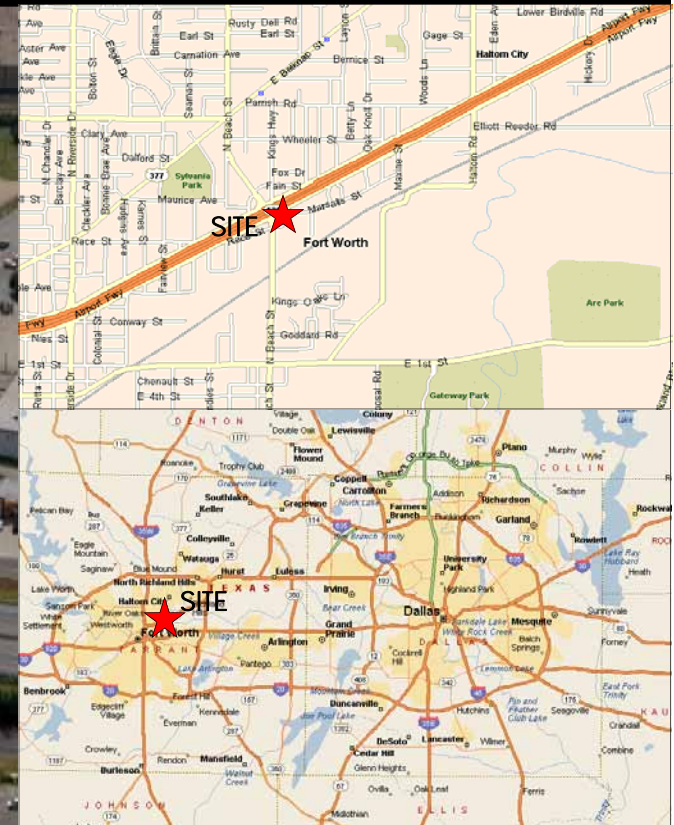


# Retail Development SEC Highway 121 & Beach Street Fort Worth, Texas

Mack House  
mhouse@westovergrp.com  
(817) 259-3510

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



## PROPERTY SPECIFICATIONS

**LAND SIZE:** 34,304 square feet  
**BUILDING SIZE:** 2,345 square feet

- INFORMATION:**
- High traffic counts
  - Excellent accessibility and visibility from Airport Freeway
  - Dense surrounding population
  - Lighted intersection
  - Located 3 miles northeast of downtown Fort Worth

## **NEIGHBORING TENANTS:**

Wal-Mart Supercenter, Walgreens, Radio Shack, Game Stop, Blockbuster, Payless Shoe Source, McDonalds, Taco Bell, Domino's Pizza, Subway, Whataburger, CiCi's Pizza, KFC, Little Caesars, Pizza Hut, Wendy's, Taco Cabana

**TRAFFIC:** Highway 121—103,859 v.p.d.  
Beach Street—17,454 v.p.d.

## **2007 DEMOGRAPHICS:**

Radius	Population	Average HH Income
1 Mile	9,980	\$46,311
3 Mile	63,569	\$46,528
5 Mile	225,453	\$46,161

The information contained herein was obtained from sources believed reliable; however, The Westover Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease or withdrawal without notice.



We Deliver Real Estate Solutions.

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Demographics: 2007 Estimates & 2012 Projections

	1 Mile		3 Miles		5 Miles	
	2007	2012	2007	2012	2007	2012
Population	9,980	10,515	63,569	65,569	225,453	236,457
Avg. HH Income	\$46,311	\$51,460	\$46,528	\$50,538	\$46,161	\$49,922



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