817-924-1188</b> Fax: 817-9271218 web Site: www.butlercr.com
<b>Details:</b>	<p>Site is fully developed. Zoned (Retail and Office), platted, graded, utilities stubbed out to site. Ready to apply for a building permit. Located in the prestigious section of Southwest Fort Worth.</p> <ul style="list-style-type: none"> <li>• Near Harris and All Saints Hospitals</li> <li>• Great Visibility from Southwest Boulevard</li> <li>• Lot is Fully Developed—all utilities to the site, grading complete.</li> <li>• Ideal for Retail and/or Office - Zoned for restaurant to serve</li> <li>• beer, wine and mixed drinks (see below for more details)</li> <li>• Priced at \$7.75 per square foot</li> </ul> <p><i>Note:</i> For restaurants wishing to serve alcoholic beverages, the following rules apply:</p> <ul style="list-style-type: none"> <li>• Operator must hold the appropriate license</li> <li>• Alcoholic Beverage sales cannot exceed 50% of gross receipts.</li> <li>• Operator must maintain a portion of the premises for on premises food storage, preparation and consumption.</li> <li>• Menu must have no fewer than 8 different entrees per meal period</li> </ul>

**Locator Map:**



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