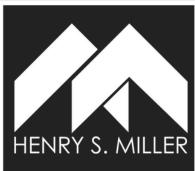


**1737 WEST BONDS RANCH ROAD** FORT WORTH, TEXAS 76131



SENIOR VICE PRESIDENT (972) 386 - 1456 Direct (214) 335 - 5706 Mobile bbledsoe@henrysmiller.com

### LAND DETAILS



**ADDRESS** 1737 WEST BONDS RANCH ROAD FORT WORTH, TEXAS 76131

$\leftarrow$	$\rightarrow$	
		$\uparrow$

SIZE ± 21.07 ACRES | 915,809 SF



PARCEL 03888185



ZONING **ETJ OF FORT WORTH** 



COUNTY **TARRANT COUNTY** 



TOPOGRAPHY LEVEL





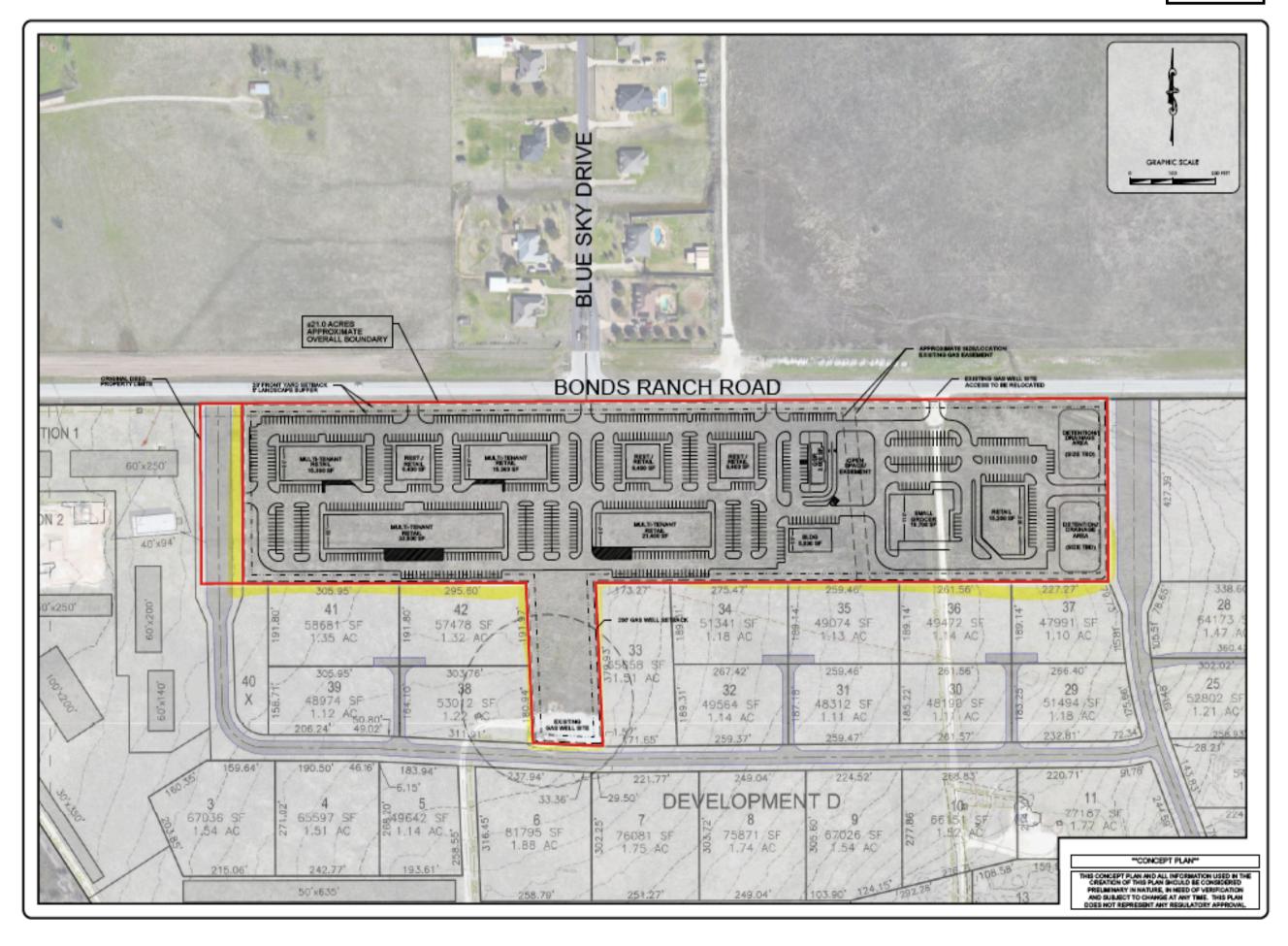
### SITE PLAN

#### 1737 WEST BONDS RANCH ROAD FORT WORTH, TEXAS 76131

### **BROKER CONTACT:**

### **BILL BLEDSOE**

SENIOR VICE PRESIDENT (972) 386 - 1456 Direct (214) 335 - 5706 Mobile bbledsoe@henrysmiller.com





## LOCATION HIGHLIGHTS

**1737 WEST BONDS RANCH ROAD** FORT WORTH, TEXAS 76131



### **COMMERCIAL DEVELOPMENTS**

- GROWING SINGLE-FAMILY HOME DEVELOPMENT
- WITHIN FORT WORTH'S ETJ
- THE SITE OFFERS FLEXIBILITY TO DEVELOPERS.



### **CLOSE PROXIMITY ENTERTAINMENT & RETAIL**

- DOWNTOWN FORT WORTH
- FORT WORTH STOCKYARDS
- FORT WORTH NATURE CENTER & REFUGE
- FORT WORTH AIRPORT



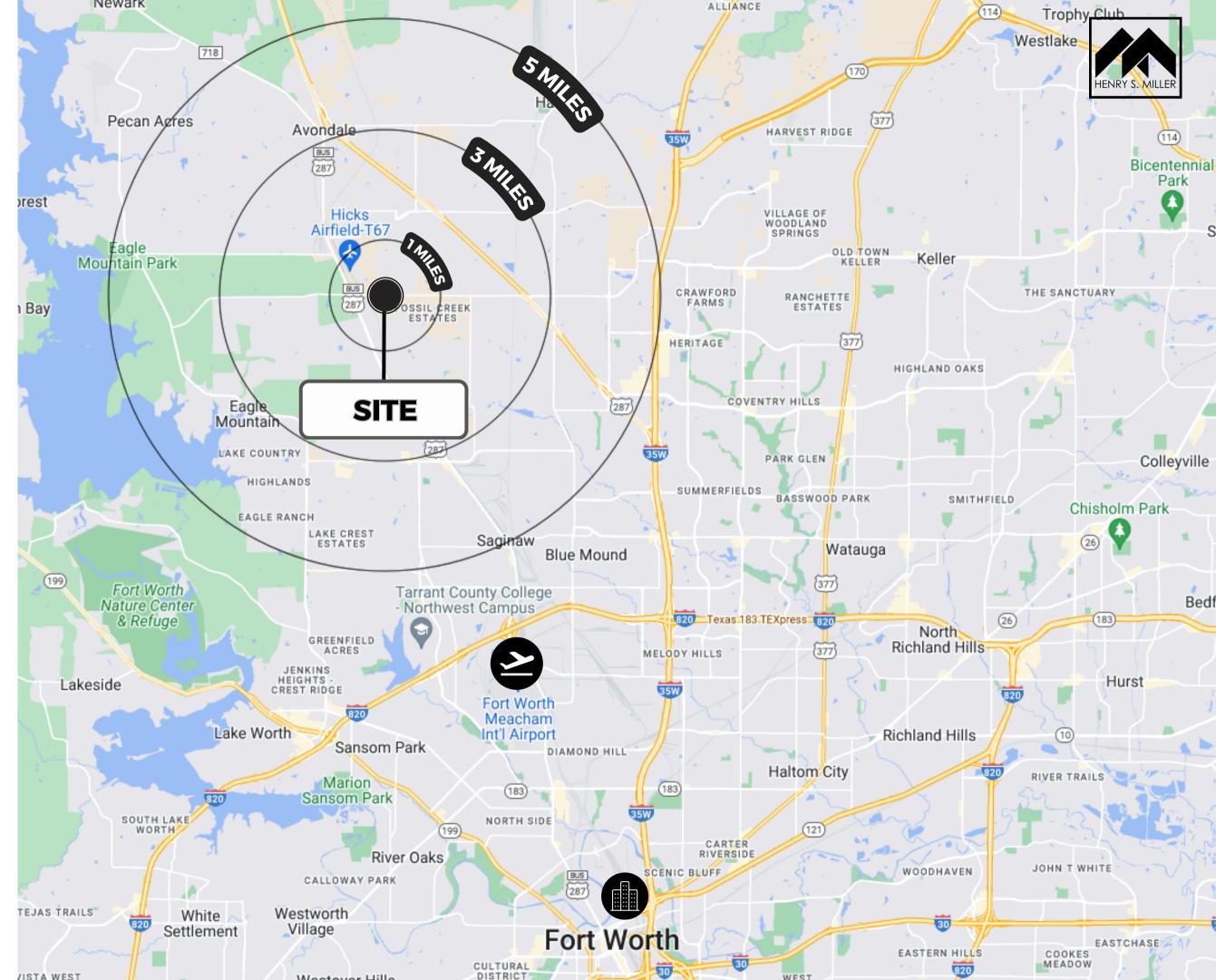


## 2023 DEMOGRAPHICS

	2023	1 MILES	1,029
AAA	ESTIMATED POPULATION	3 MILES	34,996
	POPULATION	5 MILES	123,867
	2023	1 MILES	322
	ESTIMATED HOUSEHOLDS	<b>3 MILES</b>	10,999
	HOUSEHOLDS	5 MILES	40,776
(s)	2023 EST.	1 MILES	\$221,615
	AVERAGE HOUSEHOLD	3 MILES	\$121567
	INCOME	5 MILES	\$132,563
00	2023	1 MILES	505
000	ESTIMATED	3 MILES	4,878
	TOTAL EMPLOYEES	5 MILES	
	<b>± 15 MILES</b>		
	FORT WORTH		

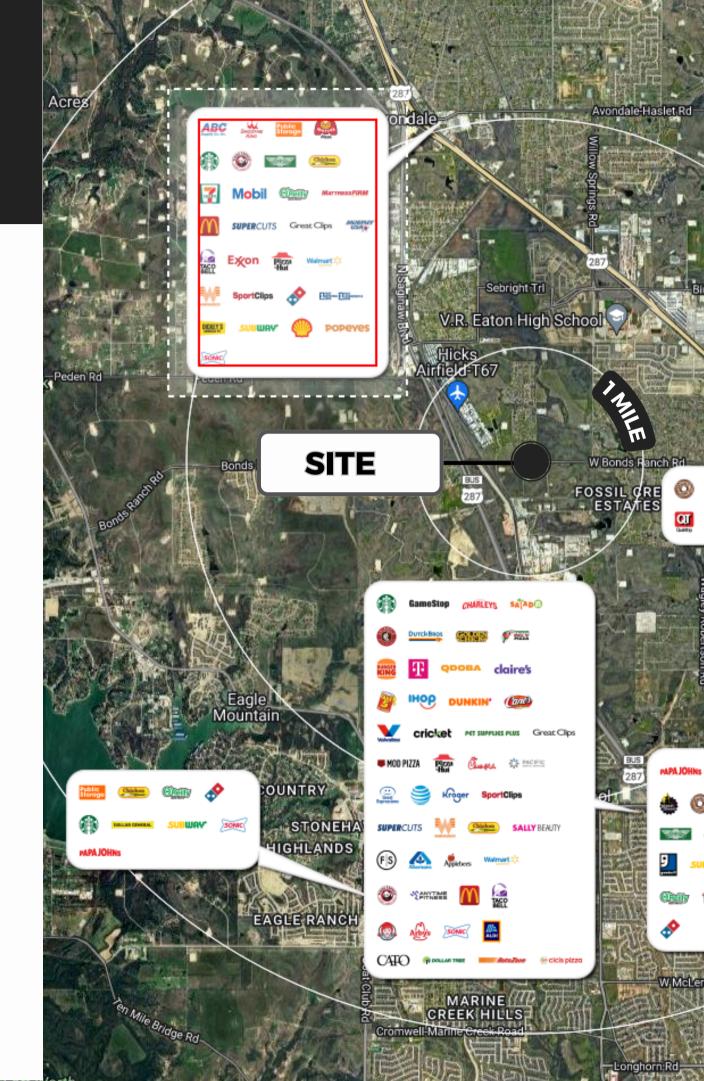


± 25 MILES DOWNTOWN FORT WORTH

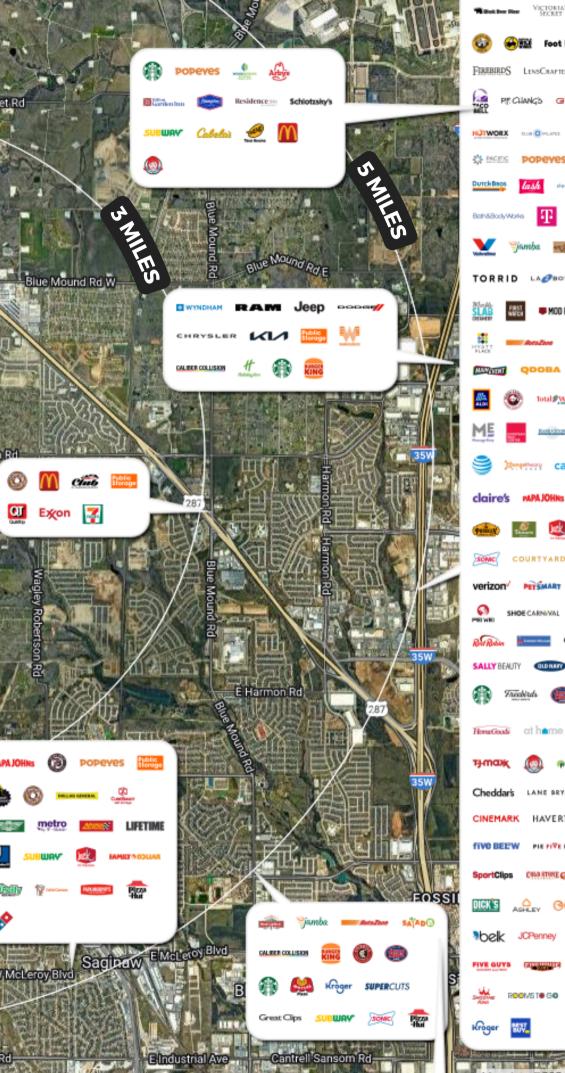


## NEARBY RETAIL

### 1737 WEST BONDS RANCH ROAD FORT WORTH, TEXAS 76131



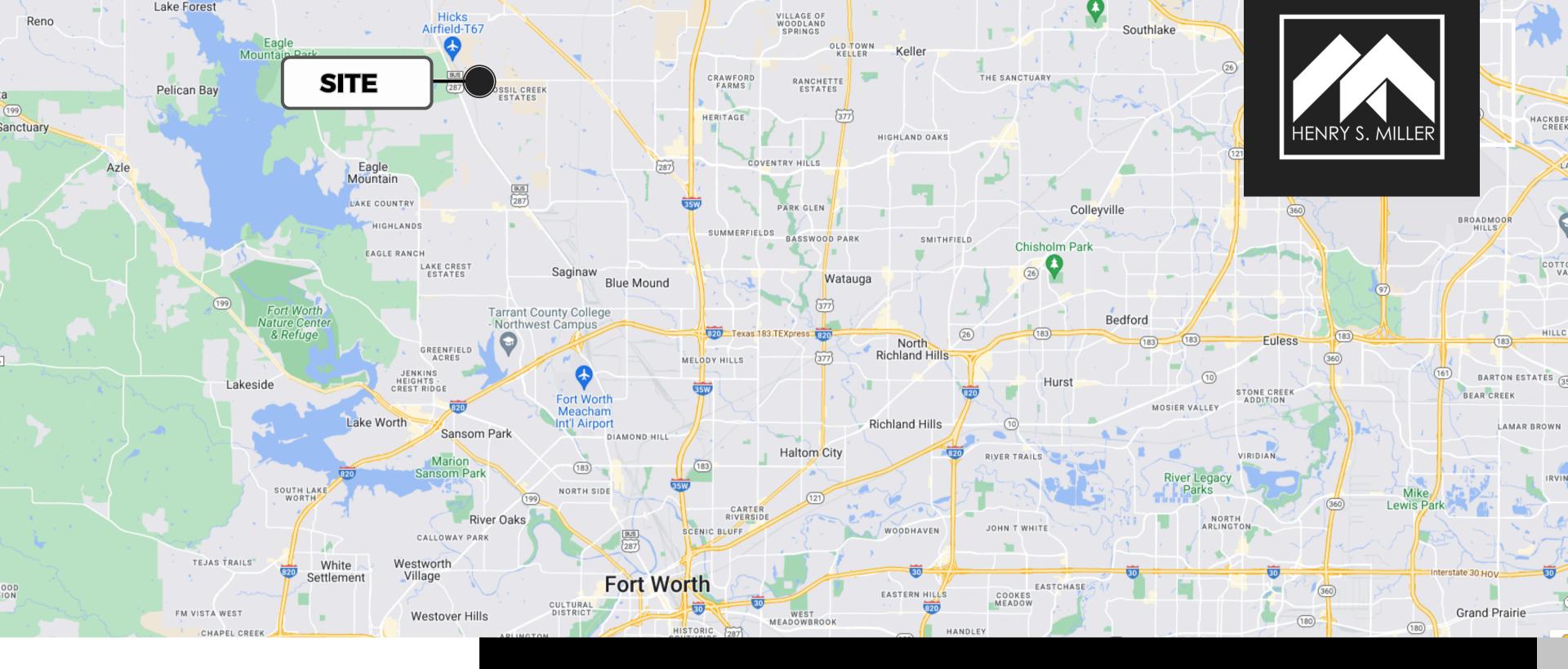




Rainekhur Pier Victorijas 🎂 🐨
😳 🛞 🗰 Foot Locker 👉
IREBIRDS LENSCHAFTERS Visionworks Arthroniller
PECHANGS GOVERNME
JTWORX DUB DIRACE MOOIAH Storage
utchBacs Cash Here Oramber SEPHORA
an&BodyWorks 🈨 BOOT BARN Prov
🗙 Hamba entremes 🚥 13
ORRID 🗤 🐢 🎧 blink
Ant Antoine Con Hallonds
🔰 Xeenetseen 🔞
laire's MPAJOHNS 🛷 🔦 Tenter
🖦 🏩 👷 👯
SOME COURTYARD PHALES CAMPA
erizon <sup>/</sup> Persman Tirestone WinCo
SHOE CARNIVAL CAFE HOBBY LOBBY
Reat Clips SUPERCUTS
ALLYBEAUTY ODDATE CHUCK L MAURICES
👔 Zaadiint 🍘 🝈
issue Goods at hame ROSS
max 💿 🕬 petco
Cheddar's LANE BRYANT
INEMARK HAVERTYS
ICK'S ASHLEY OCOVA ULTA
ibelk <sup>JOPenney</sup> 🔛
👑 REGENSTE GO 🧰 rue 21
roger W.

RKW STA LUN

GLEN



# CONTACT OUR TEAM

BILL BLEDSOE	
SENIOR VICE PRESIDENT	51
(972) 386 - 1456 Direct	Da
(214) 335 - 5706 Mobile	$\sim$
bbledsoe@henrysmiller.com	

NOTICE & DISCLAIMER: The enclosed information is from sources believed to be reliable, but Henry S. Miller Brokerage, LLC has not verified the accuracy of the information. Henry S. Miller Brokerage, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes of condition, including price or rental, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigation.

### ENRY S. MILLER BROKERAGE, LLC 151 Belt Line Road, Suite 900 allas, Texas 75254 www.henrysmiller.com