

\$1,600,000 - 944 E Berry Street, Fort Worth

MLS® #20993850

\$1,600,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 0.52 Acres

Morningside Park Add, Fort Worth, TX

This property sits on West Side of I-35. For Sale or For Lease. Call or Email Listing Broker for Information.

Asking Price: \$1.6M

Asking Rent: \$15 PSF + NNN

Fort Worth is advancing the \$11 million East Berry Corridor Plan to revitalize East Berry St. from I-35W to Lake Arlington.

The plan is a long-term redevelopment effort aimed at transforming the corridor into a walkable, mixed-use area that supports housing, transit, and commercial activity. About \$9.3 million will go toward infrastructure upgrades, land acquisition, and development. Pedestrian-focused infrastructure includes directional and blended ramps, crosswalks at curb ends, mid-block pedestrian signals, and a full-width side path across the railroad. Plans also include adding left-turn lanes at signalized intersections, aligning cross streets, evaluating driveway closures, and addressing bridge alignments.

Built in 1963

Essential Information

MLS® # 20993850
Price \$1,600,000



944 E BERRY ST
FORT WORTH, TX 76110

QUICK FACTS

+/- 7,723 SF
Total Square Feet

+/- .52 AC
Lot Size

1963
Year Built

Call Broker
Lease Rate

\$1.6M (\$207 SF)
Sale Price

HIGHLIGHTS

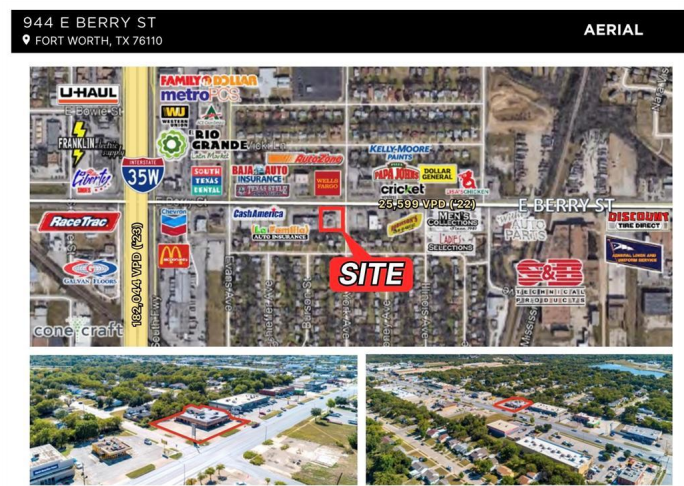
- Urban Infill Development Opportunity
- Zoning "E" - Neighborhood Commercial
- Prime E Berry St Frontage on Corner Lot
- Immediate Access to I-30W
- Recent Facade Upgrades
- Potential Uses: C-Store, Café, Laundromat, Liquor / Wine Store, Health Office

AREA RETAILERS

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	13,985	125,928	298,442
Average HH Inc	\$50,351	\$65,962	\$77,960
Households	4,361	39,579	104,131

*CoStar 2024 Estimates



Bathrooms	0.00
Acres	0.52
Year Built	1963
Type	Commercial Sale
Sub-Type	Business
Status	Active

Community Information

Address	944 E Berry Street
Subdivision	Morningside Park Add
City	Fort Worth
County	Tarrant
State	TX
Zip Code	76110-4450

Amenities

Utilities	City Water, Electricity Available
Garages	On Site, Parking Lot

Interior

Heating	Other
# of Stories	1
Stories	1

Exterior

Lot Description	Interior Lot, Other
Roof	Other
Construction	Brick
Foundation	Other

Additional Information

Zoning	Commercial Zoning E
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Listing Details

Listing Agent	Monika Guzman
Listing Office	Compass RE Texas, LLC

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Listing information last updated on November 4th, 2025 at 7:31pm CST