



**FOR SALE**  
**\$750,000**



FORT WORTH, TX 76109  
**4413 TRAIL LAKE DRIVE**

**PROPERTY INFORMATION**

- Sprawling outdoor bar and patio
- Completely remodeled restaurant with large outdoor patio
- On 1.68 acres in southwest Fort Worth
- All furniture, fixtures, and equipment can be available for sale
- Large neighborhoods nearby.

**DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES
<b>Population</b>			
Total Population:	12,375	114,811	278,777
<b>Households</b>			
Total Households:	4,943	43,158	106,278
<b>Income</b>			
Average HH Income:	\$78,944	\$66,234	\$68,545

\*Information provided from 2010 Census

**Christopher Mendez**  
817.371.4088  
chris.mendez@cbcadvisors.com

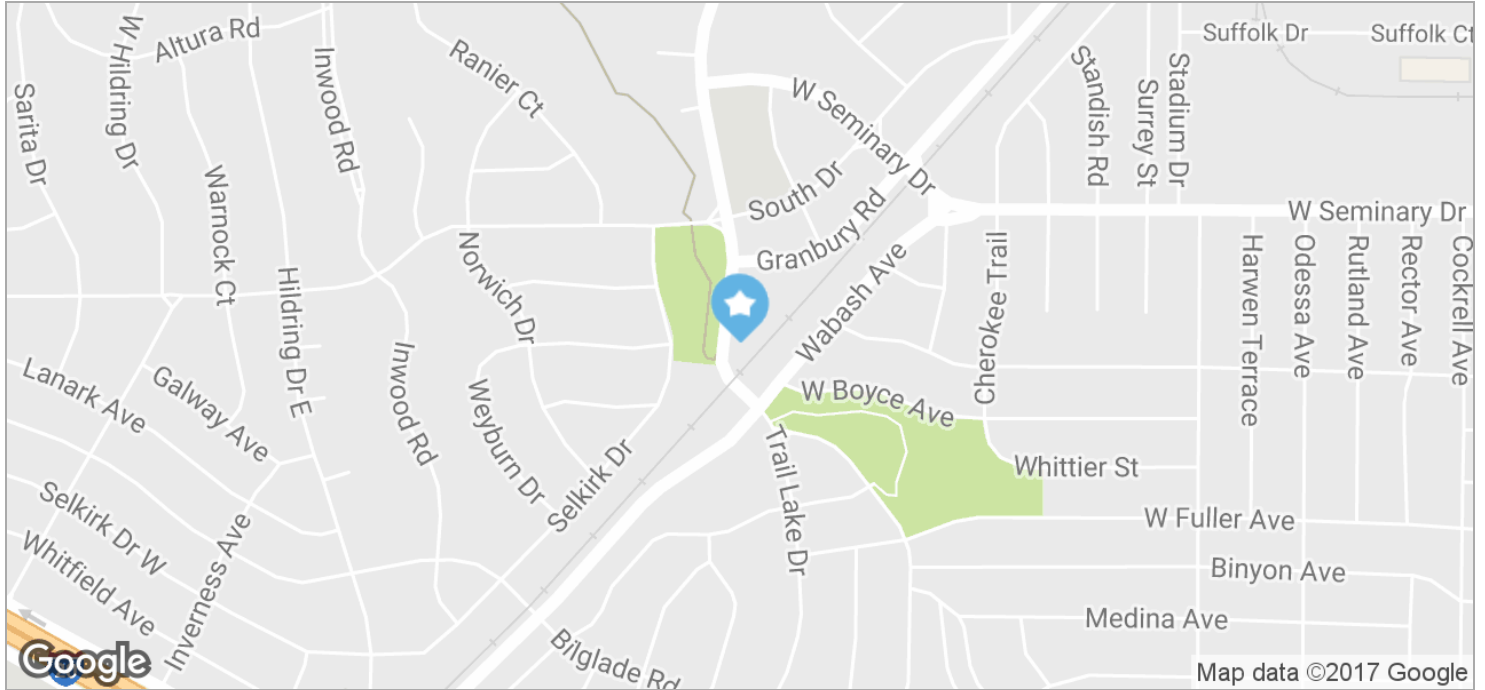
www.cbcadvisors/.com



**CBC ADVISORS**  
255 N. CENTER STREET, SUITE 200  
ARLINGTON, TX 76011  
(P) 817.226.0000



**FOR SALE**  
**\$750,000**



**Christopher Mendez**  
817.371.4088  
chris.mendez@cbcadvisors.com