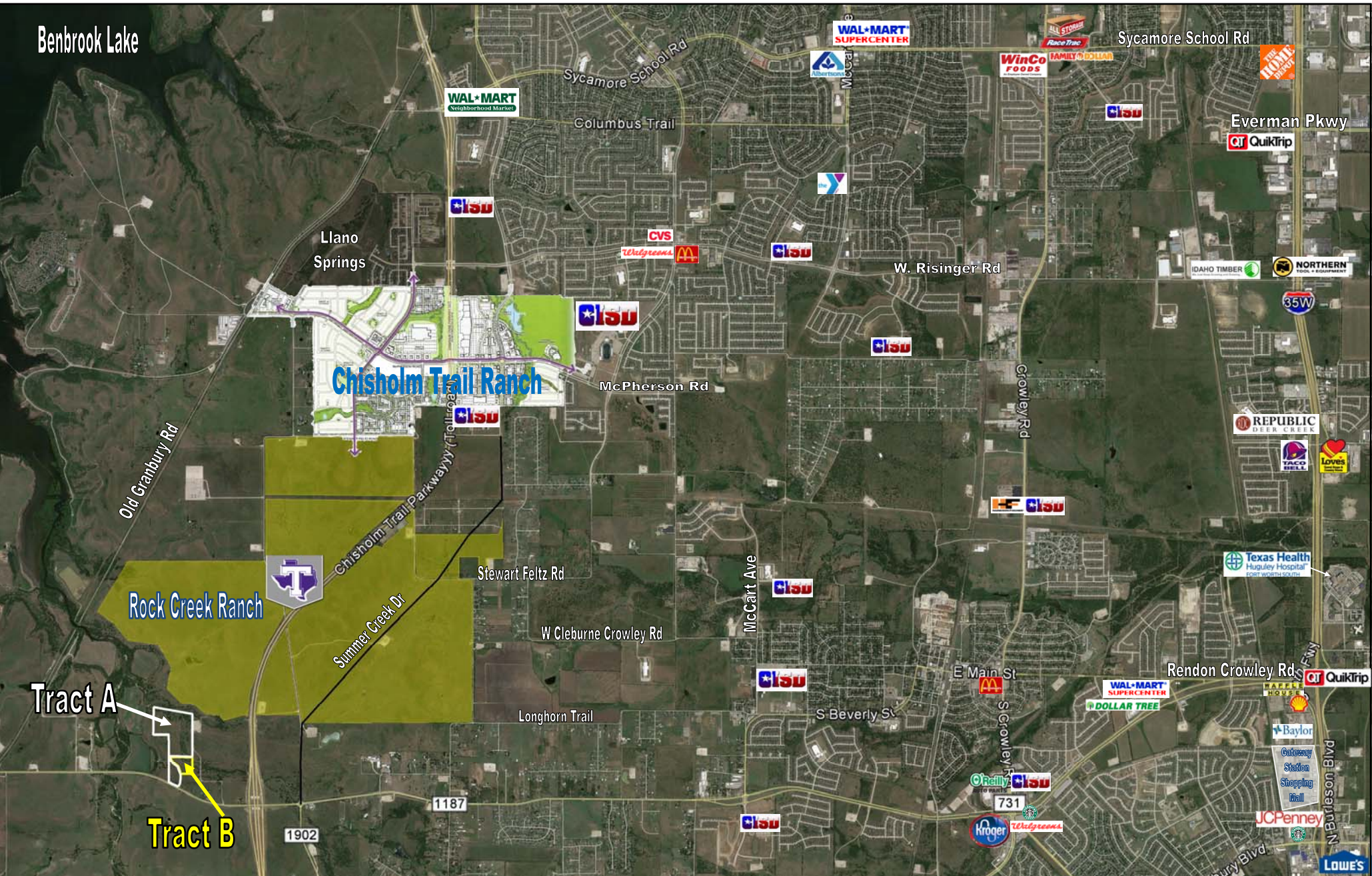


Benbrook Lake



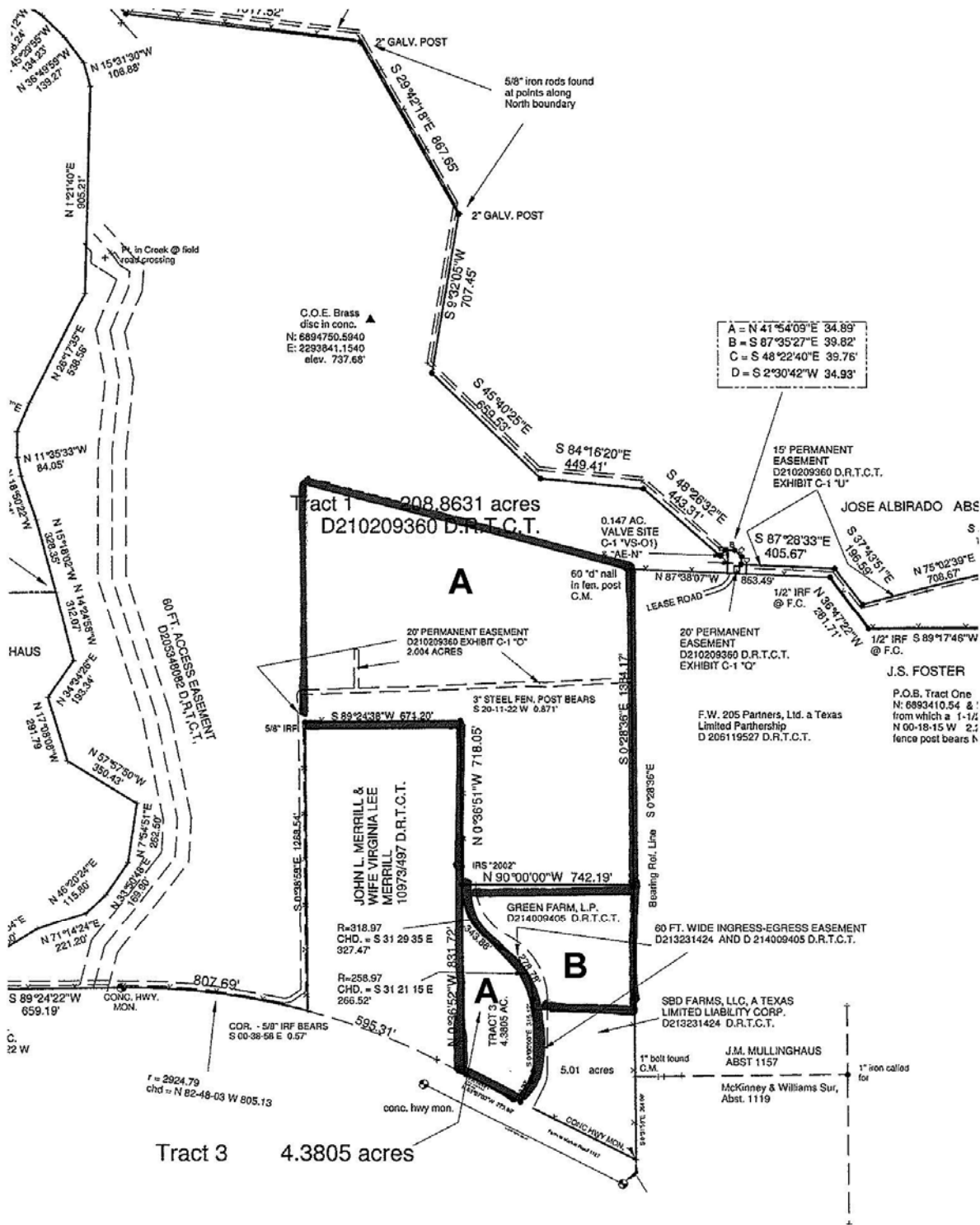
2 TRACTS OF LAND FOR SALE

# HIGHWAY 1187

+/- 36.5 ACRES | FORT WORTH ETJ, TEXAS



**TRANSWESTERN**<sup>®</sup>  
Experience Extraordinary



**PROPERTY INFORMATION**

- Located on the north side of Highway 1187, west of Chisholm Trail Parkway, Tarrant County, Fort Worth ETJ
- Tract A: ± 30 Acres
- Tract B: ± 6.5 Acres

**CHISHOLM TRAIL PARKWAY**

- Chisholm Trail Parkway is a controlled-access 27.5 mile highway providing direct access from Downtown Fort Worth to Cleburne (Johnson County)
- The projected volume is 40,000 vehicles per day
- Access interchange with entrance and exit ramps on Highway 1187

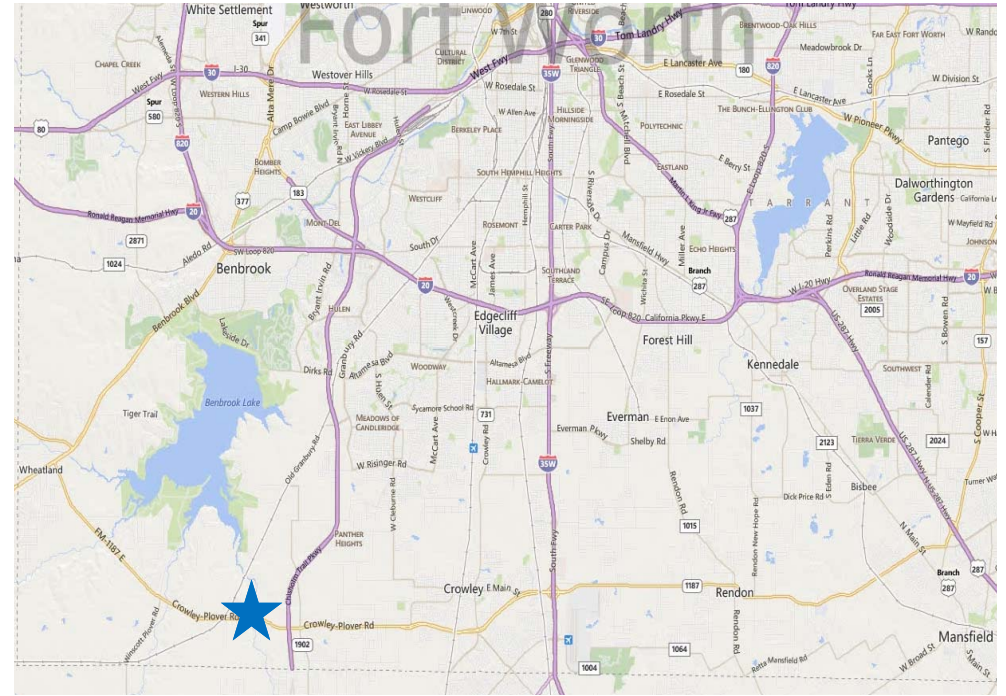
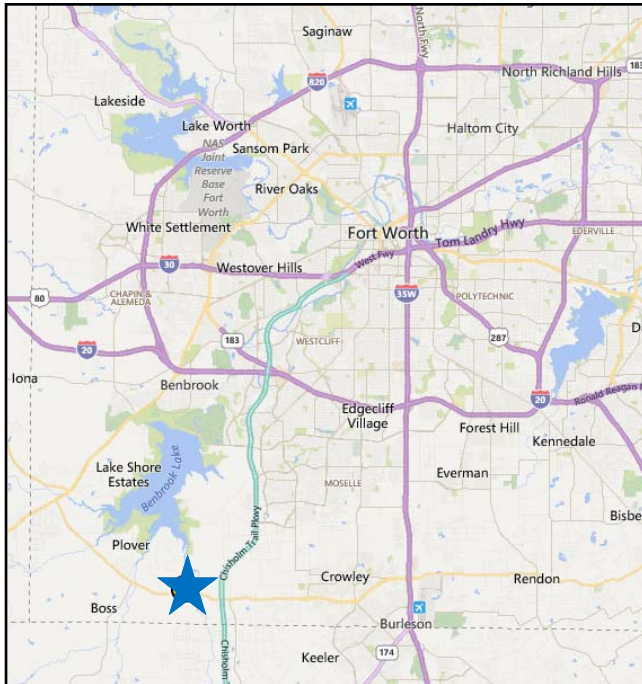
**SALE PRICE**

- Tract A: \$1,350,000
- Tract B: \$350,000

2 TRACTS OF LAND FOR SALE

# HIGHWAY 1187

+/- 36.5 ACRES | FORT WORTH ETJ, TEXAS 76036



DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
2017 Population	7,694	52,236	327,408
2017 Households	2,741	17,738	121,022
2017 Average HH Income	\$95,302	\$87,348	\$81,232
% Pop. Growth 2017-2022	10.32%	8.38%	6.96%

## BROKER CONTACT

Lester Day  
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TRAFFIC COUNTS	
Crowley Plover Rd @ Old Granbury Rd (East Bound)	7,200 VPD
Crowley Plover Rd @ Old Granbury (West Bound)	10,100 VPD
Old Granbury Rd @ Crowley Plover Rd	2,810 VPD

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