



+/-1.5 ACRES (UP TO 4.5 ACRES) | FORT WORTH, TEXAS

# WENNECA AVE LAND





 +/-1.5 acres from one owner

 Up to 4.5 acres potentially available from 4 owners

**CONTACT**  
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**BILL TINSLEY**  
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## PROPERTY HIGHLIGHTS

- Premier location in one of the fastest growing, largest cities in the United States
- Walking distance to parks and restaurants
- Minutes from downtown, the medical district and the museum district
- Excellent visibility from the highway
- Easy access from I-30
- Located in the Downtown Urban Overlay District
- Zoned "J" - which allows from developments up to 120 feet
- Zoning change to PD-H would allow up to 20 Stories
- Tentative architectural design completed for 10 stories and 245 units
- Area properties renting for \$1.60 to \$2.00 per SF



TRAFFIC COUNTS	
W. Petersmith St @ 15th Ave.	2,436 V.P.D.
West Freeway @ Howe St.	5,502 V.P.D.
Interstate 30 @ Summit Ave.	147,224 V.P.D.
Interstate 30 @ Forest Park Blvd.	4,602 V.P.D.

Demographics	1 Mile	3 Mile	5 Mile
Population	6,872	92,174	279,704
Households	3,975	35,918	96,528
Average HH Income	\$84,846	\$74,340	\$65,863
% Increase (5 years)	2.46%	1.19%	1.03%



**BAKER BROS**  
**WELLS FARGO**  
**edible arrangements**  
**DOLLAR TREE**  
**Marshalls**  
**MATTRESS FIRM**  
**Pier 1 imports**  
**Massage Envy S.P.A.**  
**Chick-fil-ck**  
**PETSMART**  
**Michaels**  
**STARBUCKS COFFEE**

**STEELCITY POPS**  
**Yolk.**  
**DEL FRISCO'S GRILLE**  
**The Cheesecake Factory**  
**JOS. A. BANK**  
**EST. 1943**  
**UNO PIZZERIA & GRILL**  
**H&M**  
**Cantina LAREDO general manager food**  
**EARTHBOUND TRADING COMPANY**  
**WHITE HOUSE BLACK MARKET**  
**STARBUCKS COFFEE**  
**ANN TAYLOR**  
**LOFT**

**SUNDANCE SQUARE**

**MONTGOMERY PLAZA**

**AMON CARTER MUSEUM OF AMERICAN ART**  
**Kimbell Art Museum FORT WORTH, TEXAS**  
**F&W FORT WORTH MUSEUM OF SCIENCE AND HISTORY**  
**WILL ROGERS MEMORIAL CENTER**

**TRINITY PARK**

**LA FITNESS**  
**BLUE SUSHI SAKE GRILL**  
**Varsity Tavern**  
**IN-N-OUT BURGERS**  
**WEST 7th LOFTS**  
**STEELCITY POPS**  
**TONI & GUY**  
**RODEO GOAT**  
**Chim's**  
**Sushi Axiom**

**PAPPASITOS Cantina**  
**PAPPADEAUX SEAFOOD & ITALIAN KITCHEN**

**HOMESWOOD SUITES Hilton**

**CookChildren's**

**Medical City Fort Worth**

**Texas Health Resources**

**Hilton Garden Inn**

**Justin wine bar & boutique**  
**grand cru wine bar & boutique**  
**Ephemeria Terrariums!**  
**KENT & CO. WINES**  
**PENDERY'S World of Cycles & Spares**  
**Kindred Healthcare**  
**IPS**

**Apple**  
**BANANA REPUBLIC**  
**STARBUCKS COFFEE**  
**BREAD WINNERS**  
**SEPHORA**  
**Talbots**  
**GAP**  
**KENDRA SCOTT**  
**ANN TAYLOR**  
**JOS. A. BANK**

**NEAR SOUTH SIDE**

**KENT & CO. WINES**

**PENDERY'S**

**IPS**

W Allen Ave

W. 7TH ST. W 7th St

**TRINITY TERRACE**

W Lancaster Ave

N Forest Park Blvd

199

30

West Fwy  
Chisholm Trail Parkway

Chisholm Trail Pkwy

Forest Park Blvd

Hulen St

W. 7th St

Shearson St

Summit

Hendon St

Macon St

W. 7th St

South Fwy

35V

347

80

E Belknap St

W. 7th St

Hendon St

W. 7th St

W. 7th St

W. 7th St

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