

GROCERY ANCHORED SHOPPING CENTER

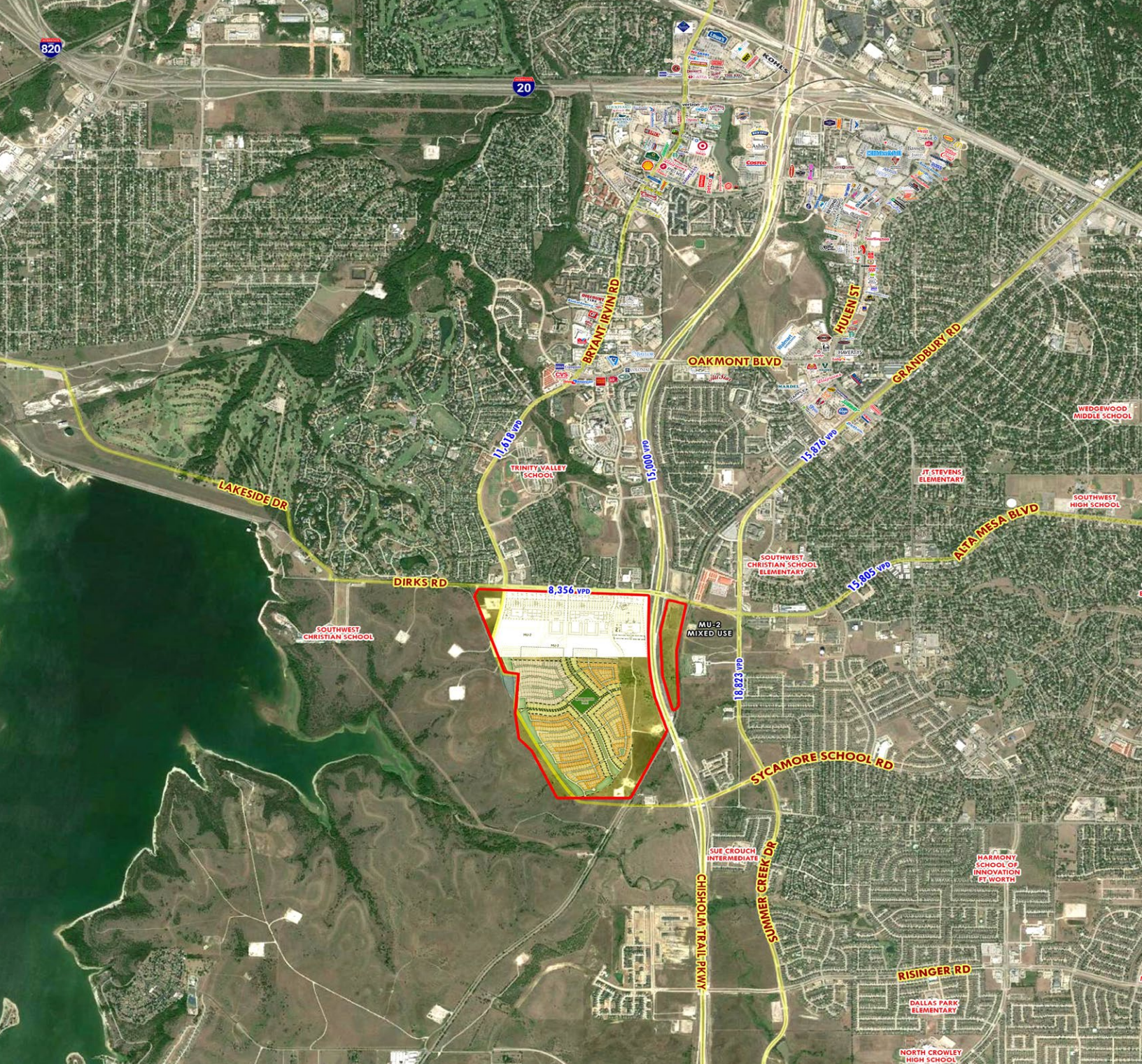
PADS & SHOP SPACE AVAILABLE

FORT WORTH, TEXAS

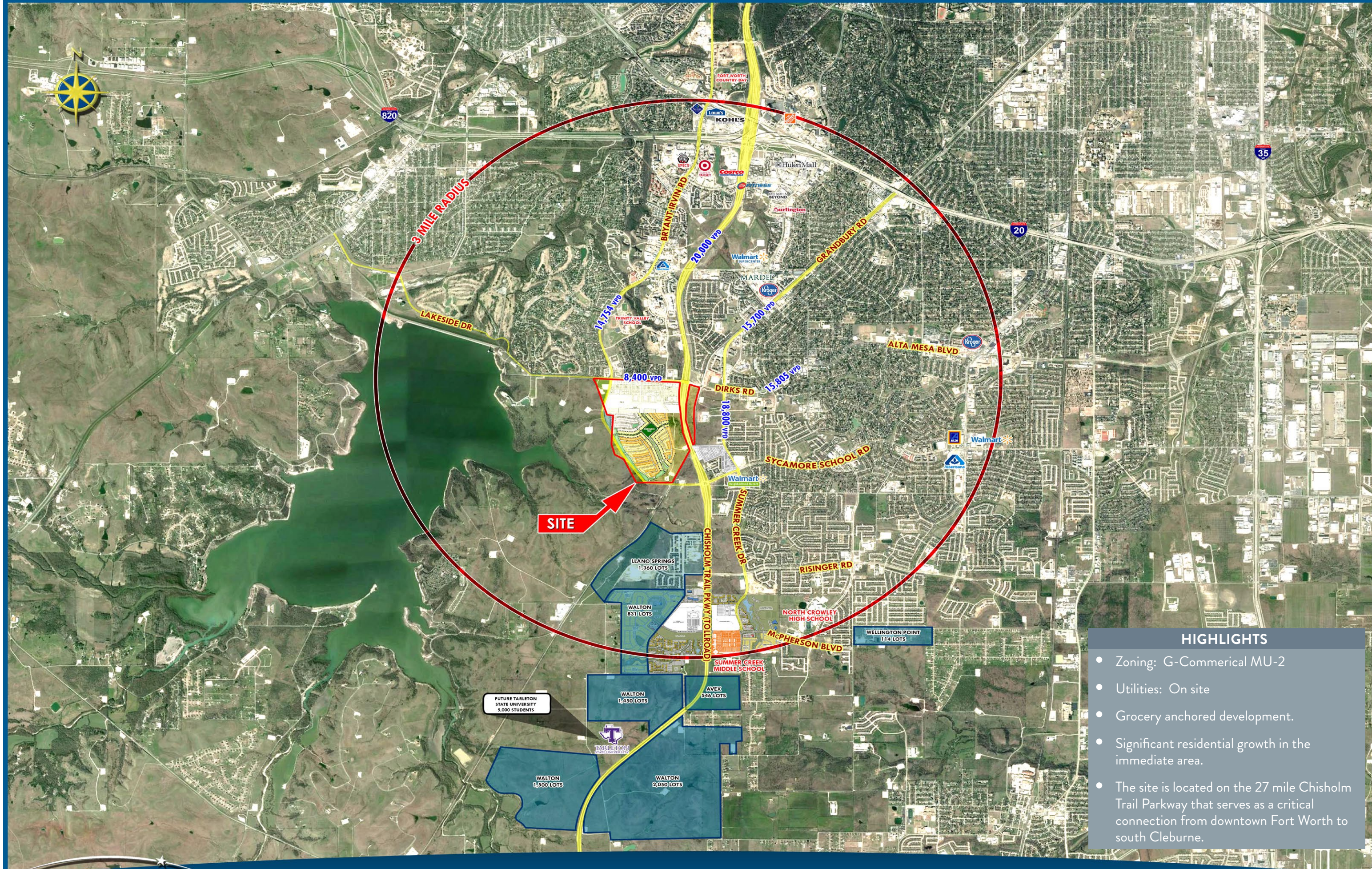
SWC ALTA MESA/DIRKS RD & CHISHOLM TRAIL PKWY

AMY PJETROVIC

KEN REIMER



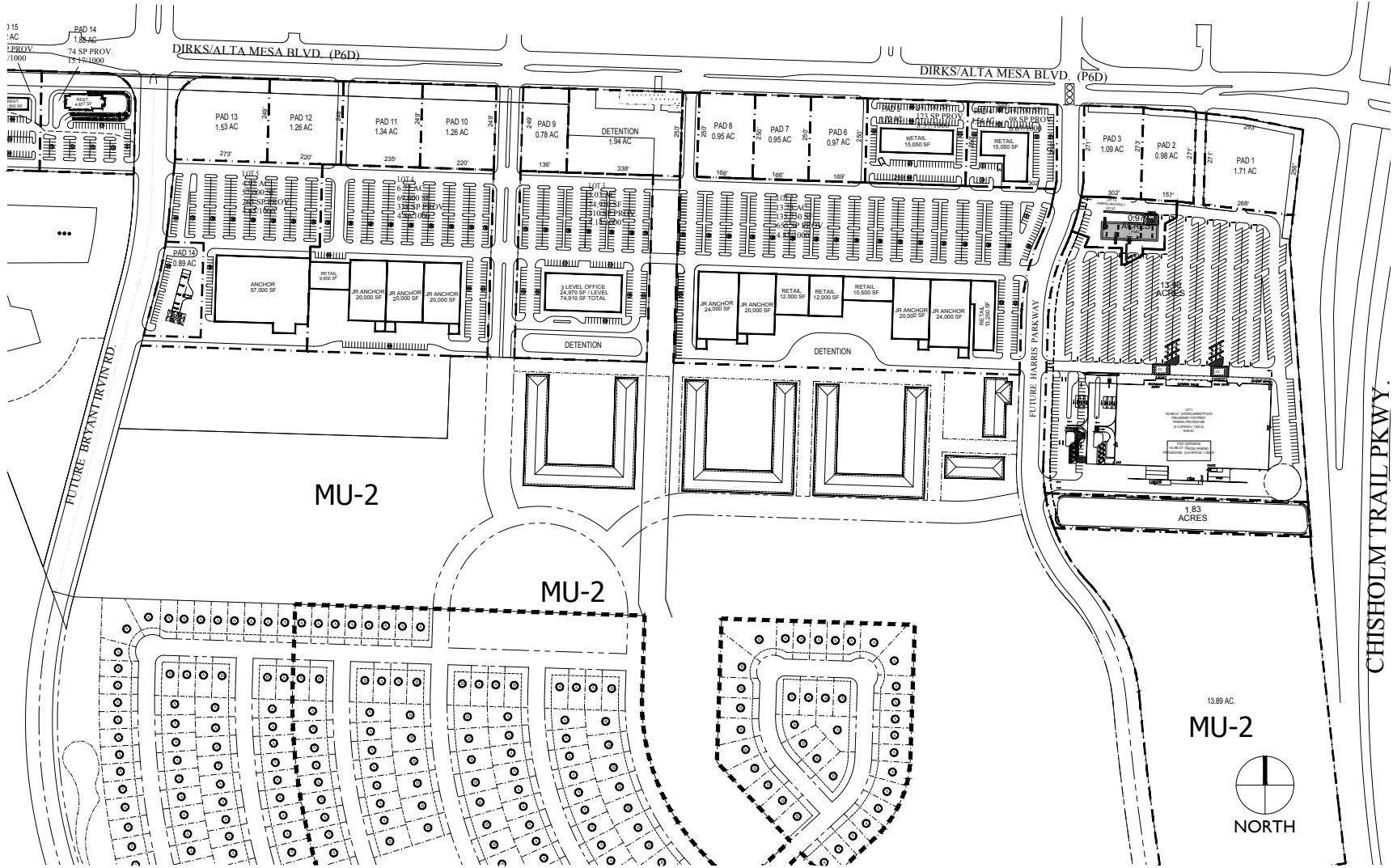
LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT



HIGHLIGHTS

- Zoning: G-Commerical MU-2
- Utilities: On site
- Grocery anchored development.
- Significant residential growth in the immediate area.
- The site is located on the 27 mile Chisholm Trail Parkway that serves as a critical connection from downtown Fort Worth to south Cleburne.

SWC ALTA MESA/DIRKS RD & CHISHOLM TRAIL PKWY



Dirks Blvd.

Fort Worth, Texas

SP-44

Date: 10.14.16 Scale: 1"=100'

O'BRIEN ARCHITECTS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 EST. POPULATION	7,794	83,484	194,603
2017 EST. AVG HH INCOME	\$73,186	\$83,709	\$82,414

TRAFFIC COUNTS	
DIRKS RD	8,400 VPD
CHISHOLM TRAIL PKWY	EST. 20,000 VPD

