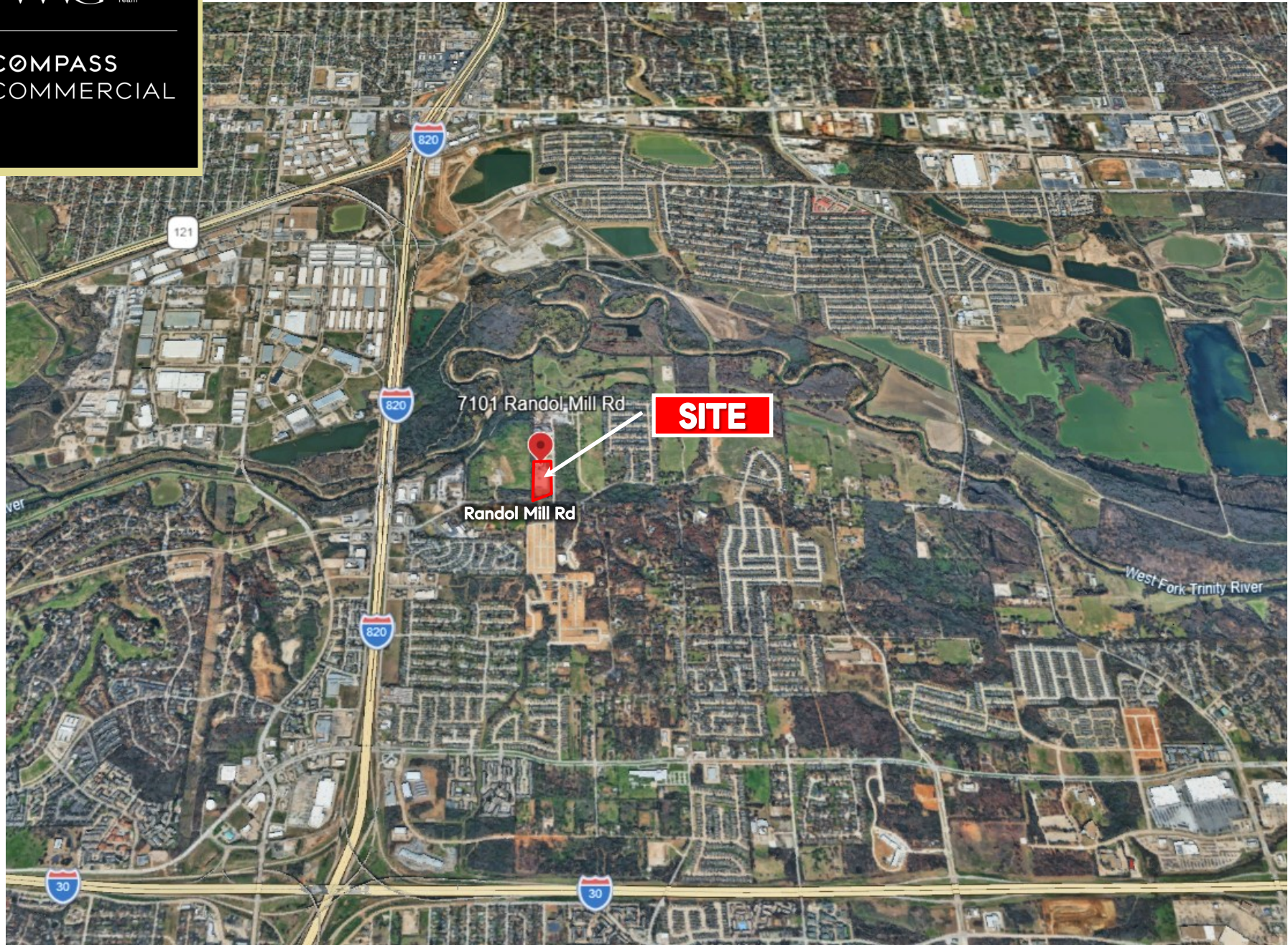


# M226 Fort Worth—JLB Pad



7101 Randol Mill Road, Fort Worth, Texas 76120

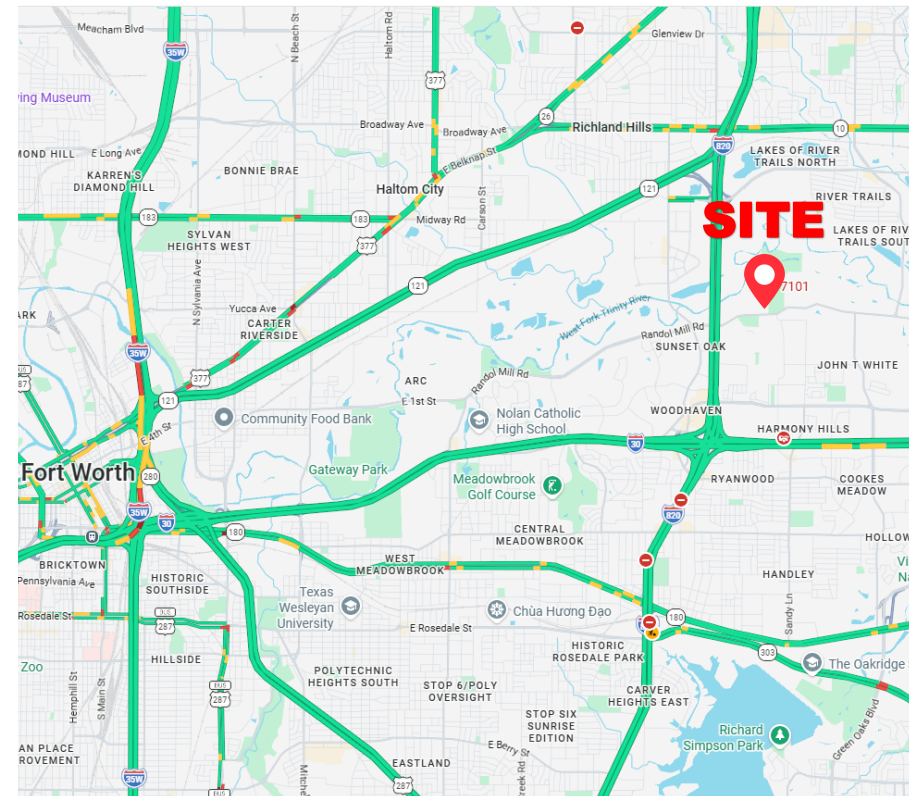
# M226 Fort Worth—JLB Pad

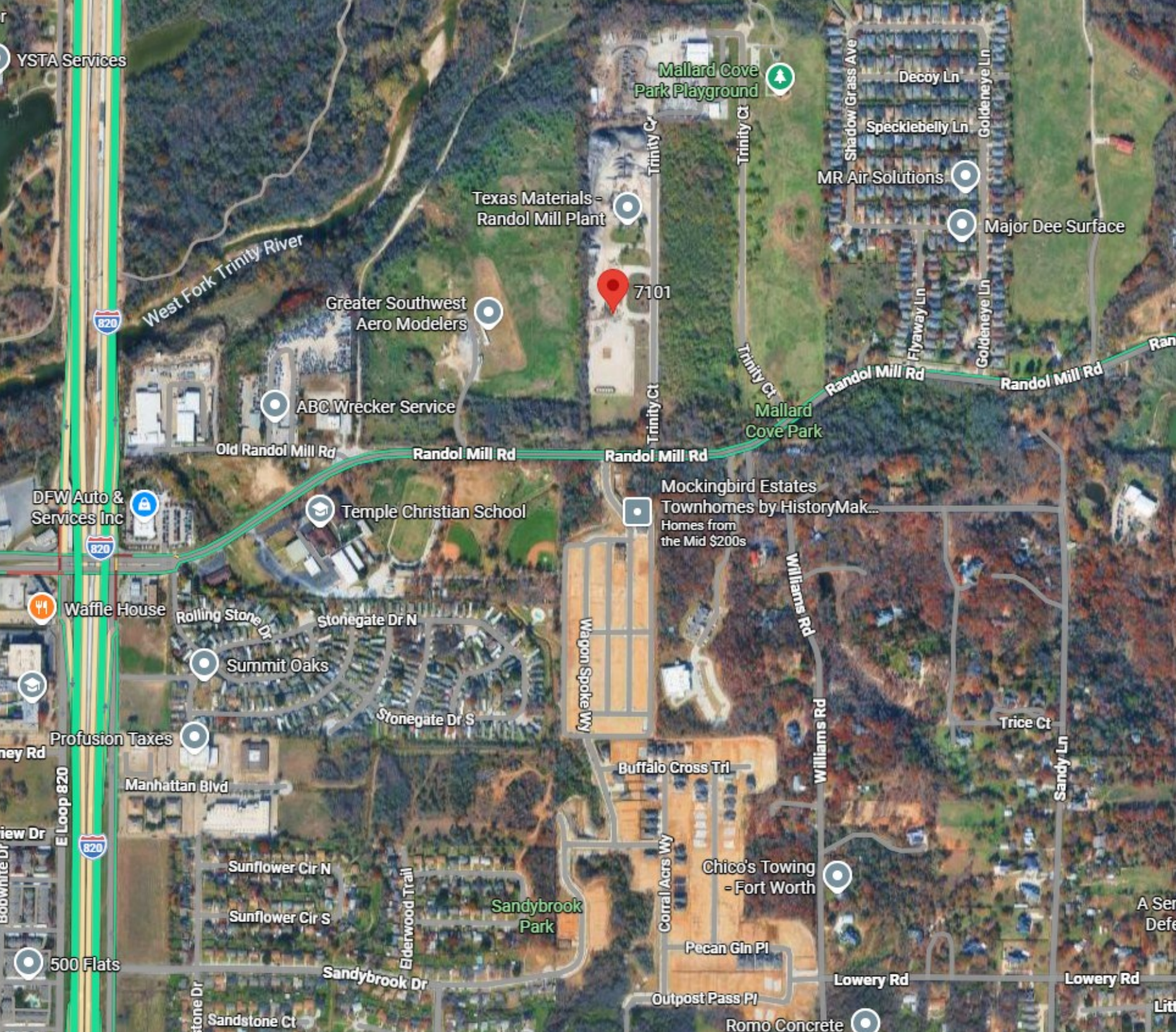
Address	7101 Randol Mill Road Fort Worth, Texas 76120
Size	± 6.15 total acres available 3.59 acres—7101 Randol Mill Rd 2.56 acres—7103 Randol Mill Rd
Legal Description	Tracts 1D, 1E1, 1G1A, 1G2A, 1H1, & 1J1 of William Masters Survey, Abstract 1048, and Lot 1, Block A, JLB, Fort
Frontage	Randol Mill Road: ± 325'
Zoning	IP: Industrial Park, which permits light industrial, retail, and office uses
Utilities	Available
Flood Plain	None
Price	Contact Broker



## Property Overview

- Prime location with high visibility along a well-trafficked corridor and positioned in the thriving Arlington/East Fort Worth submarket
- Convenient access to major highways from Loop 820, including I-30 and Airport Freeway
- Minutes from AT&T Stadium, Globe Life Field, and Six Flags Over Texas
- Ideal for retail, restaurant, or service-oriented businesses
- Excellent frontage and signage opportunities
- Natural gas production on the site has ceased and equipment removed





## M226 Fort Worth—JLB Pad



**By Zip Code 76120**

**1 Mile**

**DEMOGRAPHICS**

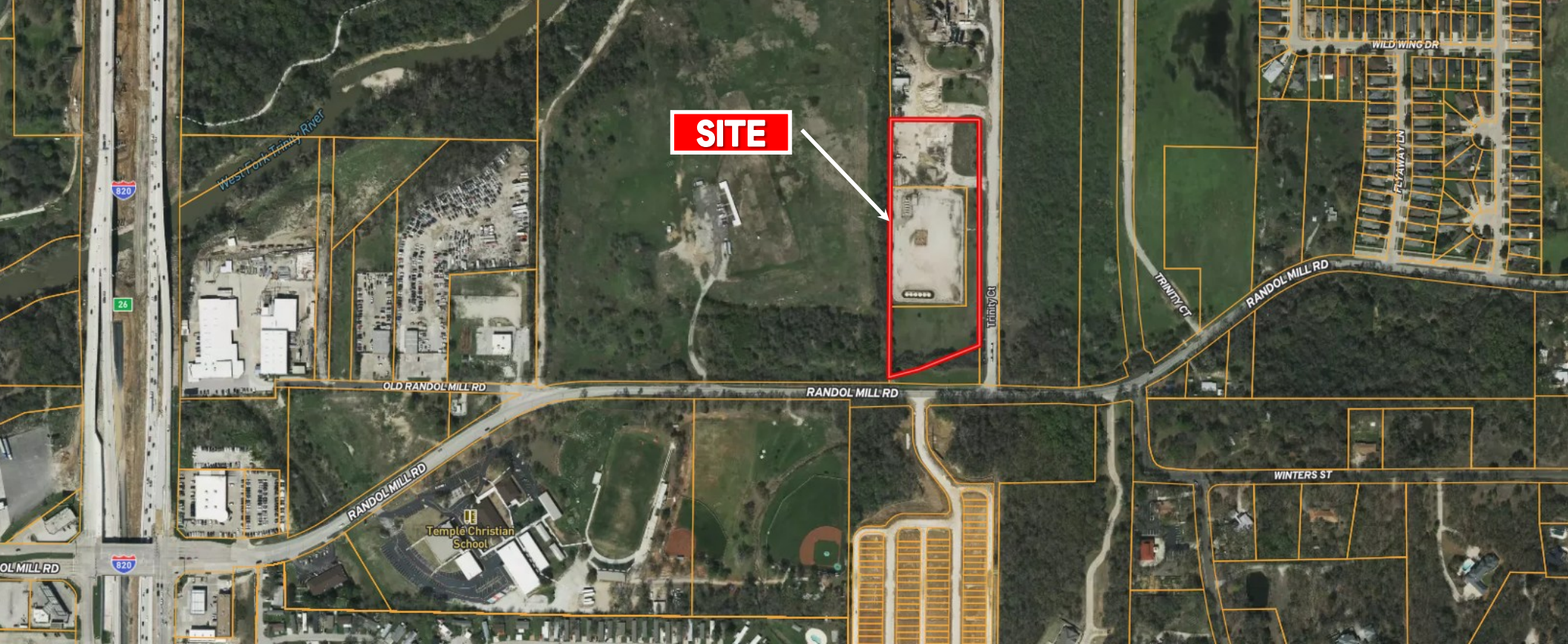
2020 Population	19,240
2020 Median Household Income	\$69,969
2020 Median Home Value	\$219,000
2020 Median Age	33.3

Ref: <https://www.cdxtech.com/>

**TRAFFIC COUNTS**

Randol Mill Road	6,833 VPD (2024)
Loop 820	122,820 VPD (2017)

Ref: <https://trafficcounts.nctcog.org>



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