



4726 Boat Club Road

OFFICE BUILDING FOR SALE
CONTACT BROKER FOR PRICING

4726 Boat Club Road
Fort Worth, TX 76135

 **Transwestern**

About the Building

A turnkey office opportunity

A well-maintained, move-in-ready office building with attached garage on ± 0.49 acres in fast-growing Northwest Fort Worth - ideal for an owner-user or investor seeking visibility and easy access to SH 199.

BUILDING FEATURES

- 3,434 SF total - 2,628 SF office + 806 SF garage
- Six private offices + conference room
- Reception, break room & two restrooms
- Built 2004 - move-in ready

SITE & ACCESS

- 21 parking spaces - ± 0.49 acres
- Excellent Boat Club Road visibility
- Minutes from Lake Worth & Eagle Mountain Lake



Trevor Brown

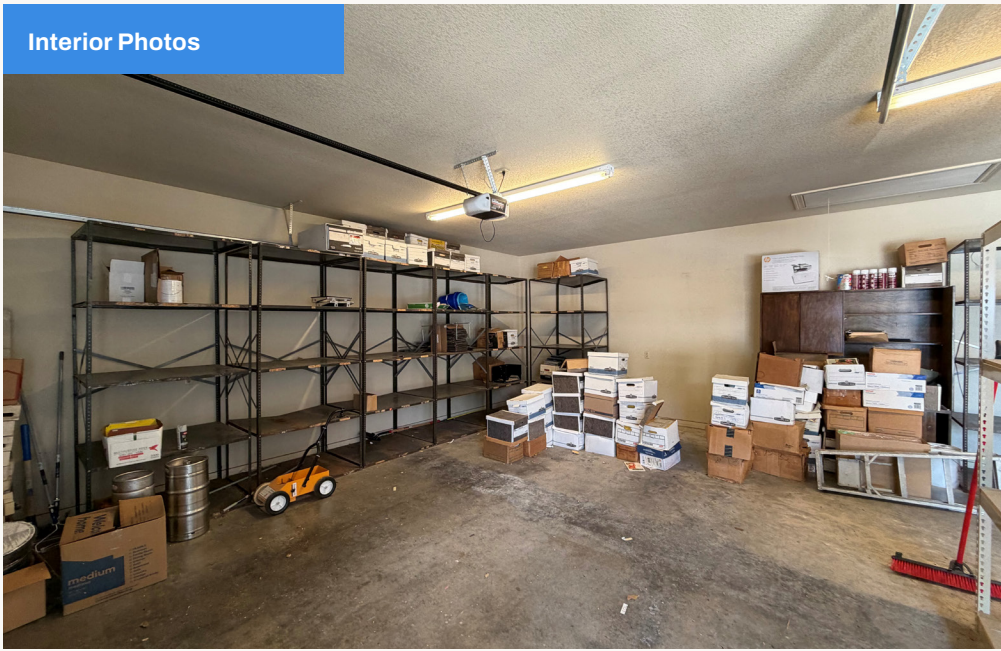
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Interior Photos



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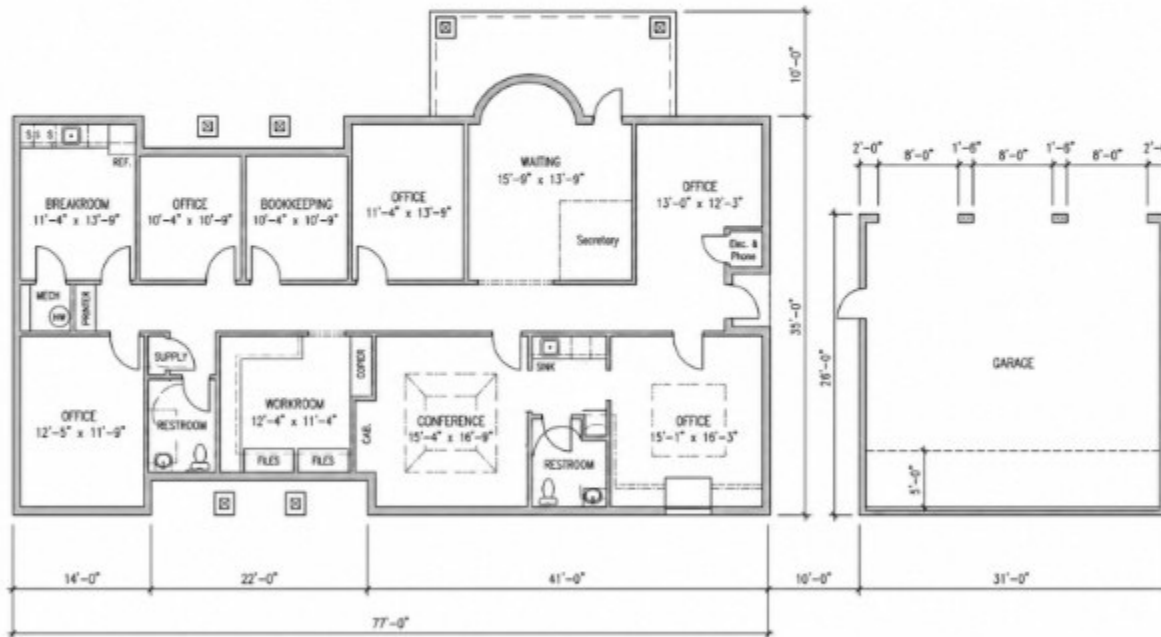
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FLOOR PLAN

Flexible, efficient layout

±77' x 35' office footprint with a separate ±31' x 26' attached garage. Six private offices, conference room, reception and waiting area, dedicated workroom, break room and two restrooms.

- Six private offices
- Conference room (15'4" x 16'9")
- Reception & waiting area
- Workroom, break room, supply & mechanical
- Two restrooms



OFFICE FOOTPRINT	77' x 35'
ATTACHED GARAGE	31' x 26'
OFFICE SF	2,628 SF
GARAGE SF	806 SF
TOTAL SF	3,434 SF

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LOCATION

Northwest Fort Worth

Positioned on the Boat Club Road corridor with direct access to Jacksboro Highway (SH 199), minutes from Lake Worth and Eagle Mountain Lake amid an expanding residential base.

SH 199

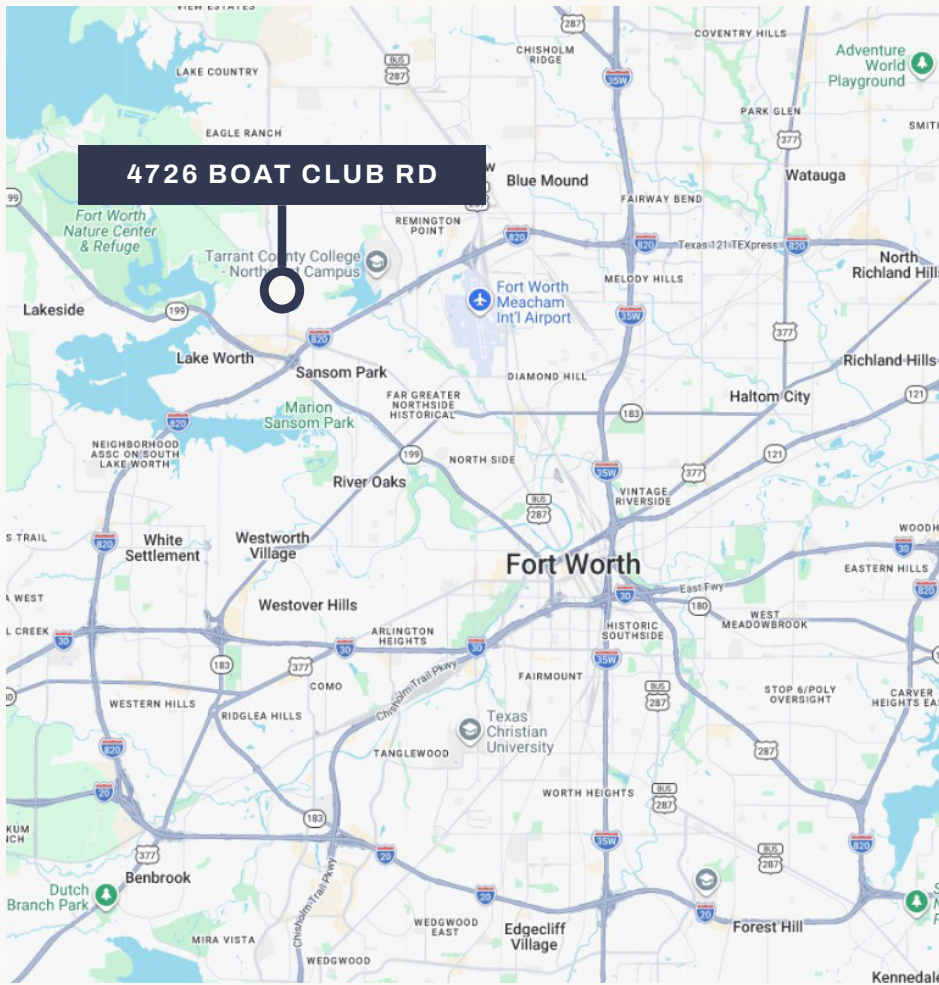
Direct Jacksboro Hwy
ACCESS

Lake Worth

Minutes from recreation

Growth

Expanding residential base



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A market on the rise

Fort Worth is the 11th-largest city in the U.S. and among its fastest-growing, now home to more than one million residents within the 6.4-million-person Dallas–Fort Worth metroplex. The Boat Club Road corridor sits in the heart of Northwest Fort Worth’s expanding residential base, drawing steady rooftops, retail and daytime population to the trade area.

1M+

Fort Worth residents — 11th-largest U.S. city

6.4M

Dallas–Fort Worth metro population

~22,000

Residents within ZIP 76135 trade area

\$74.6K

Median household income (76135)

TRADE AREA PROFILE — ZIP 76135

Population	22,009
Median Age	38.1 years
Median Household Income	\$74,621
Median Home Value	\$272,410
Owner-Occupied Households	Majority
Working Population	64.7%

Source: U.S. Census Bureau 2020 DHC & 2020–2024 ACS 5-Year Estimates (ZIP 76135); City of Fort Worth. Figures approximate.

LOCAL ANCHORS & AMENITIES

Lake Worth & Marina Recreation, dining & waterfront draw	NAS Fort Worth JRB Major regional employment base
Boat Club Rd Retail Grocery, banking & everyday services	Marine Creek Ranch Growing master-planned community
Fort Worth Nature Center 3,600-acre regional attraction	3 School Districts Lake Worth, Eagle Mtn-Saginaw & Azle ISD

Direct SH 199 access

Jacksboro Highway connects the corridor to downtown Fort Worth in roughly 15 minutes, feeding daytime traffic and rooftops past the property.

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