



SHOPS AT ACADEMY

For lease:
SEC Academy &
Westpoint Blvd
Fort Worth, TX

VENTURE

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Metrics

SEC Academy & Westpoint Blvd
Fort Worth, TX

Location

SEC Academy & Westpoint Blvd
Fort Worth, TX

Size

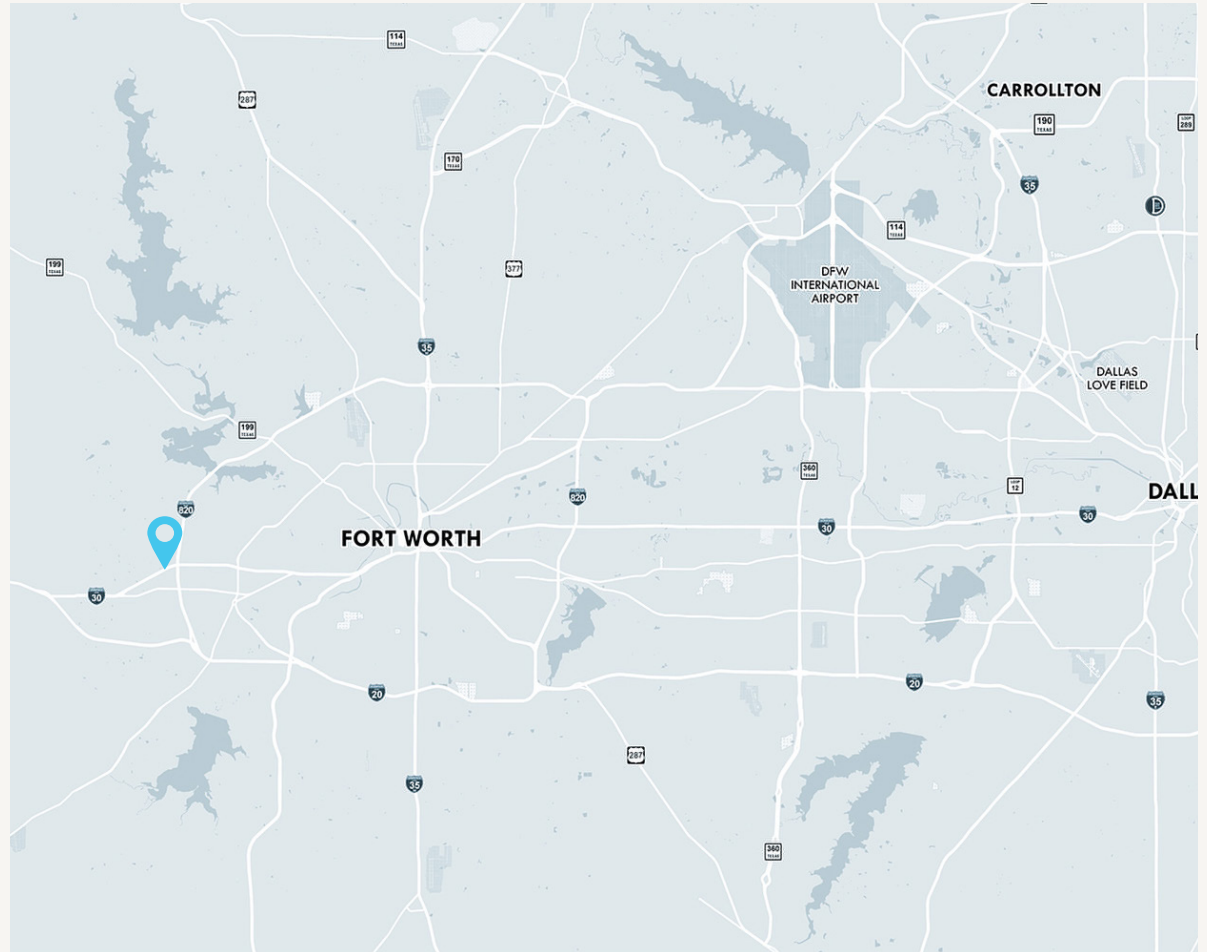
Building A
10,822 SF

Building B
10,472 SF

Traffic Counts

Academy
4,746 VDP

Westpoint Blvd
6,247 VPD



Area Attractions



Property Highlights

SEC Academy & Wespoint Blvd
Fort Worth, TX

1. Average income in 1 mile over \$111k
2. Strong residential growth at the intersection
3. 1 elementary school, 1 middle school & 2 K-12 schools within 1 mile
4. Underserved retail area
5. E-zoning
6. The Royalton at Chapel Creek apartments currently delivering units. Upon full completion there will be 293 units.
7. Less than 2 miles north, Google recently leased 1.1 million sf warehouse in Majestic Realty's Silver Creek Business Park

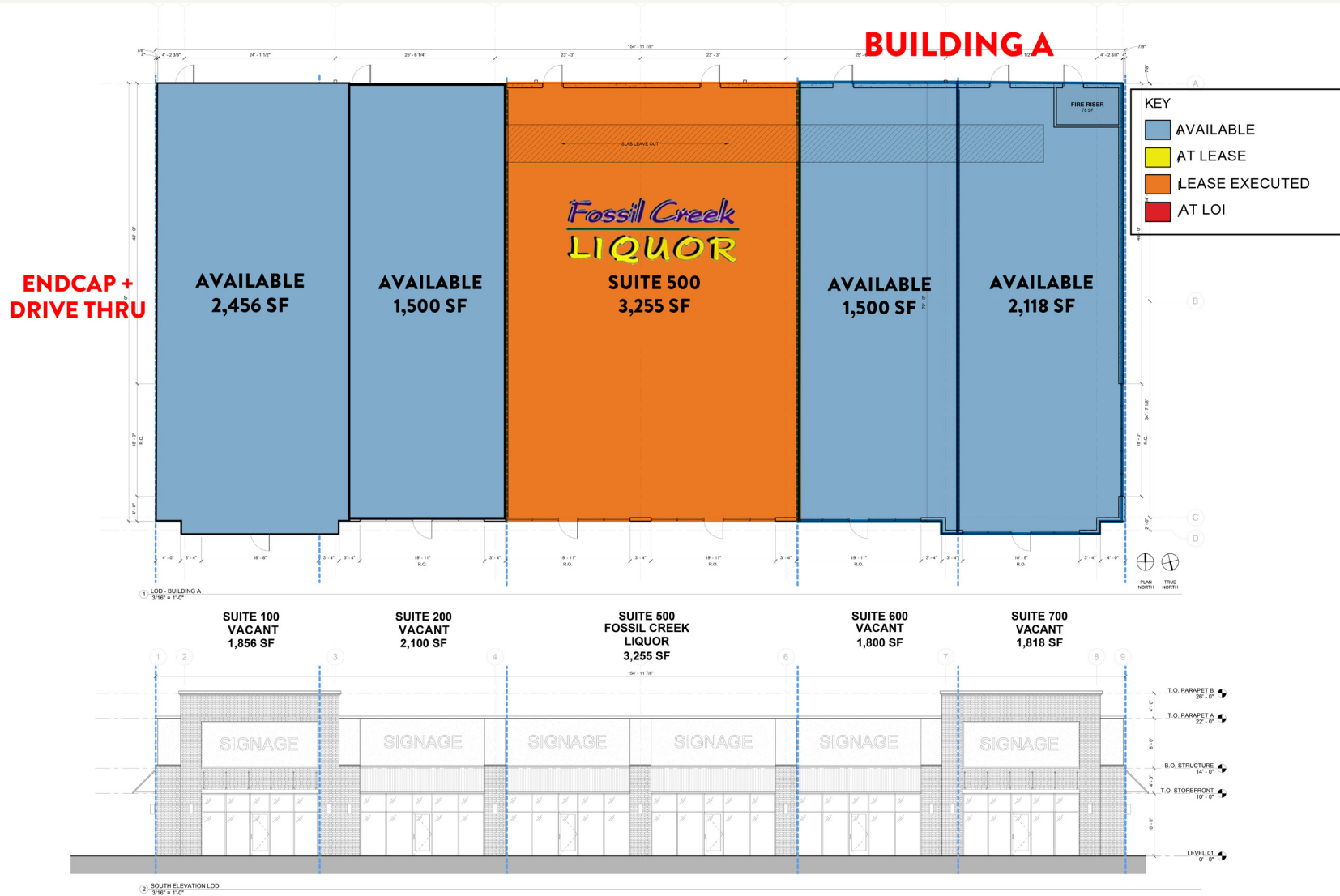


2025 Demographic Summary

	1 MILE	2 MILES	3 MILES
EST. POPULATION	12,317	44,299	68,163
EST. DAYTIME POPULATION	1,042	6,567	13,511
EST. AVG. HH INCOME	\$111,026	\$89,781	\$90,109

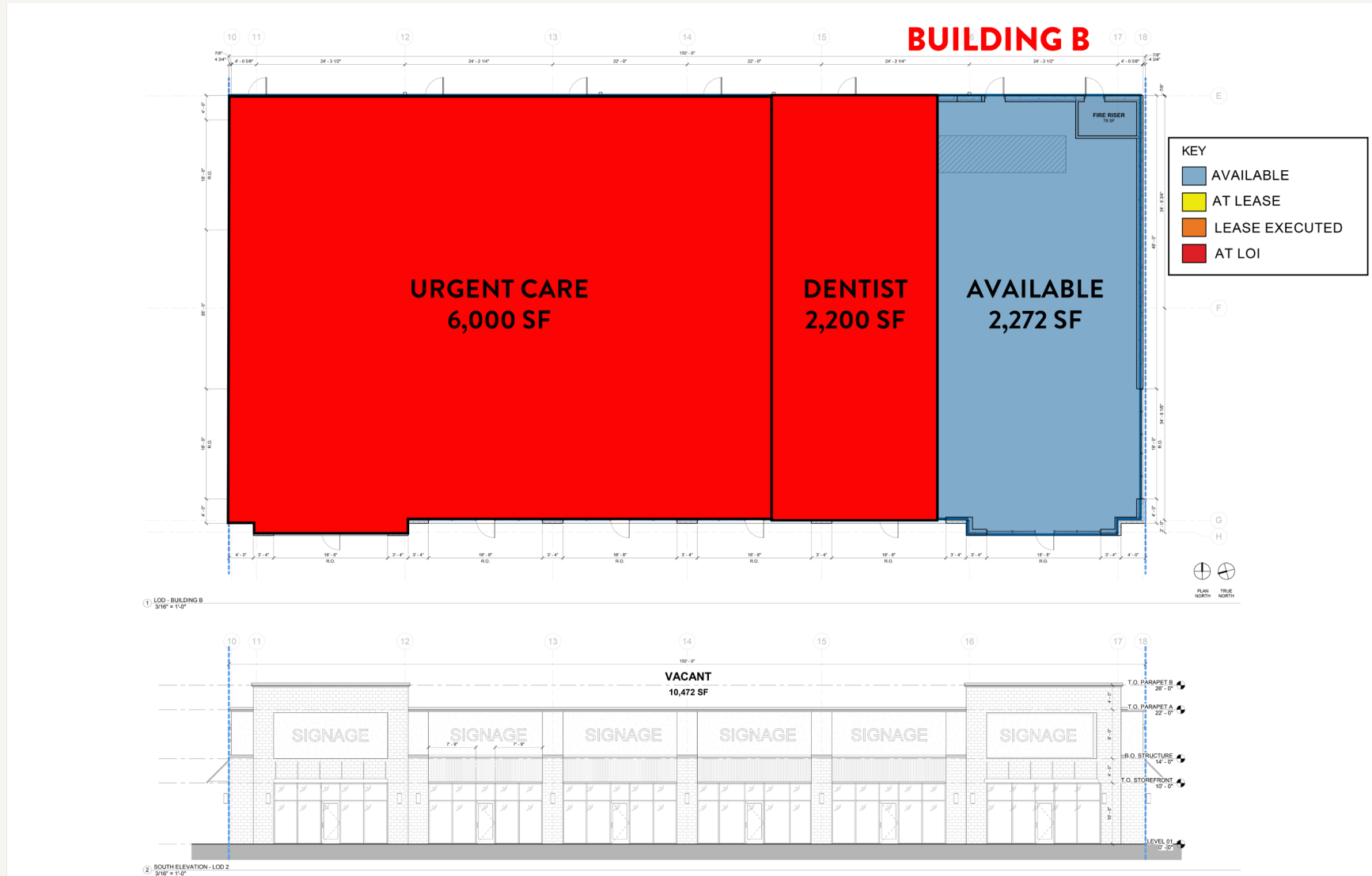
Building A Floor Plan

SEC Academy & Wespoint Blvd
Fort Worth, TX







Building B Floor Plan

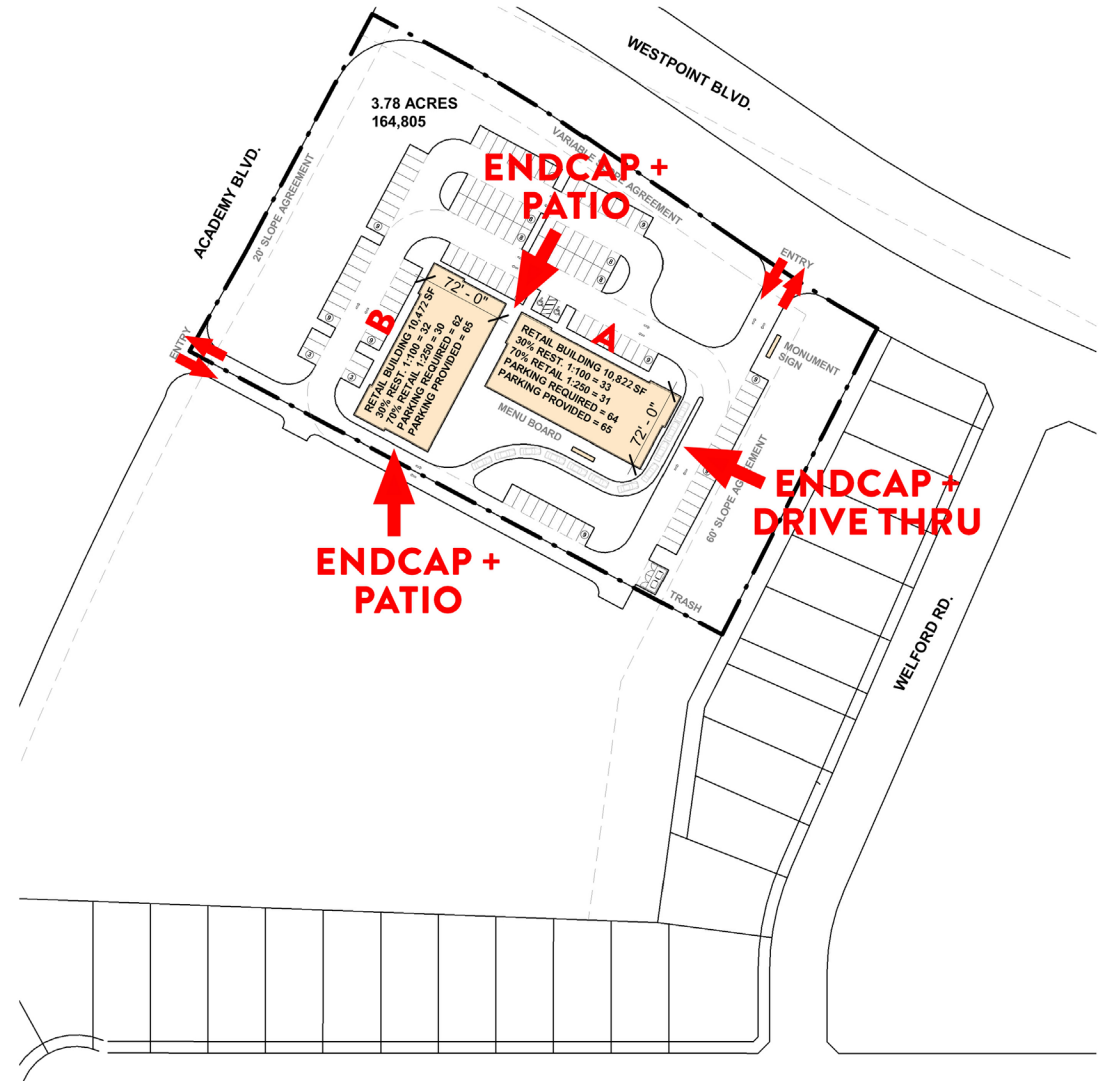
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Fort Worth, TX



Site Plan

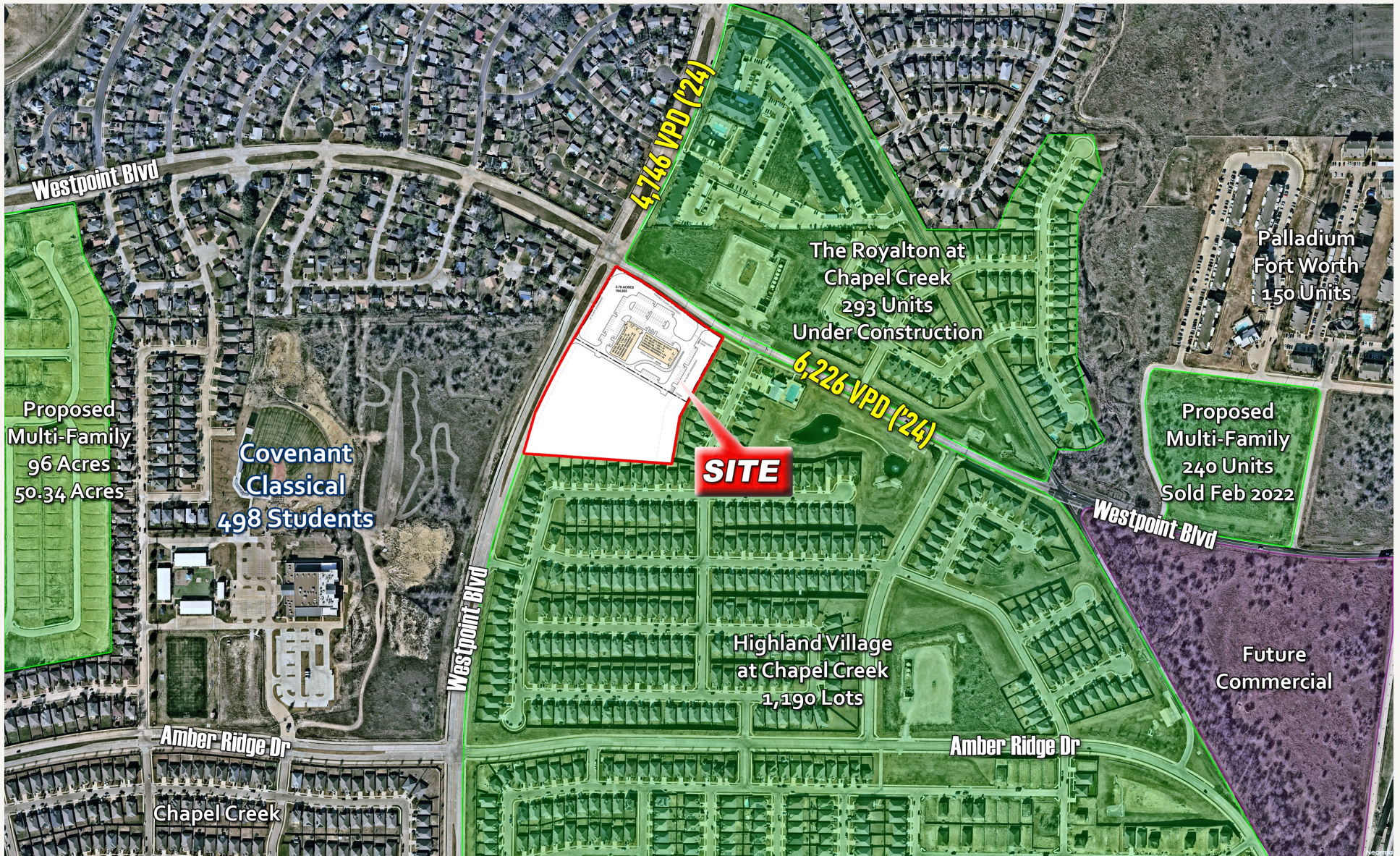
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LINE AND SYMBOL LEGEND	
	EASEMENT
	PROPERTY LINE
	BUILDING
	GREEN SPACE



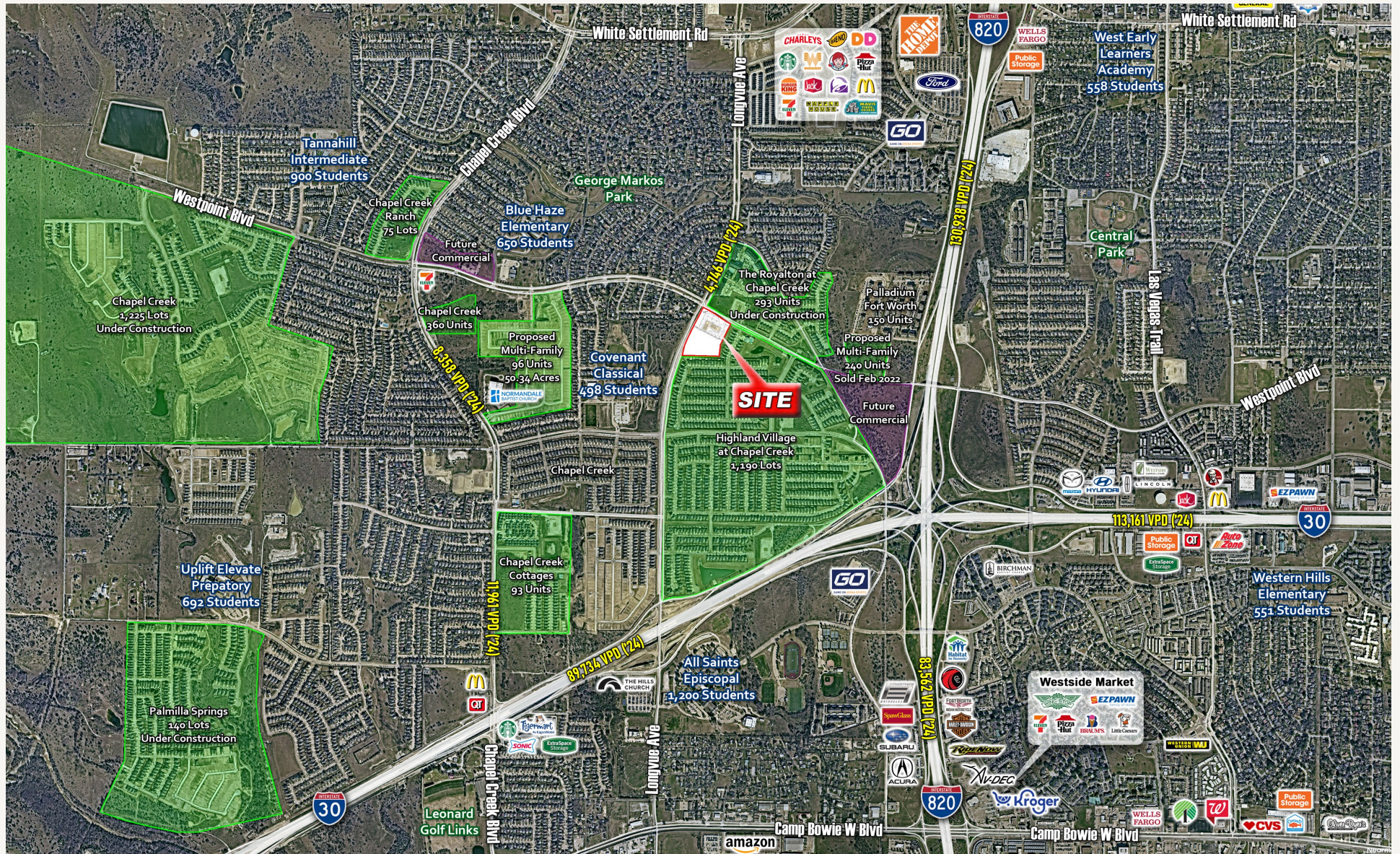
Close Aerial

SEC Academy & Westpoint Blvd
Fort Worth, TX



Far Aerial

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DEVELOPED BY:  **Hunington**

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