

THE QUARRY | +/- 63 Acres

Loop 820 & Old Decatur Road, Fort Worth, TX

Opportunity Zone Investment



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PROPERTY OVERVIEW

- ASKING PRICE:** \$9,500,000
- LOCATION:** Located at the SEC of Old Decatur & Loop 820
4600 Old Decatur Road, Fort Worth, TX 76106
- SIZE:** +/- 2,744,280 SF (63 Acres)
- UTILITIES:** All Available to Site
- ZONING:** PD – 917
- VPD:** +/- 84,000 VPD on Loop 820

2018 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	6,771	88,218	197,484
2018 - 2023 Projected Pop Growth	2.49%	1.43%	1.84%
Total Daytime Population	4,295	73,512	182,458
Daytime Employees	735	23,924	76,408
Average HH Income	\$72,521	\$67,742	\$73,028
Median Home Value	\$162,252	\$120,931	\$132,294



2018 Population of
197,484
Within Five Mile Radius



Projected Growth of
2.49%
Within One Mile Radius



Median Home Value of
\$162,252
Within One Mile Radius



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