

COMMERCIAL DIVISION

Briggs  
Freeman

Sotheby's  
INTERNATIONAL REALTY

W Rendon Crowley Rd

Kerrison Way



1

66,387 VPD



2



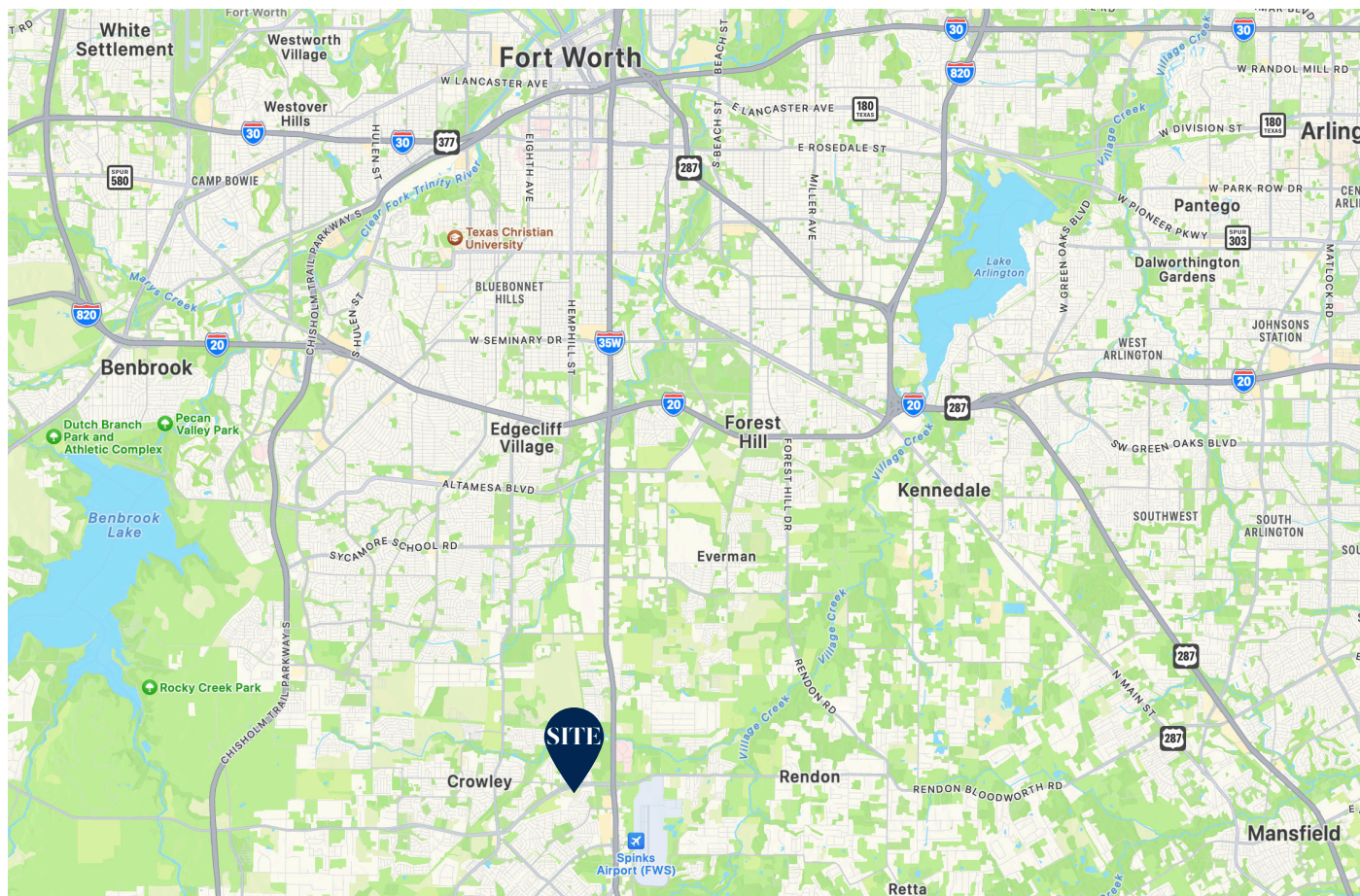
Vantage at  
Burleson:  
288 Unit  
Apartment  
Complex

Viewpoint Ln

Archbury Rd

Hemphill St

Panorama Dr



**LOCATION**

Highway 1187 & Hemphill Street  
Fort Worth, Texas 76036

**AVAILABLE SPACE**

± 2.82 Acres (North side)  
± 19 Acres (South side)

**ZONING**

E - Commercial/Retail

**TRAFFIC COUNTS**

66,387 VPD on Highway 1187  
140,749 VPD on US-35W

**UTILITIES**

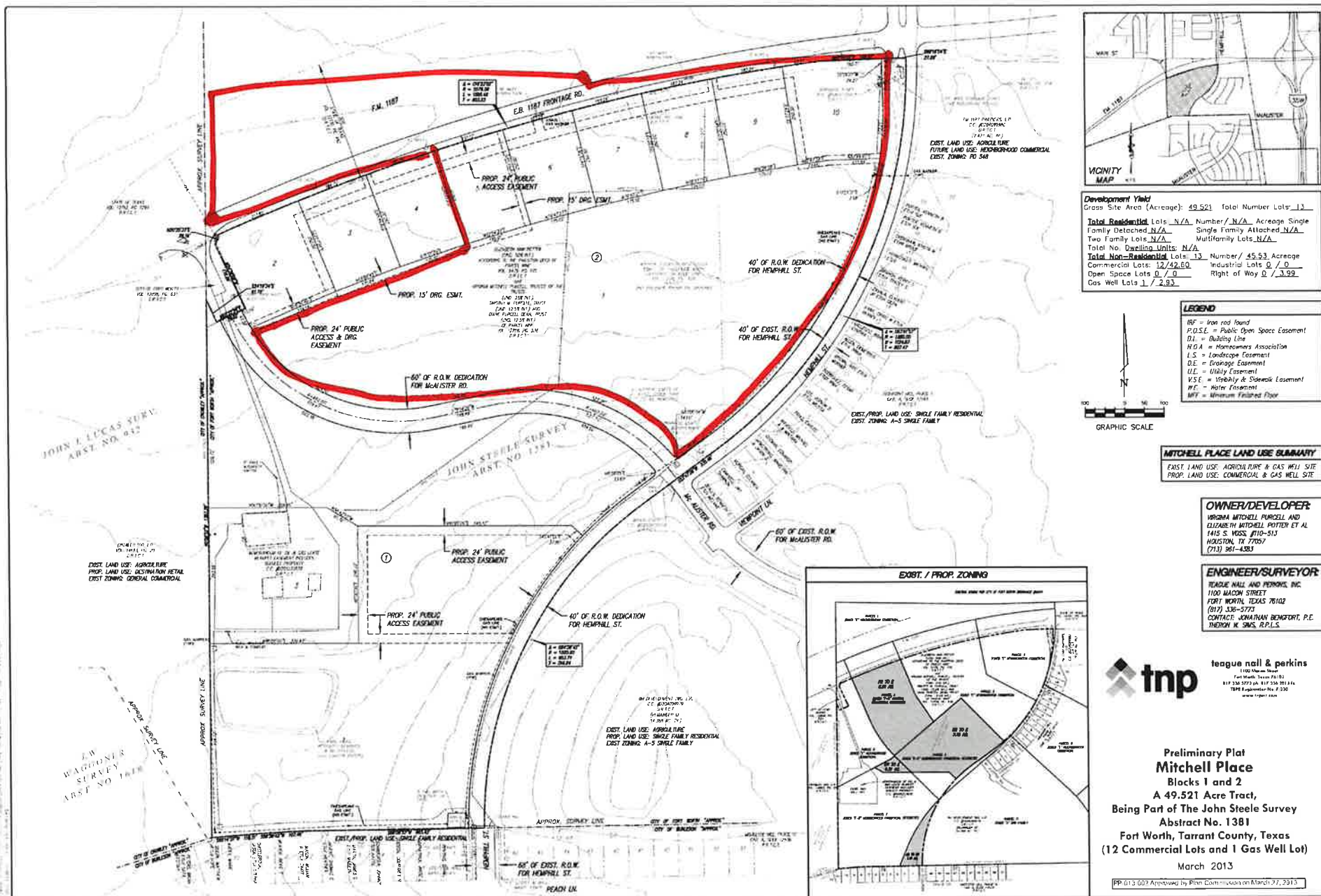
All to the site

**BY THE NUMBERS**

Population		
1-mile	3-miles	5-miles
28,100	111,000	220,000
Population Growth (since 2018)		
1-miles	3-miles	5-miles
+3%	+3%	+3%
Average Household Income		
1-miles	3-miles	5-miles
\$90,200	\$84,200	\$80,600

**HIGHLIGHTS**

- Frontage on both the North and South side of Highway 1187
- Easy highway accessibility
- Strong traffic counts in each direction
- Downtown Fort Worth is approximately 15-minutes North
- Numerous developments in the immediate area
- Major shopping located minutes away both to the North and East
- Texas Health Resources hospital 3-minutes away
- Single-family development in surrounding neighborhoods



**Development Yield**

Gross Site Area (Acreage): 49.521 Total Number Lots: 12

Total Residential Lots	N/A	Number	N/A	Acreage	Single Family Detached	N/A	Single Family Attached	N/A
Total No. Dwelling Units	N/A			Multifamily Lots	N/A			
Total Non-Residential Lots	12	Number	45.53	Acreage	Commercial Lots	0	Industrial Lots	0
		Open Space Lots	0	Right of Way	0			
		Gas Well Lots	1		2.83			

**LEGEND**

- RF = Iron rod found
- P.O.S.E. = Public Open Space Easement
- DL = Building Line
- M.O.A. = Homeowners Association
- L.S. = Landscape Easement
- D.E. = Drainage Easement
- U.E. = Utility Easement
- V.S.E. = Visibility & Sightline Easement
- W.E. = Water Easement
- M.F. = Minimum Finished Floor



**MITCHELL PLACE LAND USE SUMMARY**

EXIST. LAND USE: AGRICULTURE & GAS WELL SITE  
 PROP. LAND USE: COMMERCIAL & GAS WELL SITE

**OWNER/DEVELOPER:**  
 VIRGINIA MITCHELL PURCELL AND  
 ELIZABETH MITCHELL POTTER ET AL  
 1415 S. MOSS, #110-513  
 HOUSTON, TX 77057  
 (713) 961-4383

**ENGINEER/SURVEYOR:**  
 LEAGUE NALL AND PERKINS, INC.  
 1100 WALTON STREET  
 FORT WORTH, TEXAS 76102  
 (817) 336-5773  
 CONTACT: ANNA-RUAN BENDISHT, P.E.  
 THERON K. SIMS, R.P.L.S.



**Preliminary Plat  
 Mitchell Place  
 Blocks 1 and 2  
 A 49.521 Acre Tract,  
 Being Part of The John Steele Survey  
 Abstract No. 1381  
 Fort Worth, Tarrant County, Texas  
 (12 Commercial Lots and 1 Gas Well Lot)**

March 2013

FP 013 007 Approved by Film Commission on March 27, 2013.



# LISTING TEAM

**LESTER DAY**

817.919.8515

lday@briggsfreeman.com

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