

+/-4 ACRES OF LAND

10600 ALTA VISTA RD

FORT WORTH, TX 76244



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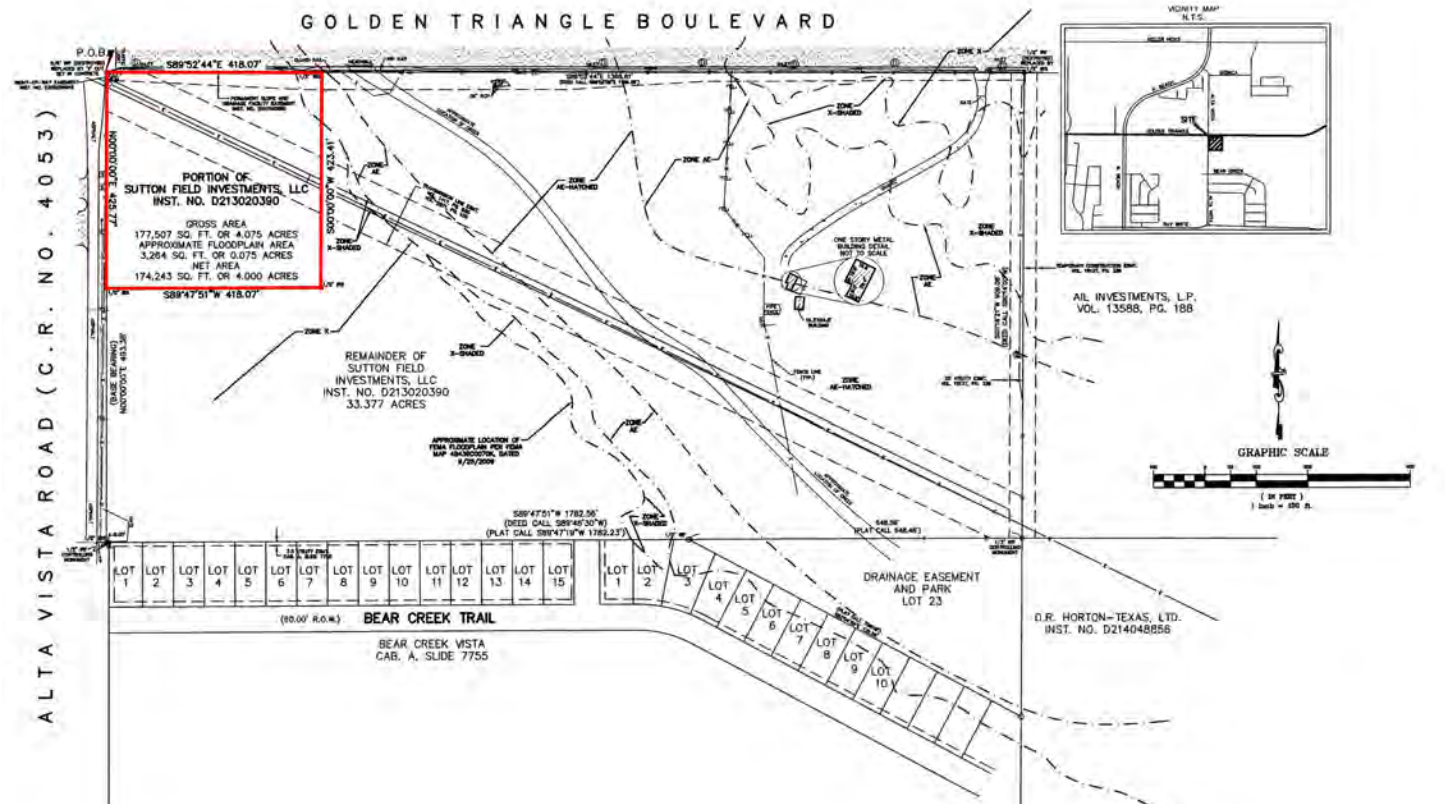
FORT WORTH, TX 76244

PROPERTY INFORMATION

- +/-4 Acres
- Utilities: All Available
- Zoning: "E" Neighborhood Commercial
- Located at the corner of Golden Triangle Blvd. & Alta Vista Rd.
- Easy access to I-35W

PRICE

- \$1,350,000.00

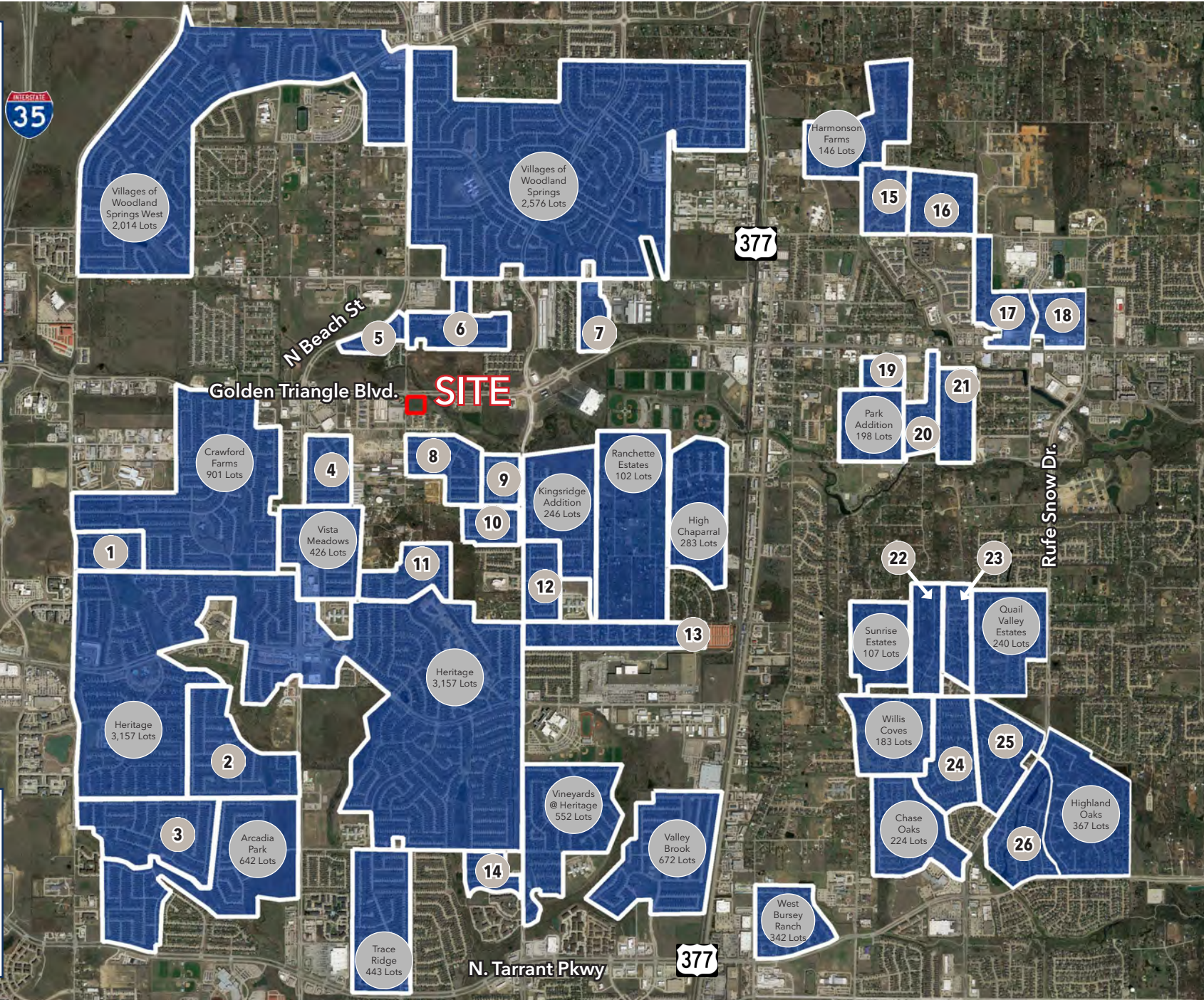


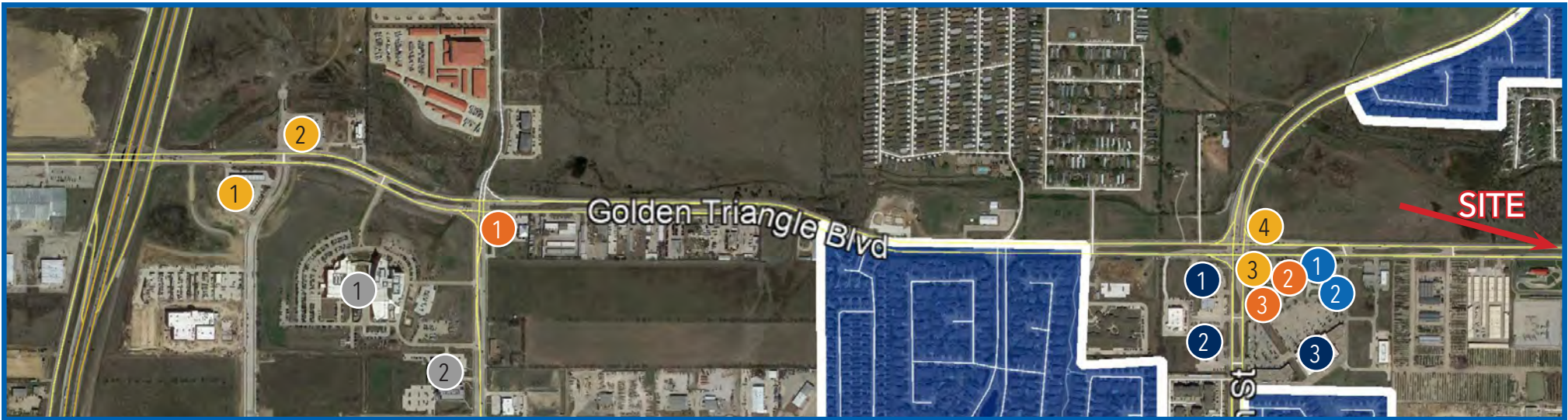
Demographics	1 Mile	3 Miles	5 Miles
Population	17,114	117,063	313,144
5 Year Population	17,946	123,498	330,671
Average HH Income	\$69,153	\$79,343	\$82,897

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1. Sunset Hills - 254 Lots
2. Heritage Glen - 456 Lots
3. Manor Hill @ Alliance - 482 Lots
4. Vista Meadows North - 223 Lots
5. Woodland Enclave - 77 Lots
6. Big Bear Creek Meadows - 177 Lots
7. Pine Tree - 271 Lots
8. Bear Creek Vista - 271 Lots
9. Sanctuary @ Bear Creek - 111 Lots
10. Hillsborough - 148 Lots
11. Heritage North - 146 Lots
12. Wilshire Valley - 201 Lots
13. Deerfield - 109 Lots
14. Heights of Park Vista - 117 Lots
15. Bourland Oaks - 75 Lots
16. Parkwood - 181 Lots
17. Meadowlands - 133 Lots

18. Bluebonnet Trails - 72 Lots
19. Berry Addition - 67 Lots
20. Indian Meadows - 106 Lots
21. Town & Country Villages - 158 Lots
22. Oak Bend Estates - 70 Lots
23. Country Hill Estates - 86 Lots
24. Carriage Gate - 263 Lots
25. Heatherwood Estates - 214 Lots
26. Lakes of Highland Oaks - 203 Lots





DINING & ENTERTAINMENT

- 1 Golden Chick
- 2 Sonic
- 3 KYA Sports Park Fiels
- 4 Blue Sky Sports Center
- 5 Peak Performance MMA Martial Arts Academy
- 6 Keller Horseman Arena
- 7 24 Hour Fitness

- 8 Jack in the Box
- 9 Starbucks
- 10 Texas Bleu Steakhouse
- 11 Keller Tavern
- 12 Bottlecap Alley Ice House Grill
- 13 Sweet Memories Cake & Catering
- 14 Jalapeno Taqueria
- 15 Cafe Medi
- 16 Texas Harvest Pie Company

GROCERY & PHARMACY

- 1 Walgreens
- 2 Dollar Tree
- 3 Albertsons
- 4 CVS Pharmacy
- 5 WalMart
- 6 Sam's Club

GAS STATIONS

- 1 RaceTrac
- 2 QuikTrip
- 3 Valero
- 4 7-Eleven/Exxon Mobile
- 5 Murphy USA
- 6 Sam's Club Gas
- 7 Shell

HOSPITALS & URGENT CARE

- 1 Texas Health Harris Methodist
- 2 Cook Children's Urgent Care & Pediatrics

BANKS

- 1 Providence Bank of Texas
- 2 Chase Bank
- 3 Colonial Banking
- 4 First Class American Credit Union



**SUBJECT
4 ACRES**



a conceptual development plan for
**GOLDEN TRIANGLE BLVD. &
 ALTA VISTA RD. TRACT**
 ± 37.0 ACRES OF LAND
 prepared for
REX GLENDENNING

KERRY R. GILBERT & ASSOCIATES, INC. Land Planning Consultants

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SEPTEMBER 4, 2012
 KGA #15007

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