

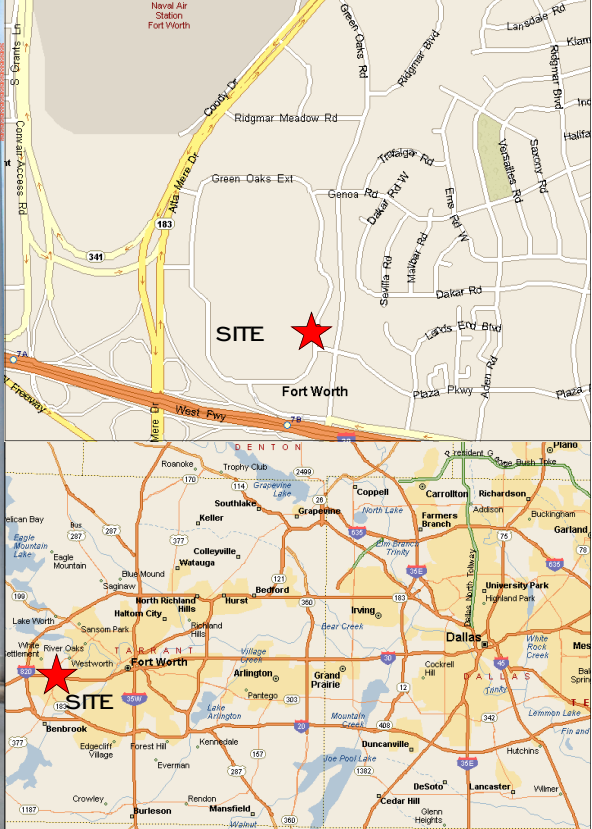
**FOR SALE OR LEASE
RIDGMAR BUILDING - 6805 GREEN OAKS
FORT WORTH, TEXAS**

Sam Brous
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(817) 335-7245

Mack House
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Melissa Sanders
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Price Reduced—Lease \$2,000 per month or Purchase \$395,000



PROPERTY SPECIFICATIONS

BUILDING SIZE: 4,753 square feet
4,200 square feet on first floor

- INFORMATION:**
- Former Calico Corners Store
 - Satellite building in front of Neiman Marcus, Macy's
 - Ideal for retail, office or service use
 - Areas 2 largest employers are within a mile of property
 - Zoned J Medium Industrial
 - 19 Parking spaces

NEIGHBORING TENANTS:

Ridgmar Mall is a 1.27 million square foot center with Neiman Marcus, Dillard's, Macy's, J.C. Penney, Sears and Rave Movie Theater as anchors.

TRAFFIC: I-30 Westbound—52,557 v.p.d.
I-30 Eastbound—54,436 v.p.d.
Green Oaks Road—15,440 v.p.d.

DEMOGRAPHICS:

Radius	Population	Average HH Income
1 Mile	8,495	\$87,394
3 Mile	84,460	\$67,029
5 Mile	180,308	\$73,658



WE DELIVER REAL ESTATE SOLUTIONS.

301 COMMERCE ST.,
SUITE 2040
FORT WORTH, TX 76102
TEL 817-886-3000
FAX 817-336-1236
WWW.WESTOVERGRP.COM

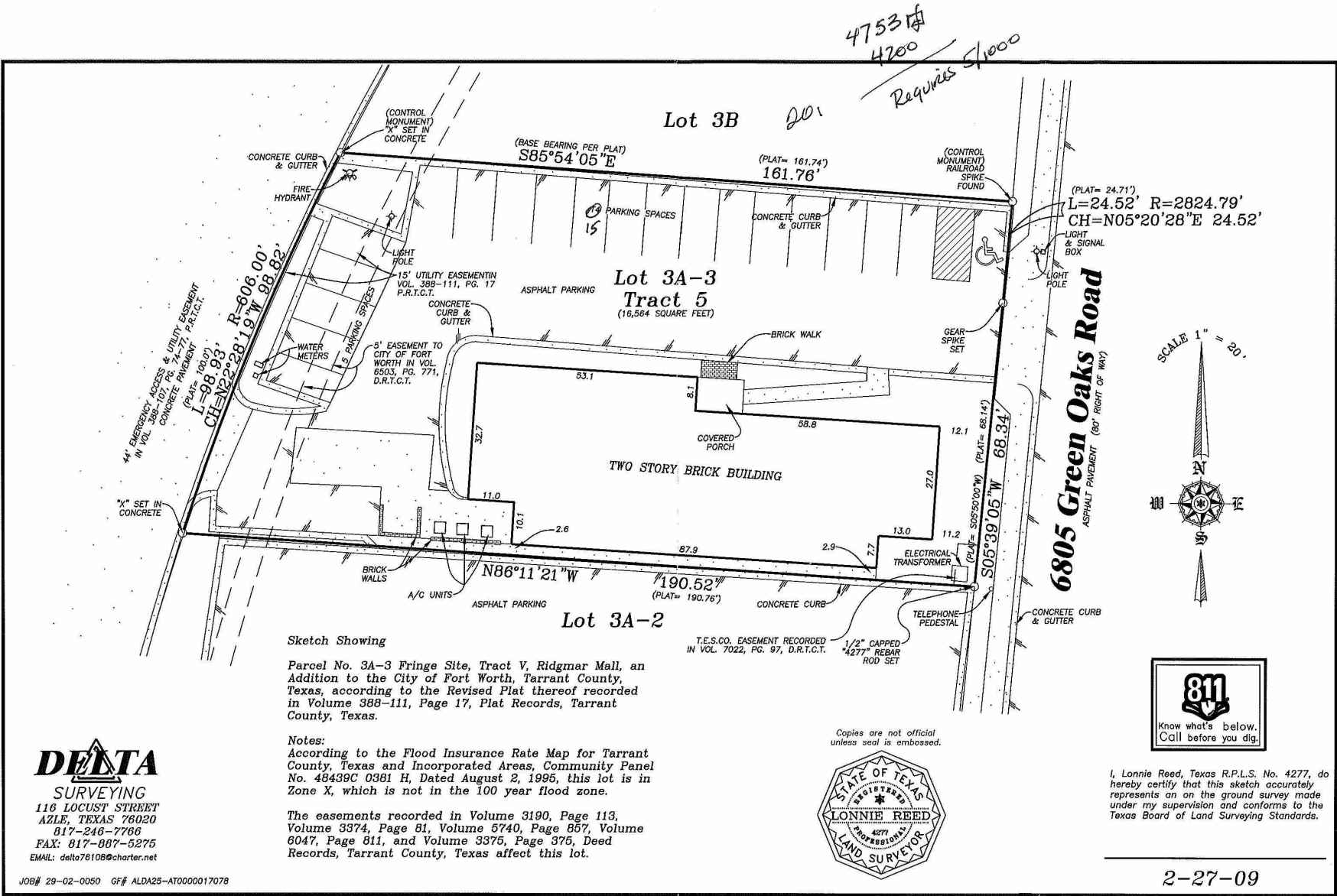
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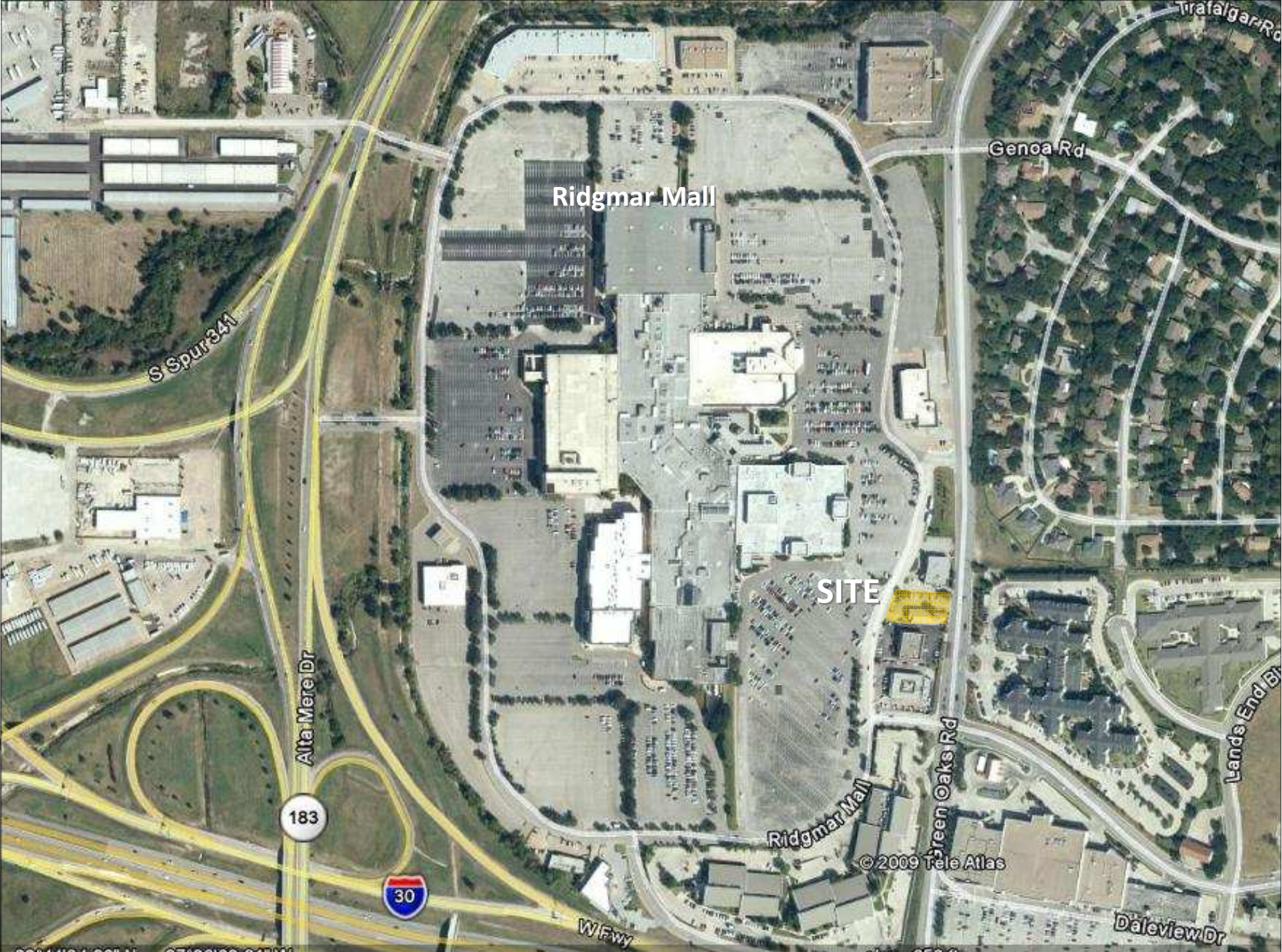
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