



54,859 VPD



Farmer Brothers



47,534 VPD



SITE Public Parking

Denton Creek Senior Living



CREEKSIDE AT NORTHLAKE

226 UNITS

CHADWICK FARMS

239 UNITS

CHADWICK APTS

249 UNITS



DRY CREEK RANCH

288 UNITS

2 TRACTS OF LAND FOR SALE

HIGHWAY 1187

+/- 36.5 ACRES | FORT WORTH ETJ, TEXAS

+/- 1.46 ACRE PAD SITE FOR SALE | LEASE | BUILD TO SUIT

TEXAS SPEEDWAY CENTRE

SEQ OF I-35W & HIGHWAY 114 | NORTHLAKE, TEXAS 76262



LESTER DAY
 817.259.3506
 lester.day@transwestern.com

777 Main St., Ste. 1100
 Fort Worth, Texas 76102
 817.877.4433
 transwestern.com

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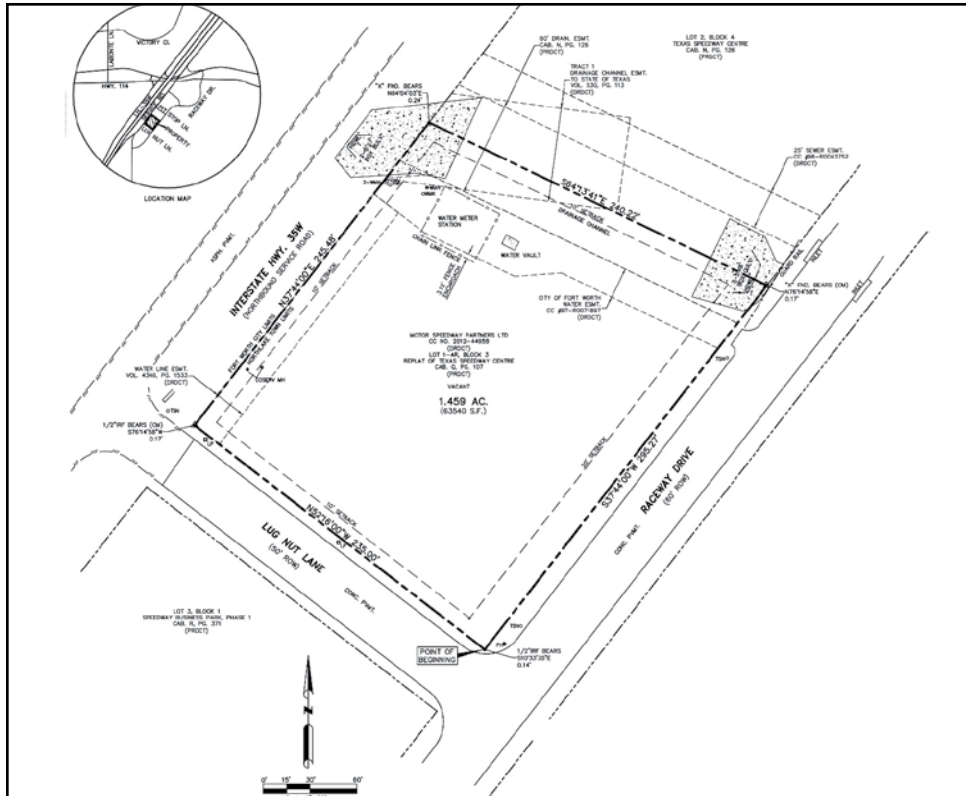
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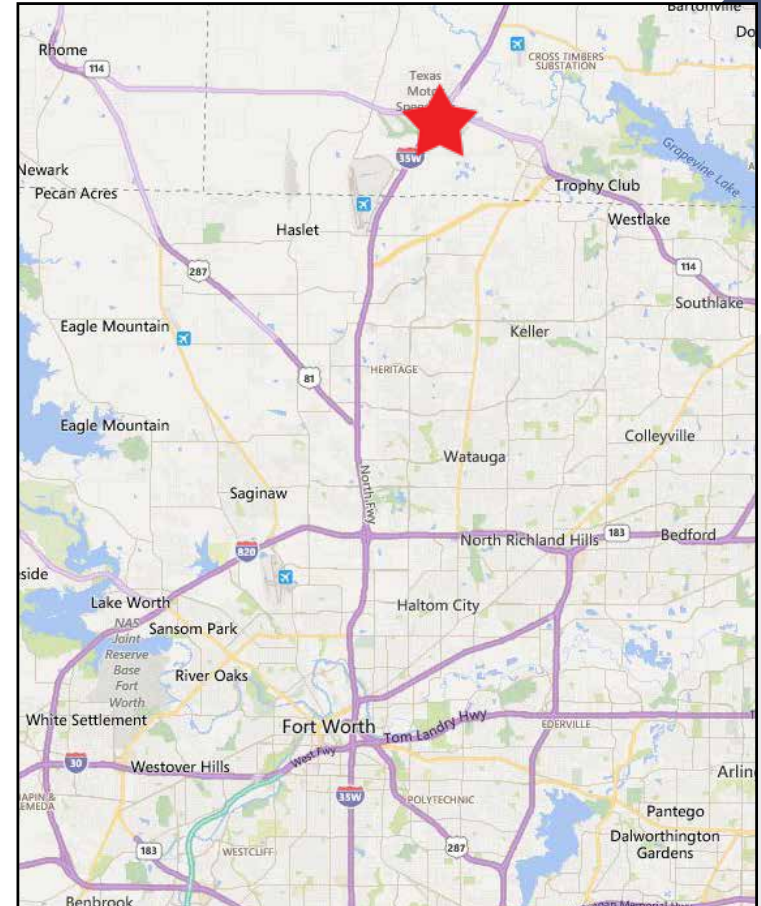
T 817.877.4433
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transwestern.com



PRICE: \$1,300,000.00

PROPERTY INFORMATION:

- Zoned "Mixed Use PD" - Retail/Restaurant/Commercial
- Fully developed pad site, platted
- Located in the SEQ of I-35 & SH 114 at the corner of Lugnut Drive on Service Road
- See proposed city public parking site



DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
2017 Population	17,689	58,842	306,924
2017 Households	6,486	20,194	102,378
Daytime Population	19,503	55,605	243,217
2017 Average HH Income	\$93,357	\$105,464	\$129,889
Employed/Work at Home	12,659	32,802	104,364