

**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





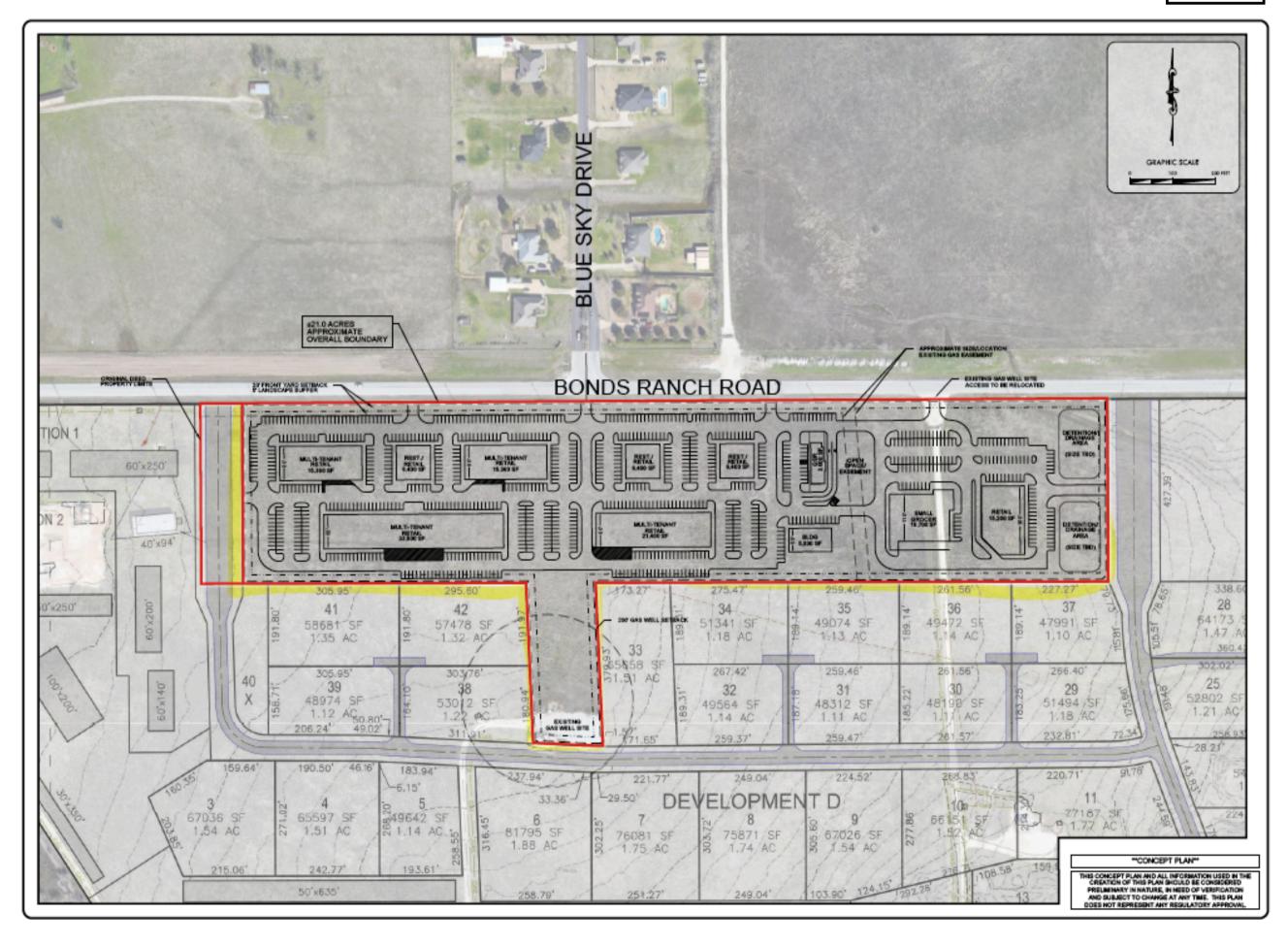
### SITE PLAN

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

### **BROKER CONTACT:**

### **BILL BLEDSOE**

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## LOCATION HIGHLIGHTS

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### **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



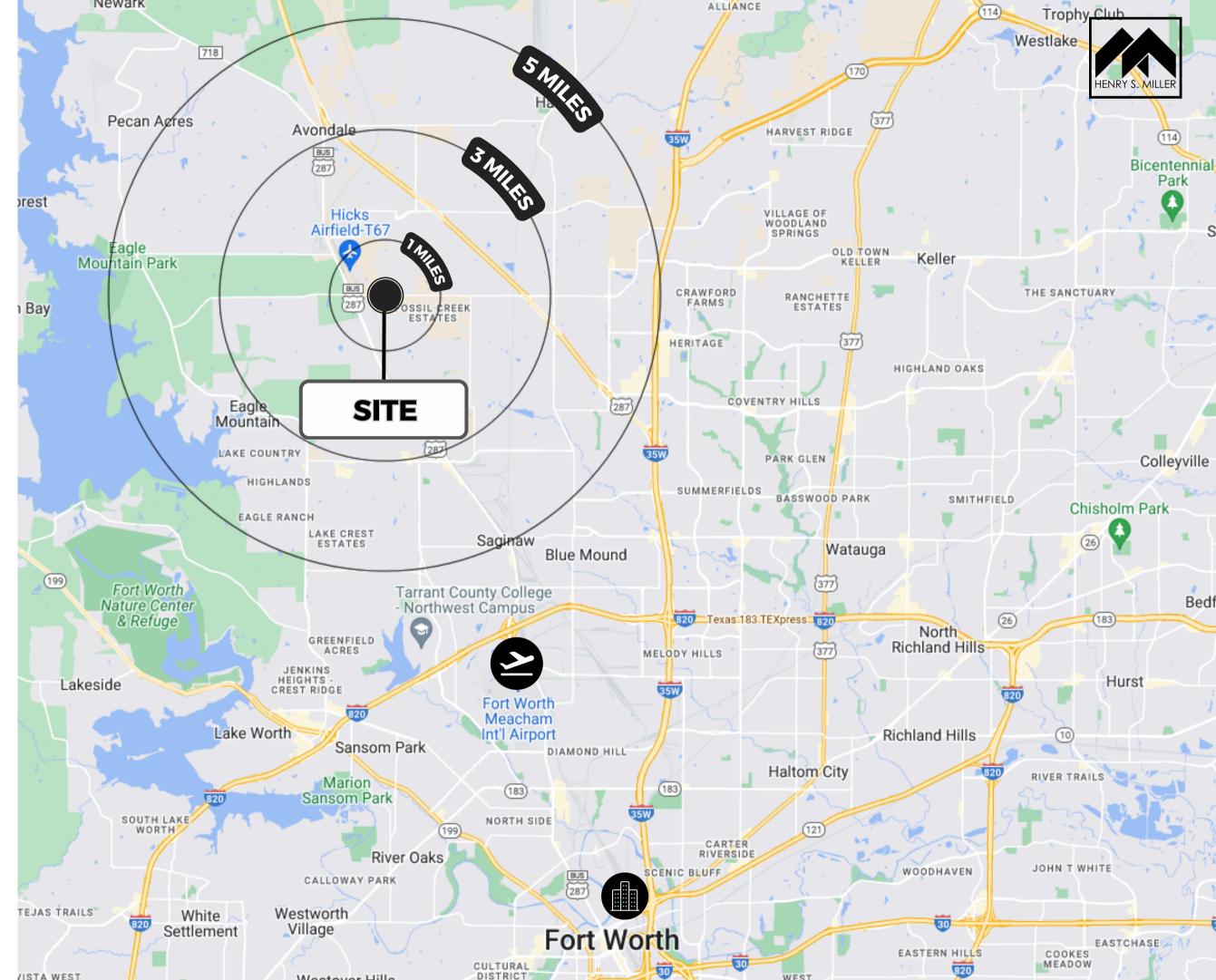


## 2023 DEMOGRAPHICS

	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		

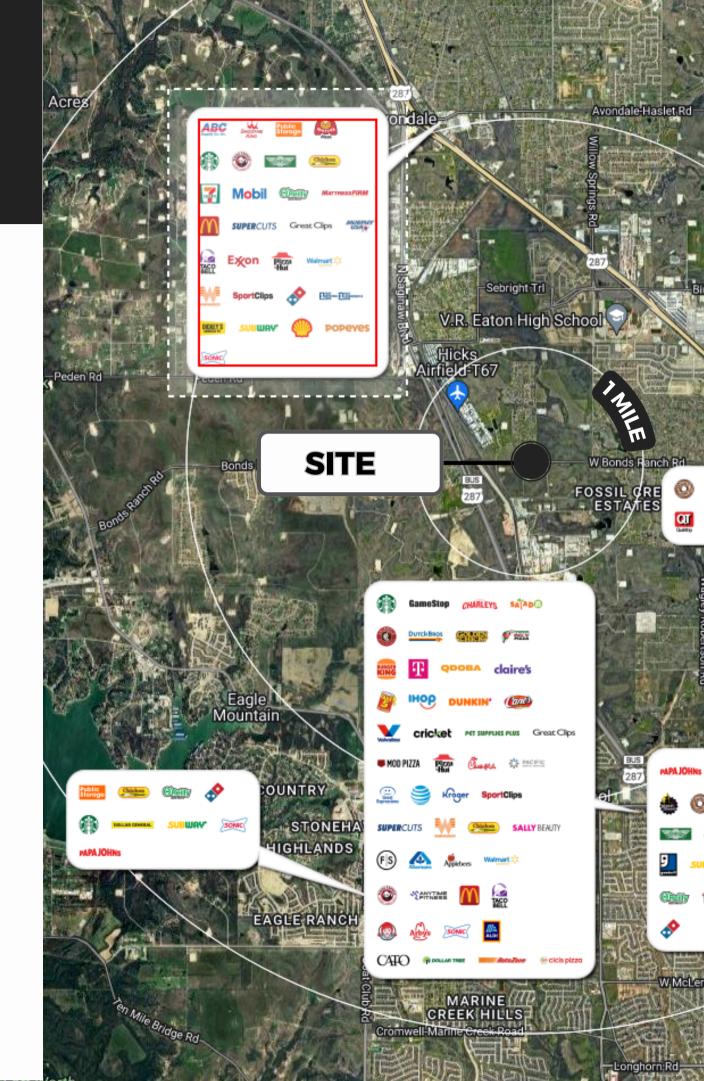


± 25 MILES DOWNTOWN FORT WORTH

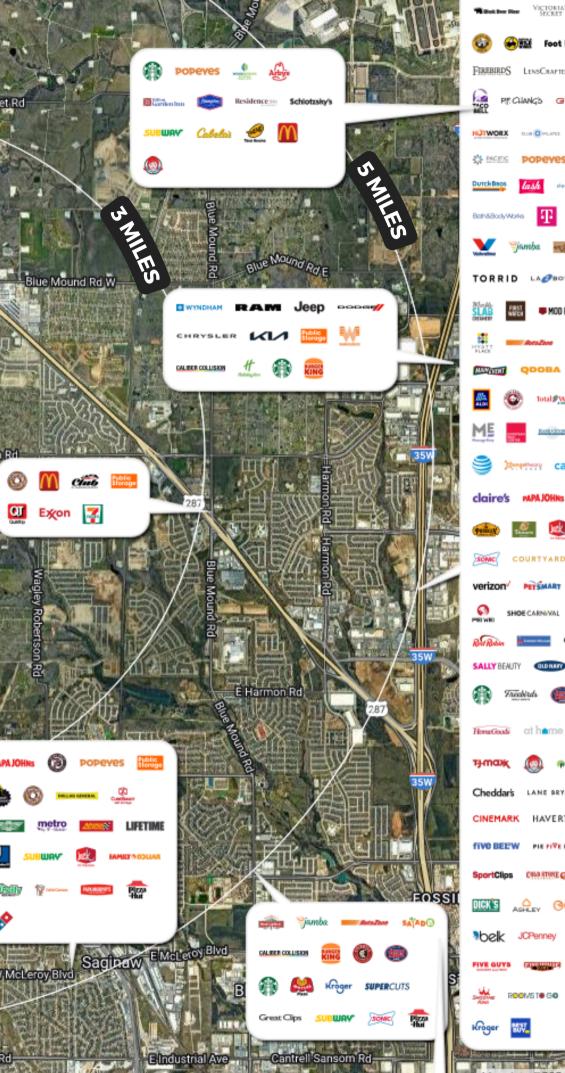


## NEARBY RETAIL

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



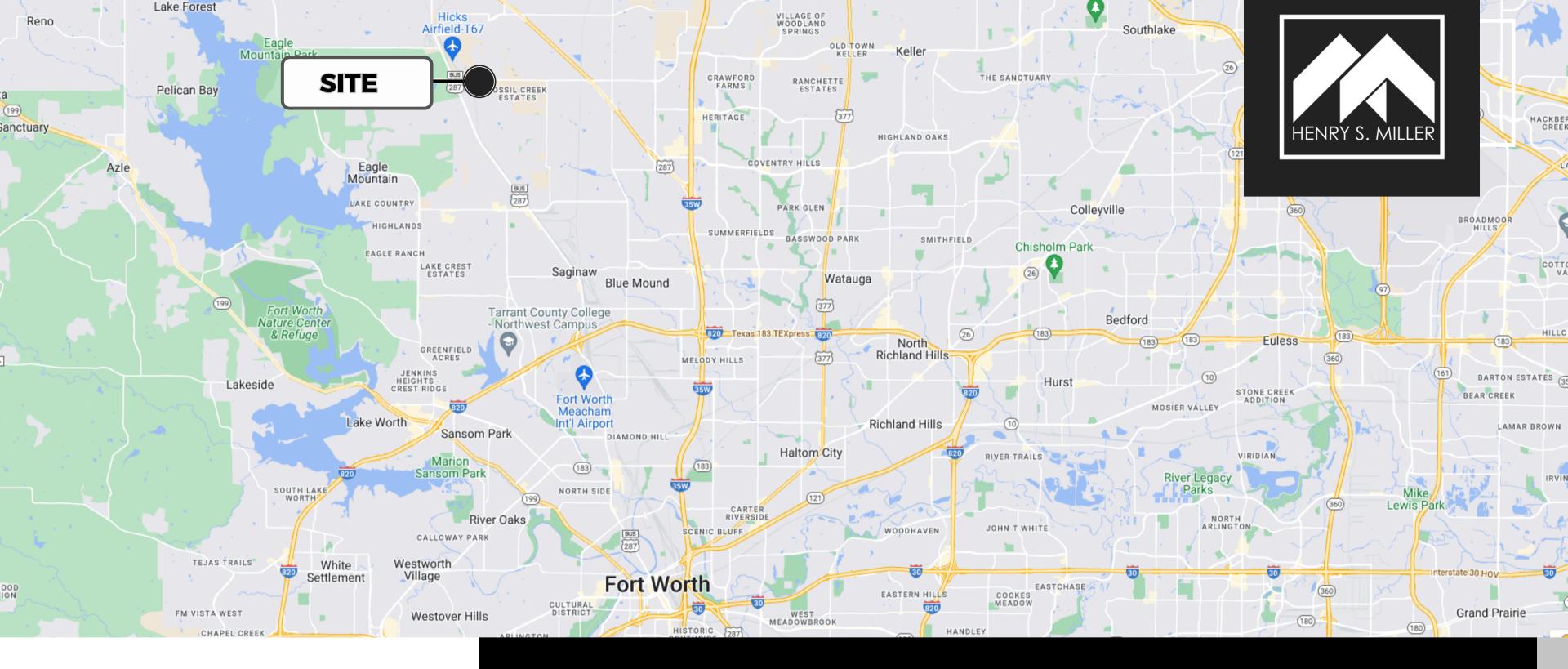




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😳 🛞 🗰 Foot Locker 👉
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PECHANGS GOVERNME
JTWORX DUB DIRACE MOOIAH Storage
utchBacs Cash Here Oramber SEPHORA
an&BodyWorks 🈨 BOOT BARN Prov
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SHOE CARNIVAL CAFE HOBBY LOBBY
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ibelk <sup>JOPenney</sup> 🔛
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# CONTACT OUR TEAM

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