

FOR SALE | LAND & MULTI-FAMILY INVESTMENT

5800-5801 Locke Ave

Fort Worth, TX 76109

Contact Broker For Price

Lot 1: 2,072 SF

Lot 2: 2,698 SF

Lot 3: Vacant Lot 6,250 SF Available

«« Halloran St »»

«« Locke Ave »»



Property lines are approximated

SALES TEAM

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LAND & MULTI-FAMILY INVESTMENT IN SOUTHWEST FORT WORTH

Contact Broker For Price

5800-5801 Locke Ave | Fort Worth, TX



Property lines are approximated



Property Description:

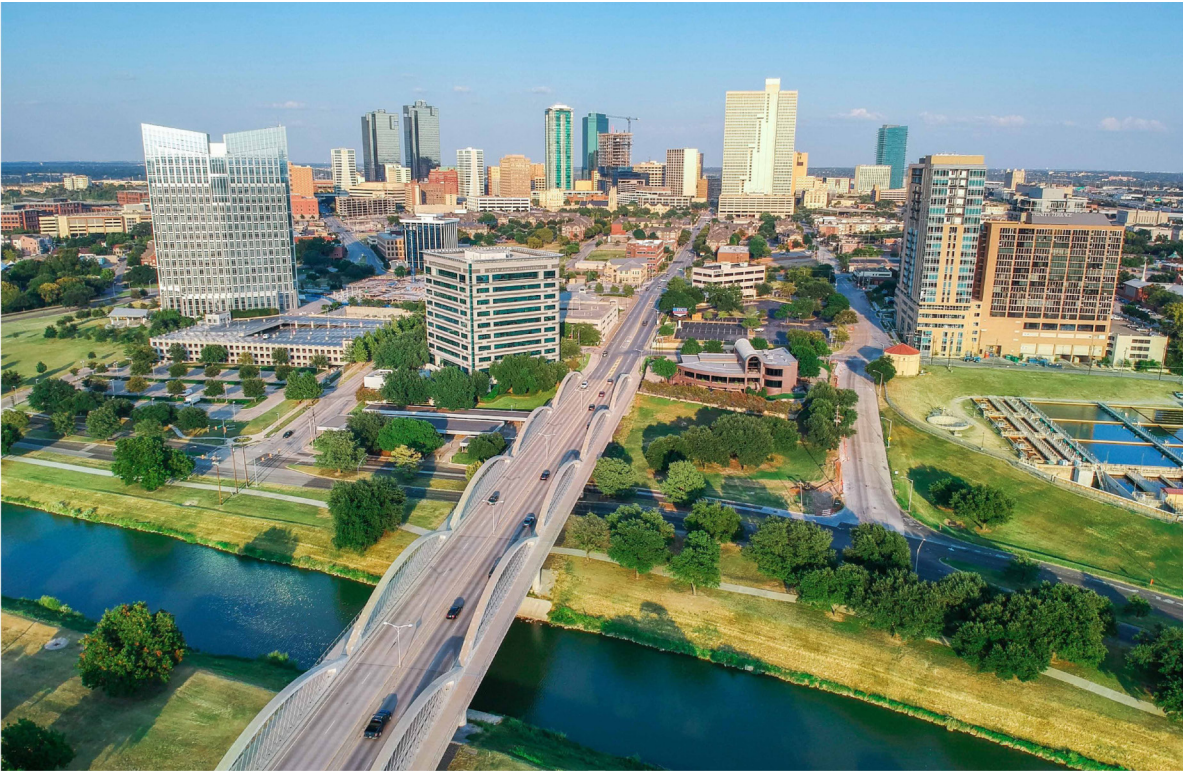
Unlock the potential of prime real estate in Fort Worth, Texas, with this enticing multi-family investment opportunity on Locke Avenue. This property consists of two buildings, on two separate lots, offering a combined total of 4,770 square feet of living space. Additionally, there is a third vacant lot available at 5801 Locke Ave, measuring 6,250 square feet. This arrangement provides flexibility for buyers to acquire individual lots or the entire property. Situated in a highly sought-after location, this investment promises lucrative returns and growth potential. Don't miss your chance to secure a foothold in one of Fort Worth's most promising real estate markets. Act now to capitalize on this exceptional opportunity.

Lot Breakdown			
Lot	Address	Building (SF)	Land (SF)
1	5800 Locke Ave	2,072 sf	6,250 sf
2	5800 Locke Ave	2,698 sf	6,250 sf
3	5801 Locke Ave	N/A	6,250 sf
TOTAL		4,770 sf	18,750 sf

Property Highlights:

- » **Vacant lot zoned CB TF.** Camp Bowie District; High Density Mixed Use
- » **Dual Income Potential:** Two income-generating buildings on separate lots, offering a combined 4,770 square feet of living space.
- » **Flexibility to acquire individual lots or entire property.**
- » **Ideal for investors** seeking income and future development potential
- » Located in the DFW Metroplex, which is projected to have a **population growth of four times the national average** between 2024 & 2028.
- » DFW was the leading metro in commercial real estate sales volume in 2023, according to Real Capital Analytics

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Fort Worth Overview

4th largest Metropolitan Area in the U.S.

972,228 population

5.8% population growth since 2020










345.6 square mile land area

12th largest city

Median household incomes and average education rank very high with unemployment lower than the national average.

Fort Worth has a **12 percent lower cost of doing business** than the national average, a **low cost of real estate, pro-business government** ready to partner and provide incentives, and an abundance of quality land to develop.

DEMOGRAPHICS

	3-Mile	5-Mile
 Population	92,306	273,513
 Population Growth (¹⁰⁻²³)	1.4%	1.4%
 Households	41,751	112,135
 Household Growth (¹⁰⁻²³)	1.3%	1.5%
 Median Age	38.1 years	36.5 years
 Average HH Income	\$102,887	\$88,817
 Total Consumer Spending	\$1.3 Billion	\$3.3 Billion
 <30 Minutes 3 mile radius	71.3%	31,905
 30-60 Minutes 3 mile	22.8%	10,215

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