



KATY CROSSING FOR LEASE

214.378.1212

NWQ US 377 & GOLDEN TRIANGLE BLVD
FORT WORTH, TX

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LOCATION

NWQ US 377 & GOLDEN TRIANGLE BLVD

AVAILABLE SPACES

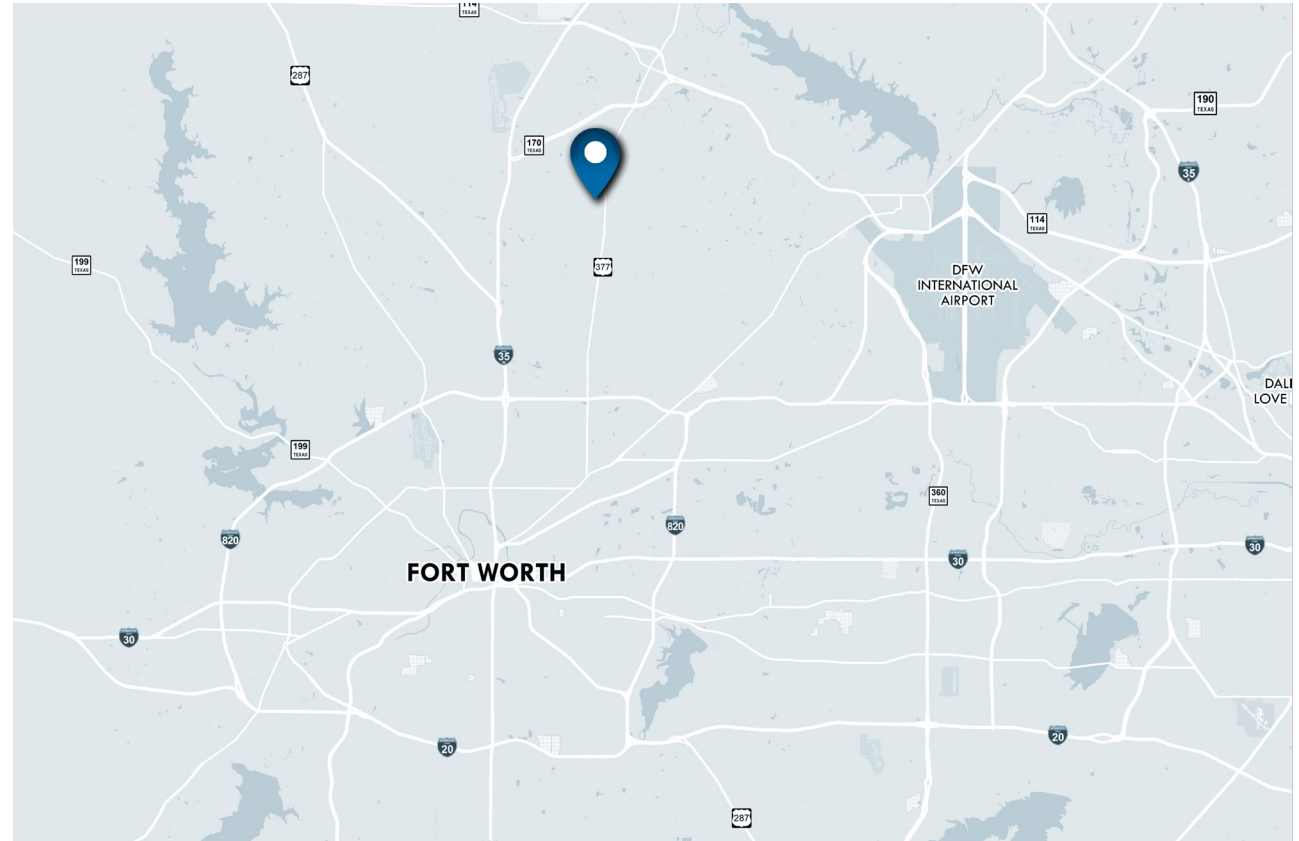
4,277 SF AVAILABLE JUNE 2026

TRAFFIC COUNTS

FM 1709	US 377
31,088 VPD 2022	23,378 VPD 2022

PROPERTY HIGHLIGHTS

- ★ CENTER OF ONE OF DFW'S FASTEST GROWING TRADE AREAS
- ★ DENSE EXISTING SINGLE FAMILY WITH EXPECTED GROWTH OF 54% IN THE NEXT FIVE YEARS
- ★ LOCATED IN PRESTIGIOUS KELLER SCHOOL DISTRICT.
- ★ EXCELLENT STREET FRONT VISIBILITY
- ★ GOLDEN TRIANGLE (FM 1709) MAJOR EAST/WEST ARTERY CONNECTING SH 114, US 377 & I-35.
- ★ BLUE SKY SPORTS (ACROSS THE ST) HAS 500,000 VISITORS ANNUALLY



2025 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	9,752	99,969	231,645
EST. DAYTIME POPULATION	5,044	25,503	64,847
EST. AVG. HH INCOME	\$147,883	\$184,706	\$178,260

AREA ATTRACTIONS



LA|FITNESS.







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