

FOR SALE
1.48 ACRES
CALMONT & I-30, FORT WORTH, TEXAS

Melissa Sanders
 msanders@westovergrp.com
 (817) 260-4469

Sam Brous
 sbrous@westovergrp.com
 (817) 335-7245



PROPERTY SPECIFICATIONS

LAND SIZE: 1.4857 Acres (64,718 square feet)

INFORMATION: Zoned: ER—Neighborhood Commercial Restricted
 Ideal for retail or office use

PRICE: \$776,616.00 (\$12.00 PSF)

NEIGHBORING TENANTS:

Neiman Marcus, Macy's, Sears, Dillards, Jc Penney, Rave Motion Pictures, Albertson's, NTB, Mattress Giant, Best Buy, Chili's

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.

2008 DEMOGRAPHICS:

Radius	Population	Average HH Income
1 Mile	8,136	\$91,049
3 Mile	70,180	\$69,168
5 Mile	149,711	\$74,814

The Westover Group

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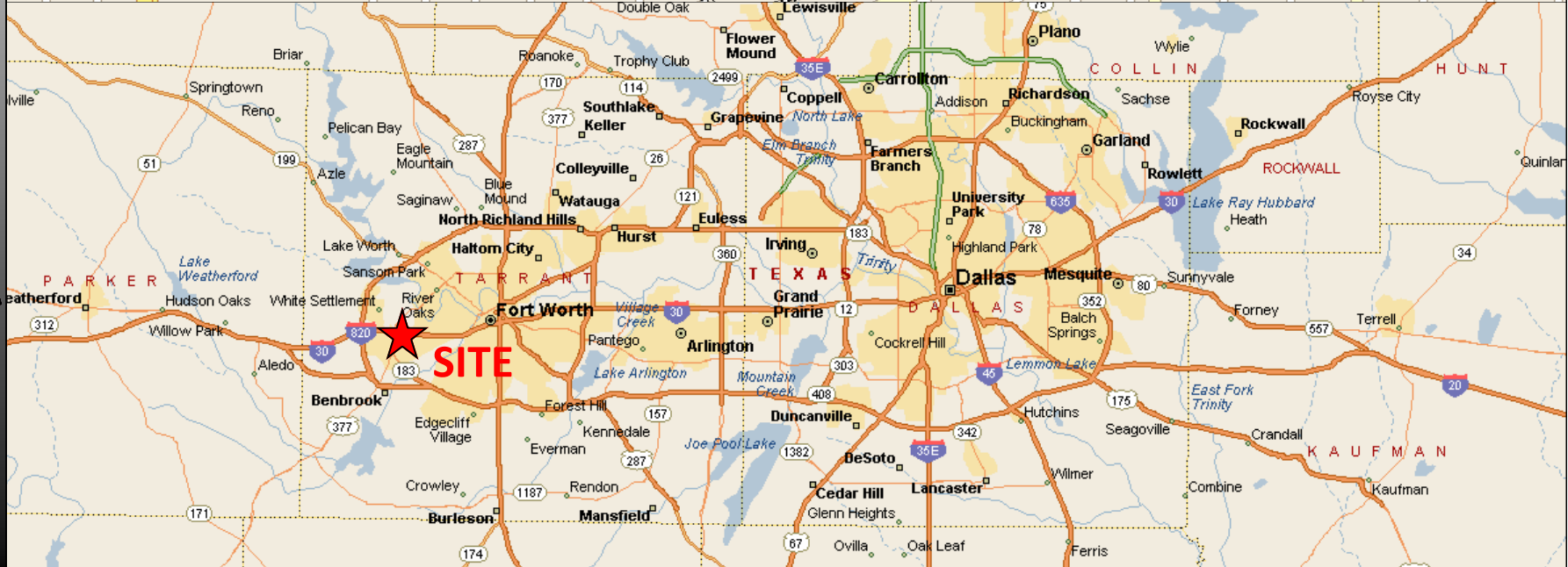
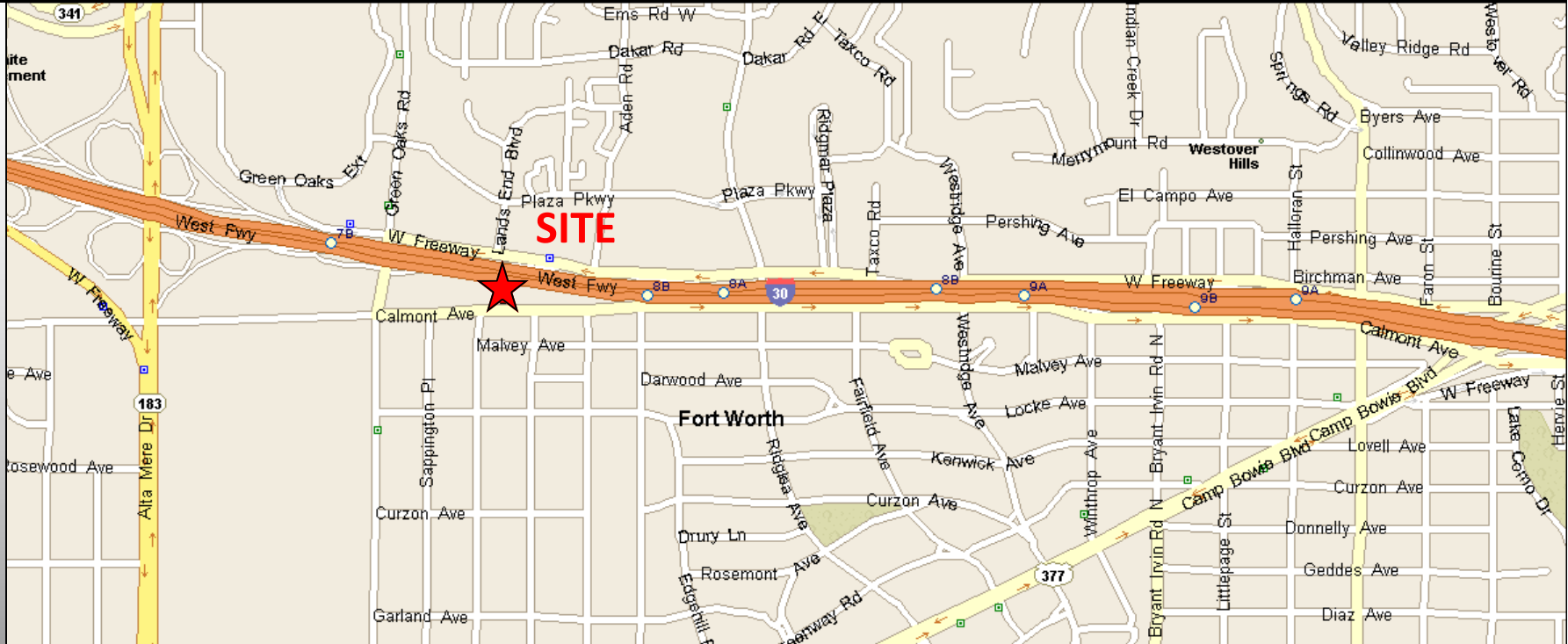
301 COMMERCE ST.,
 SUITE 2040
 FORT WORTH, TX 76102
 TEL 817-886-3000
 FAX 817-336-1236
 WWW.WESTOVERGRP.COM

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