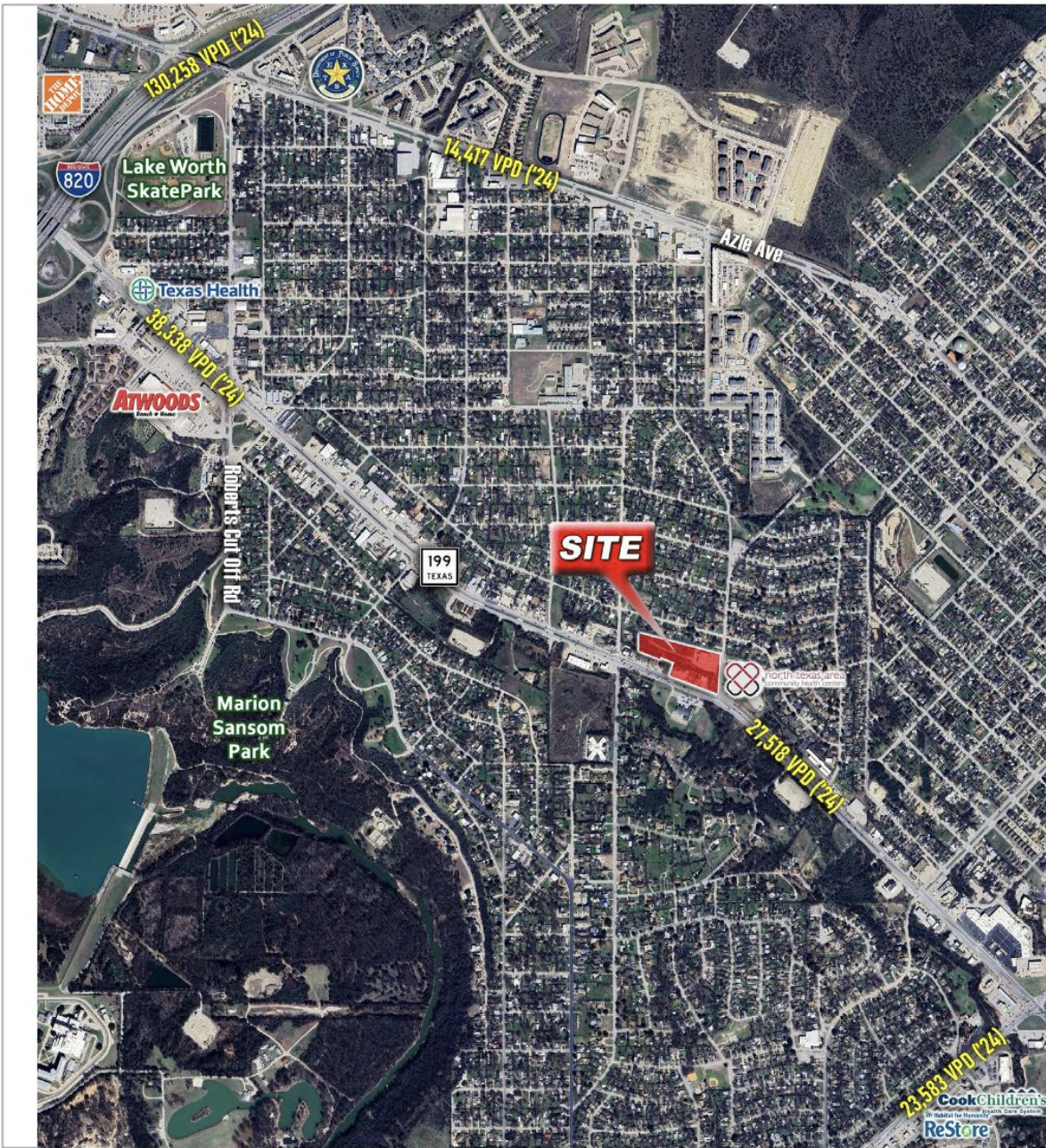


Marketing Tools

±7 Acres Available
 NWC of Jacksboro Hwy & Beverly Hills Dr, Fort Worth, Texas 76114



Property Overview

- ±7 Acre Parcel Available
- Located at the northwest corner of Jacksboro Highway (SH-199) and Beverly Hills Dr in the Sansom Park/Beverly Hills area in northwest Fort Worth.
- Property has frontage along Jacksboro Highway (TX-199), making it easily accessible: about 5 miles northwest of downtown Fort Worth, and relatively close to major employment centers such as (historically) defense and aerospace jobs.
- Sansom Park keeps a small-town / working-class-suburb vibe: modest homes (often ranch-style), some newer construction or renovated houses, and a mixture of long-time residents and newcomers.
- Easy access to NW Loop 820, I-35 W, and Westworth Blvd/ Hwy 183

TRAFFIC COUNTS	VPD
Jacksbor Highway	27,518

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
Population	2025	14,024	83,193	203,910
	2030	13,898	85,192	213,035
Median Age	2025	34.1	34.1	35.0
	2030			
Median HH Income	2025	\$58,777	\$64,577	\$73,003
	2030	\$66,086	\$72,075	\$80,326
Average HH Income	2025	\$73,900	\$86,850	\$100,842
	2030			

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 jason@corebrokerage.com

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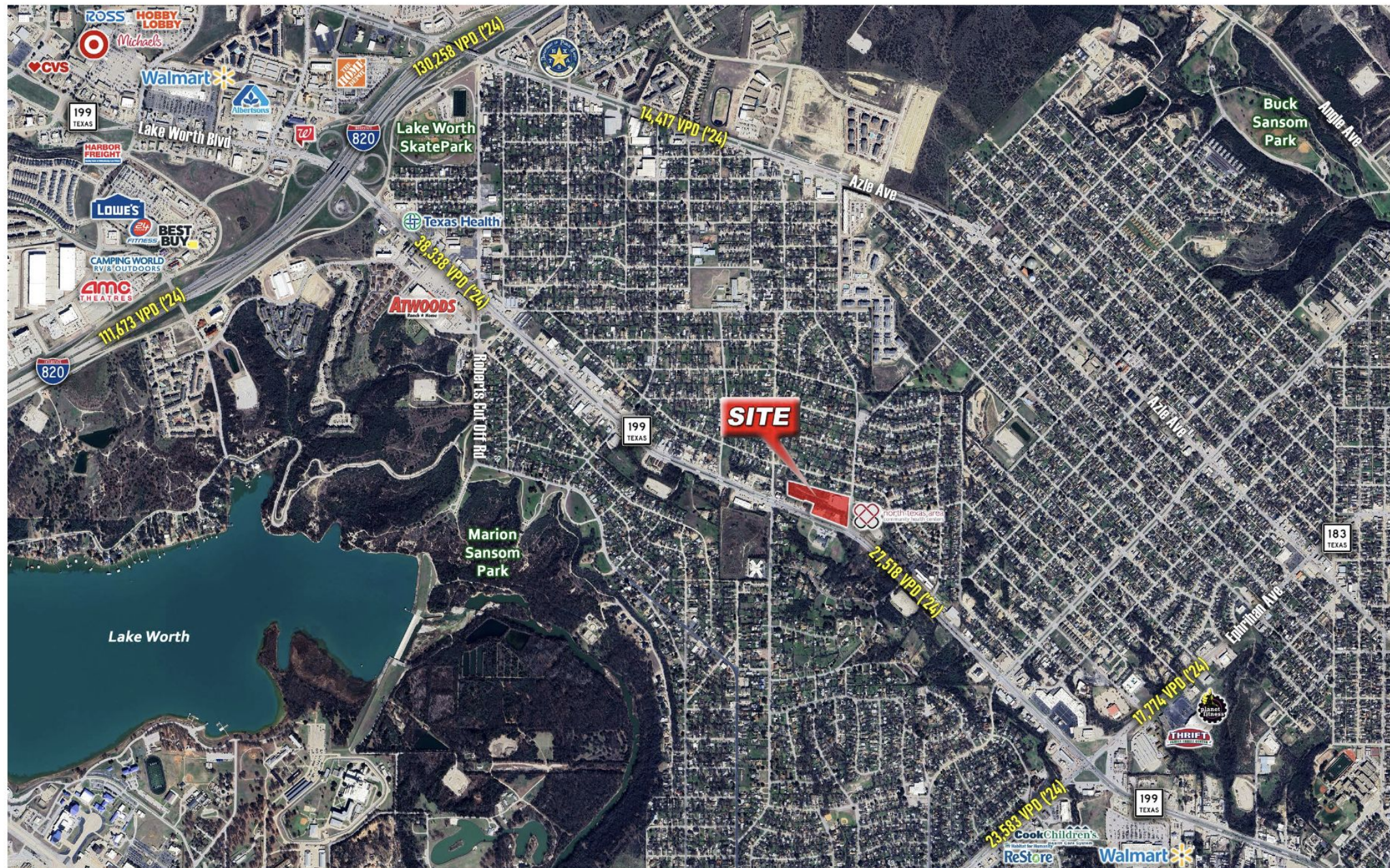
This information contained herein was obtained from sourced deemed reliable and accurate; however, no guarantees or warranty are made as to the completeness and accuracy thereof

3232 Mckinney Ave, Suite 550
 Dallas, Texas 75204

Marketing Tools

±7 Acres Available

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3232 McKinney Ave, Suite 550
Dallas, Texas 75204

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3232 Mckinney Ave, Suite 550
Dallas, Texas 75204

Survey

±7 Acres Available

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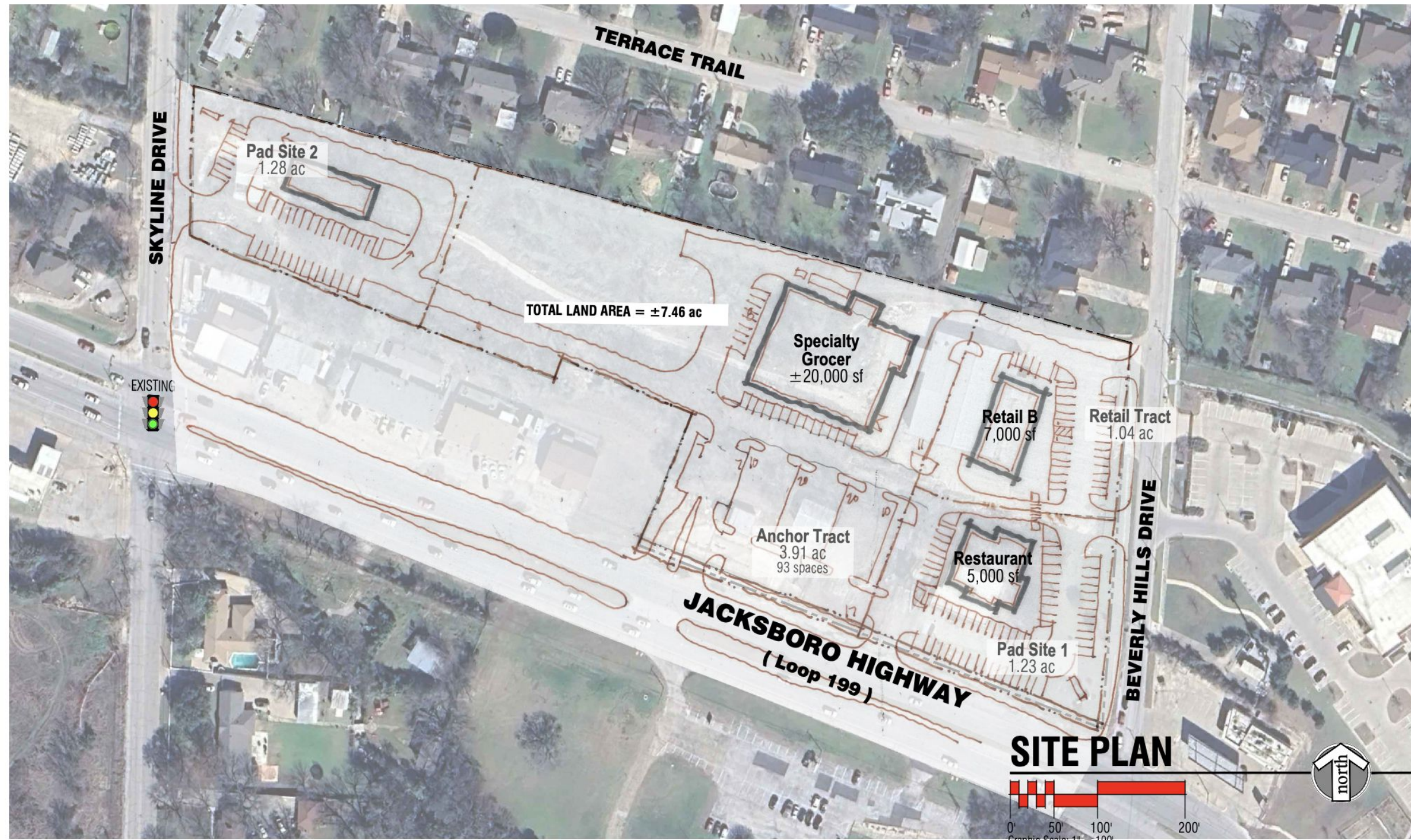
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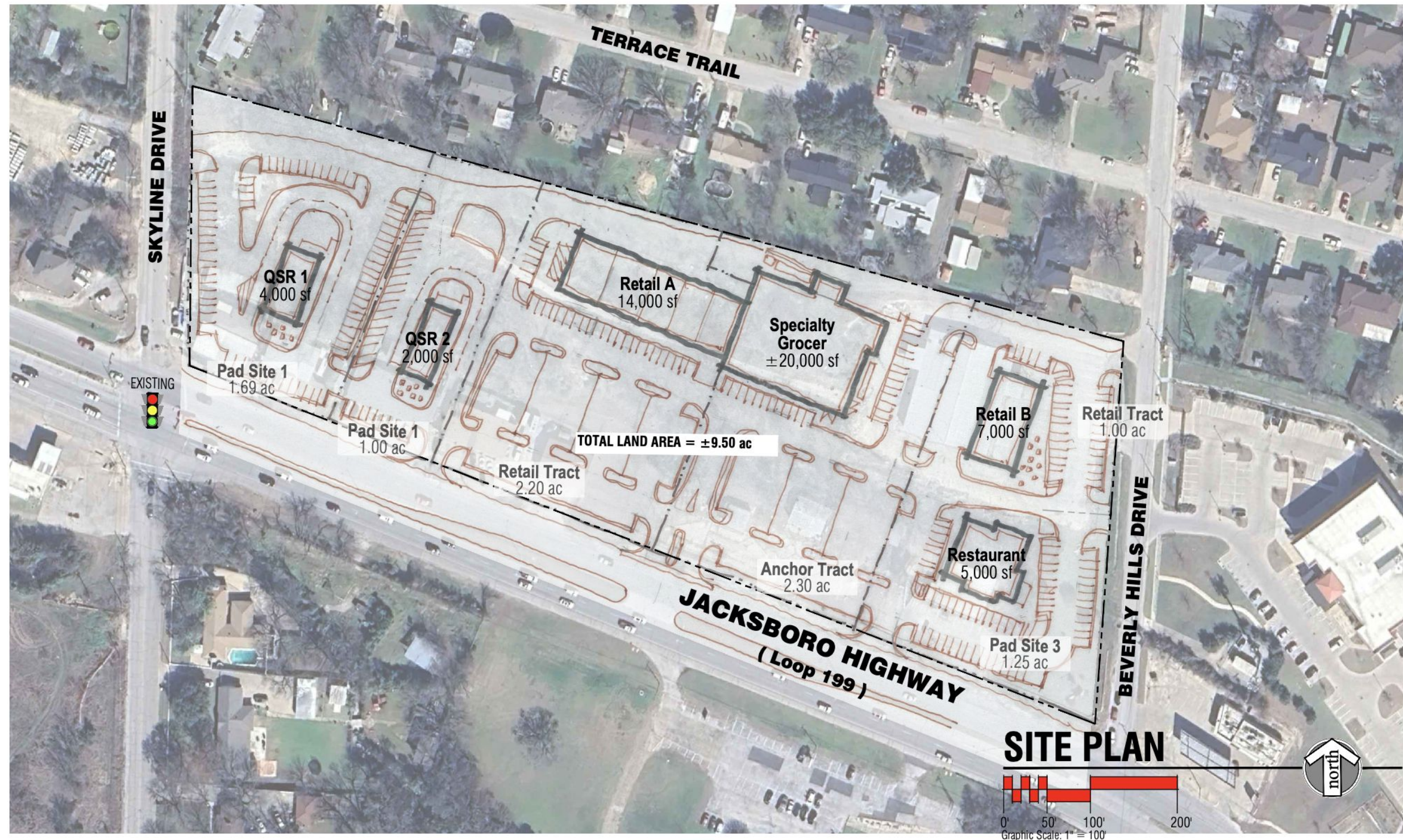
Marketing Tools



Conceptual Plan | Option #1



Conceptual Plan | Option #2



***Requires Assemblage**