

NW Tarrant County Development Opportunity on US-287/81

FOR SALE

**14035 Highway 287
Fort Worth, TX 76052**

John Torres
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OFFERING SUMMARY

ADDRESS	14035 Highway 287 Fort Worth TX 76052
COUNTY	Tarrant
PRICE	Call Broker for Pricing
LAND ACRES	+/- 3.18
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	N/A
TRAFFIC COUNTS	63,000+ (on US 287)

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	1,632	22,782	51,639
2023 Median HH Income	\$110,833	\$120,288	\$116,491
2023 Average HH Income	\$139,918	\$155,098	\$152,879

PROPERTY HIGHLIGHTS

- Ideal for commercial development - No Zoning!
- Co-Op water and electric service
- Five septic systems
- 98 feet of frontage on US Hwy 81
- 63,000+ cars per day on US 81/287
- 20 min from downtown Fort Worth
- 12 min from Alliance Airport



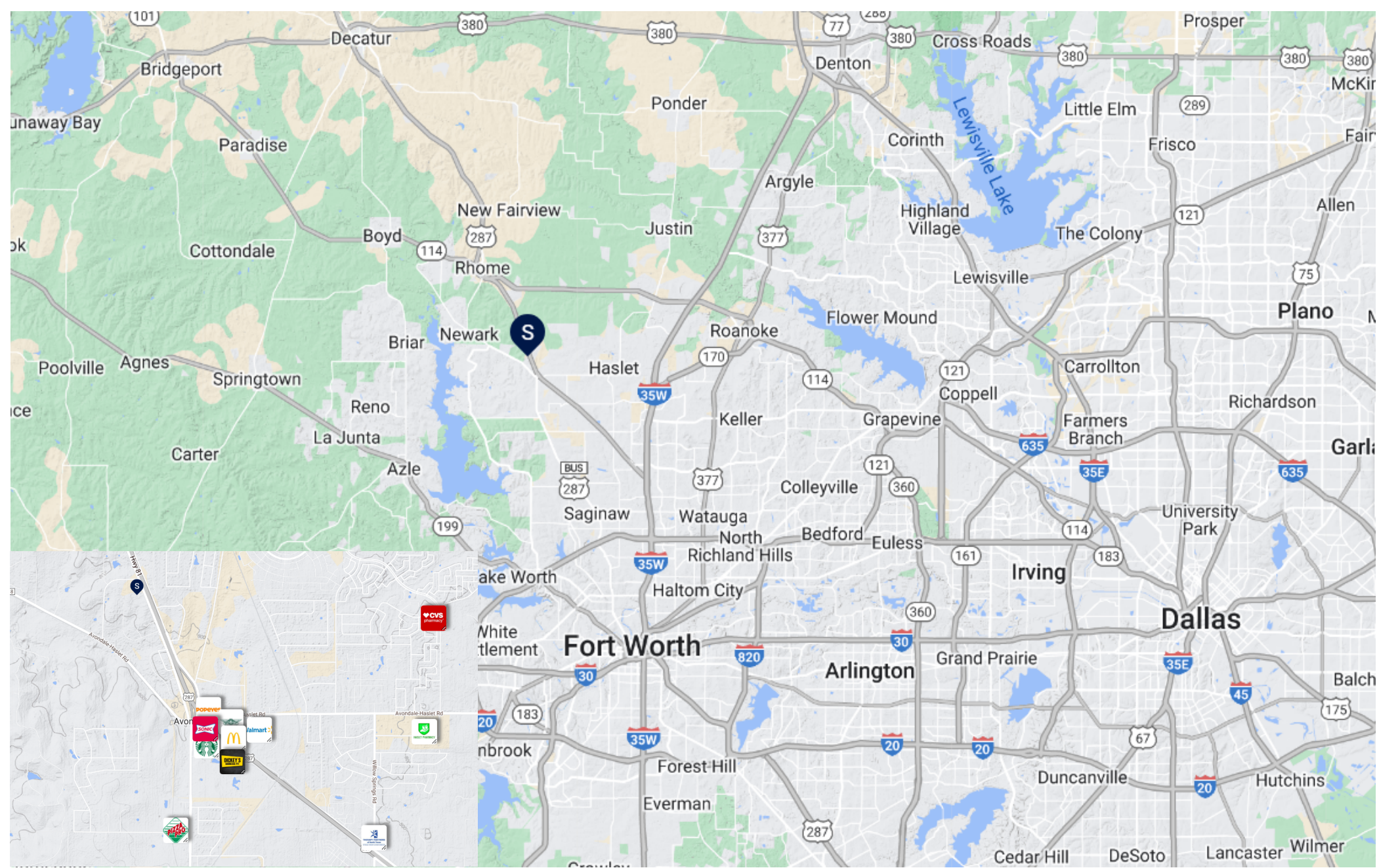
PROPERTY DESCRIPTION

Take advantage of the rapid growth along the Avondale-Haslet to I-35W corridor in Northwest Tarrant County by placing your commercial development just minutes from US-287/I-35W junction. With easy access to Alliance and Fort Worth, your business will be well-positioned to benefit from the economic development on this route as over 63,000 vehicles per day (per TXDOT) transit this corridor. This +/- 3.18 AC property is outside of the Fort Worth city limits and offers just under 100 feet of frontage on US-287/81 service road with water and electric onsite.



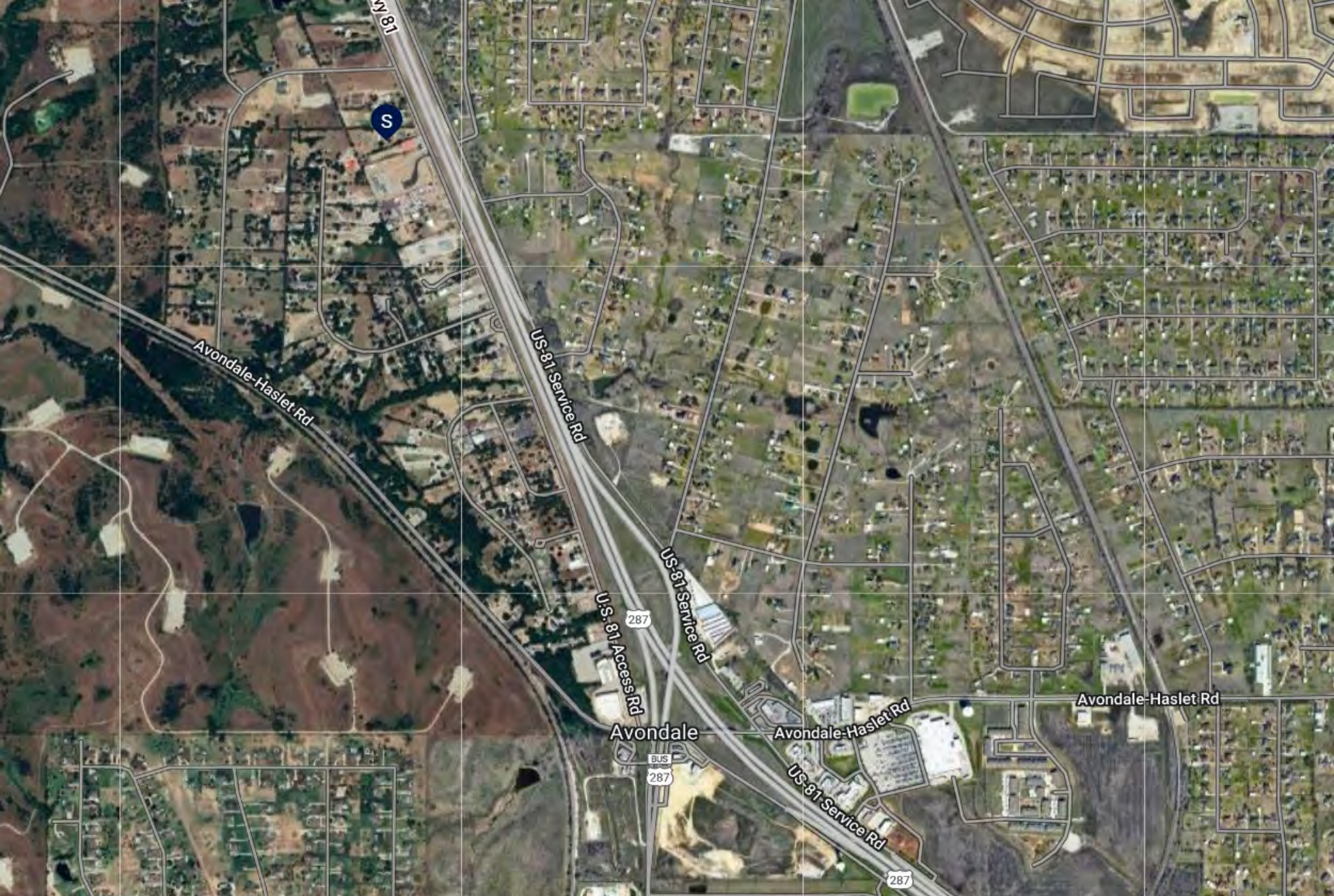
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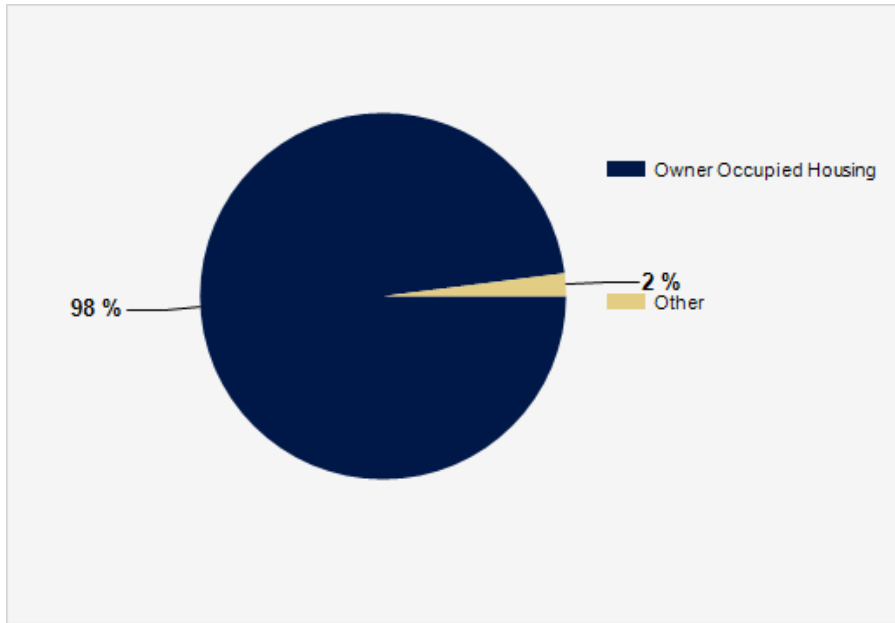


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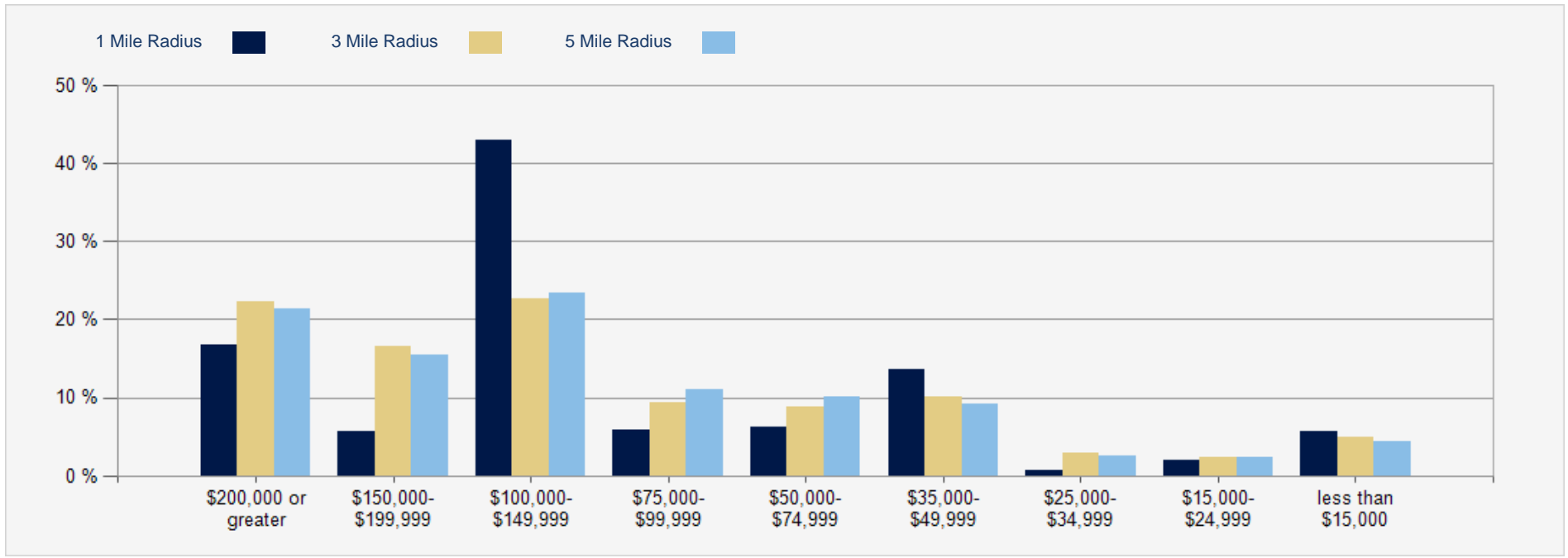
2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



2023 Household Income



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Exclusively Marketed by:

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