

PADS & RETAIL BUILDING

For lease:
SWC Altamesa
Blvd & Granbury Rd
Fort Worth, TX 76133

VENTURE



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Metrics

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Location

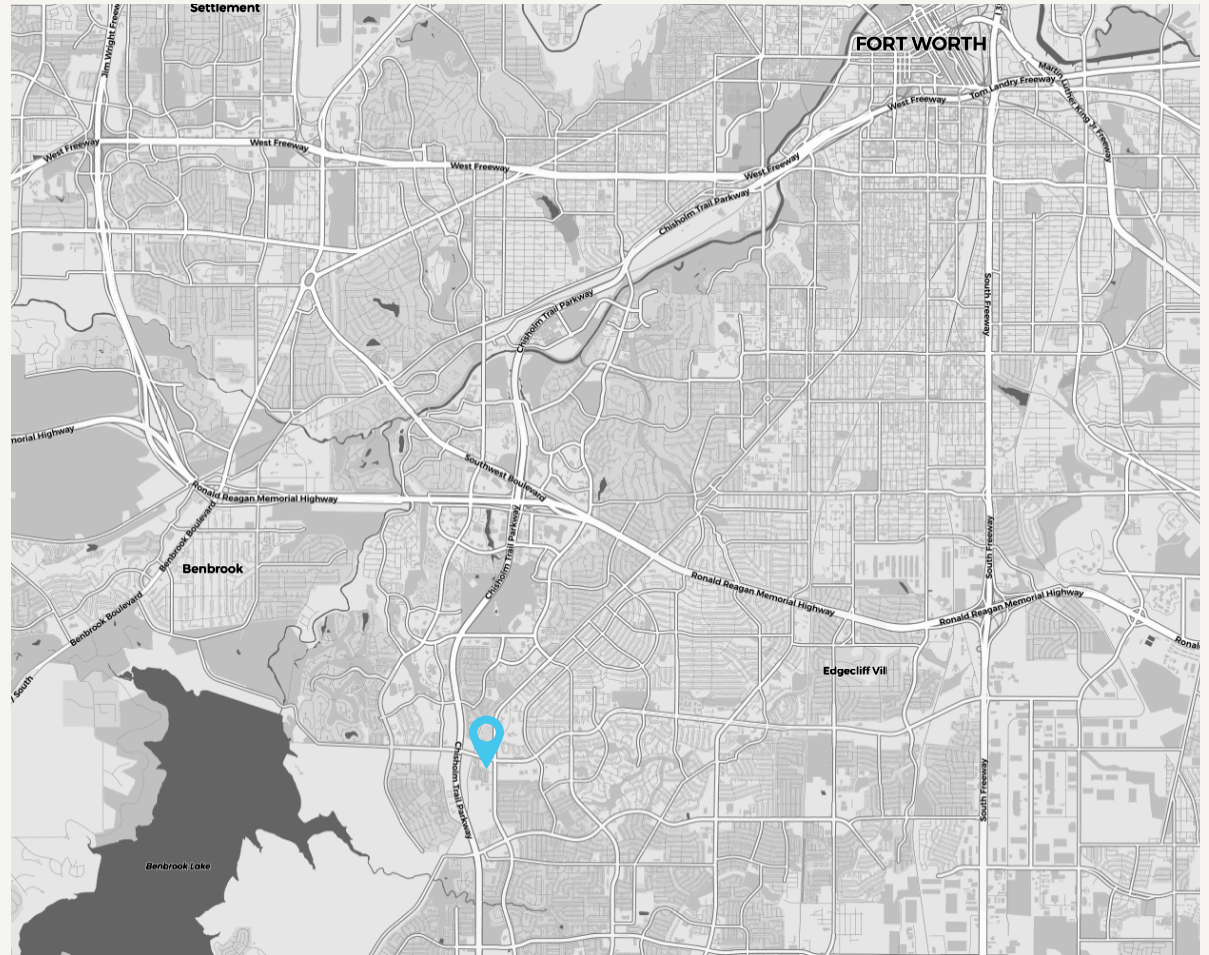
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Available Spaces

Retail Building 15,400 SF	Pad 1: 1.87 AC
	Pad 2: 1.85 AC
	Pad 3: 1.86 AC
	Pad 4: 2.20 AC
	Pad 5: 1.11 AC
	Pad 6: 1.00 AC
	Pad 7: 1.00 AC

Traffic Counts

Altamesa Blvd 21,569 VPD	Granbury Rd 24,295 VPD
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Area Attractions



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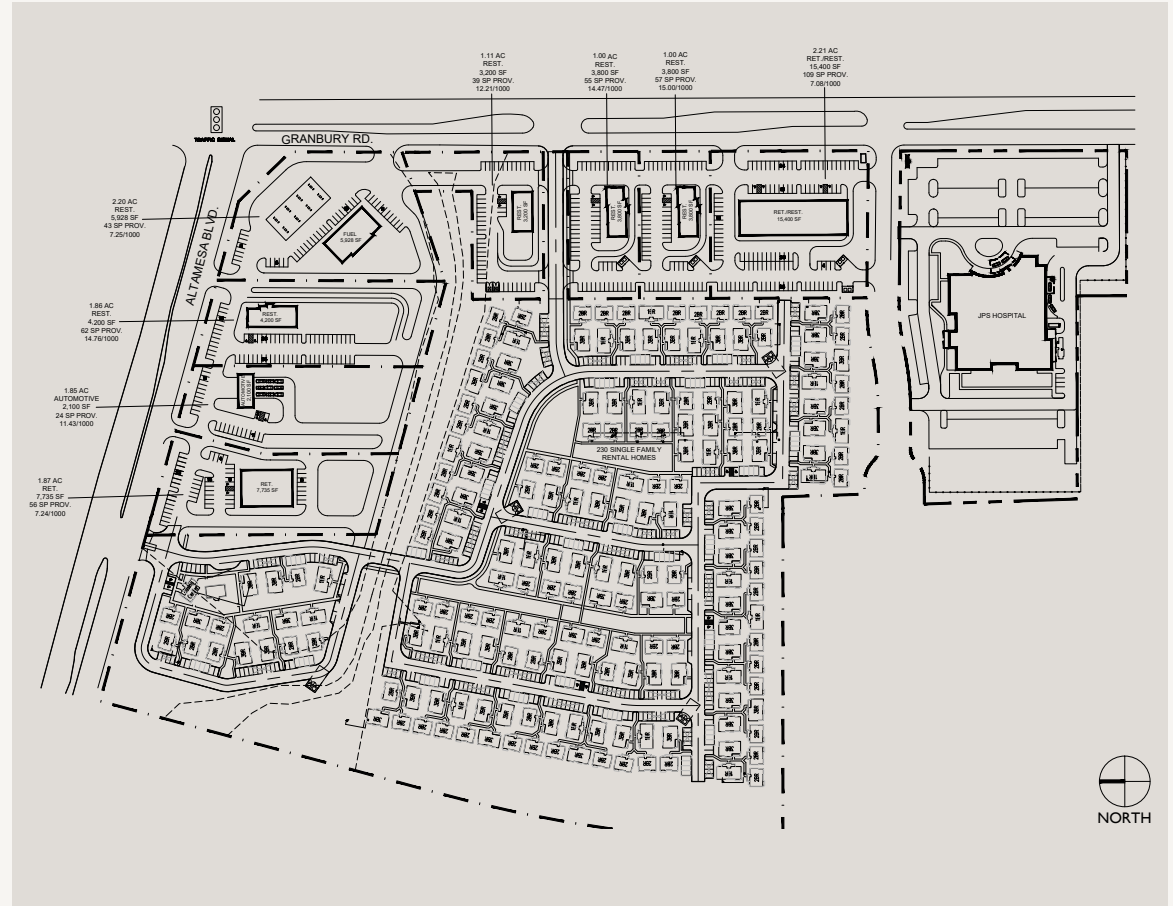
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Property Highlights

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1. Lighted intersection
2. Underserved retail market
3. One of the highest residential growth markets in DFW
4. The site is located on the 27 mile Chisholm Trail Pkwy that serves as a critical connection from downtown Fort Worth to south Cleburne
5. Easy access from recently completed Chisholm Trail Pkwy

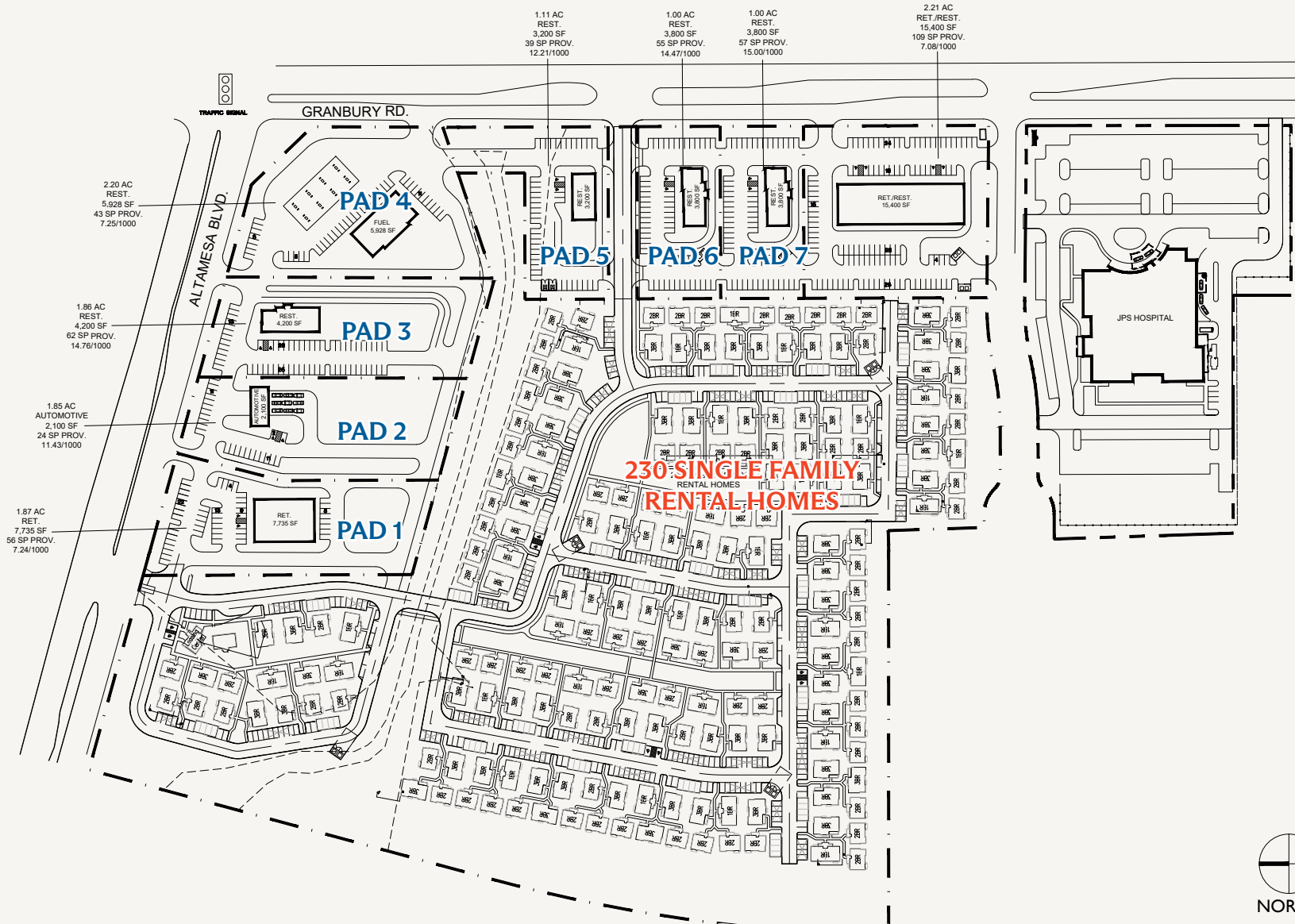


2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	12,894	91,563	217,041
EST. DAYTIME POPULATION	3,716	24,798	59,915
EST. AVG. HH INCOME	\$120,339	\$126,064	\$125,844

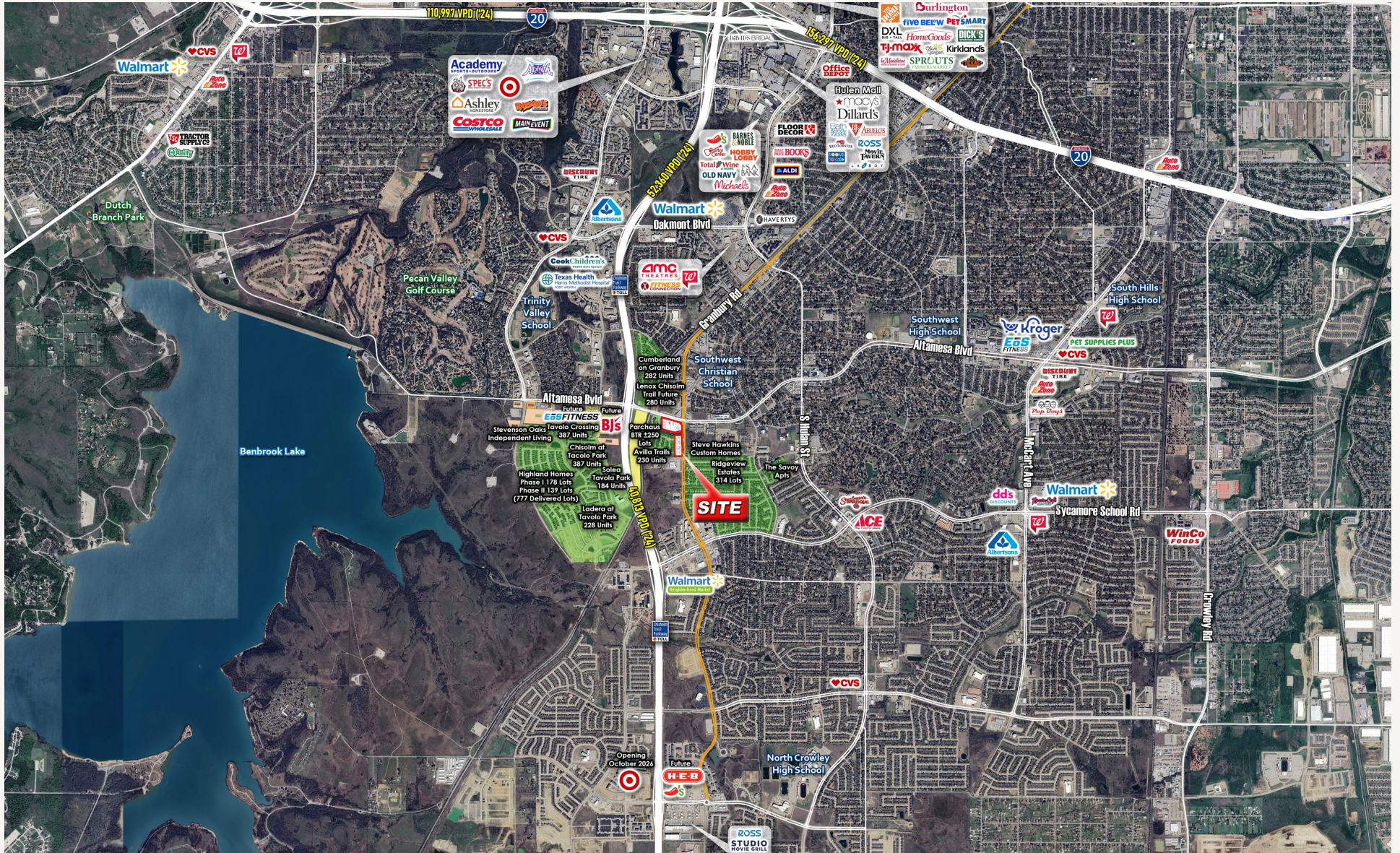
Site Plan

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Aerial

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DEVELOPED BY:



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