



# Drone Aerial

Blue Mound Rd. & US HWY 287 | Fort Worth, TX 76131



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# Summary

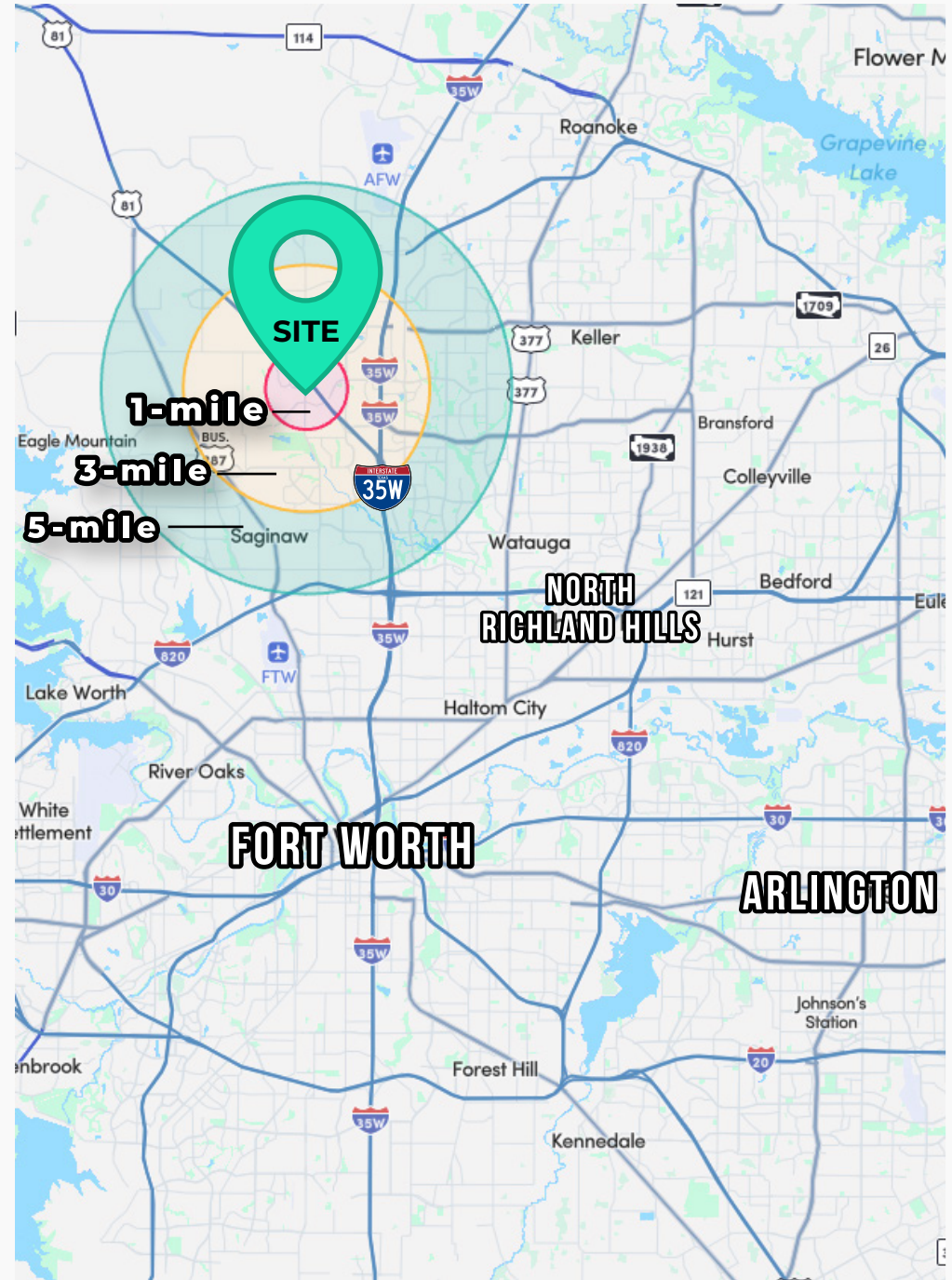
- Lease Rate: Inquire for Pricing
- Building Size: +/- 15,464 SF
- Available For Lease: 1,200-15,464 SF
- Co-Tenants: TBD

# Property Overview

- Strong positioning in rapidly expanding corridor of North Fort Worth
- Anchored by new Presidium 1,100 unit multifamily complex
- Close proximity to new Kroger, Costco, and WinCo Foods
- Several housing developments in surrounding area including Fossil Park (1,300lots), Berkshire (750 lots), HPI Development (600+ multifamily units)

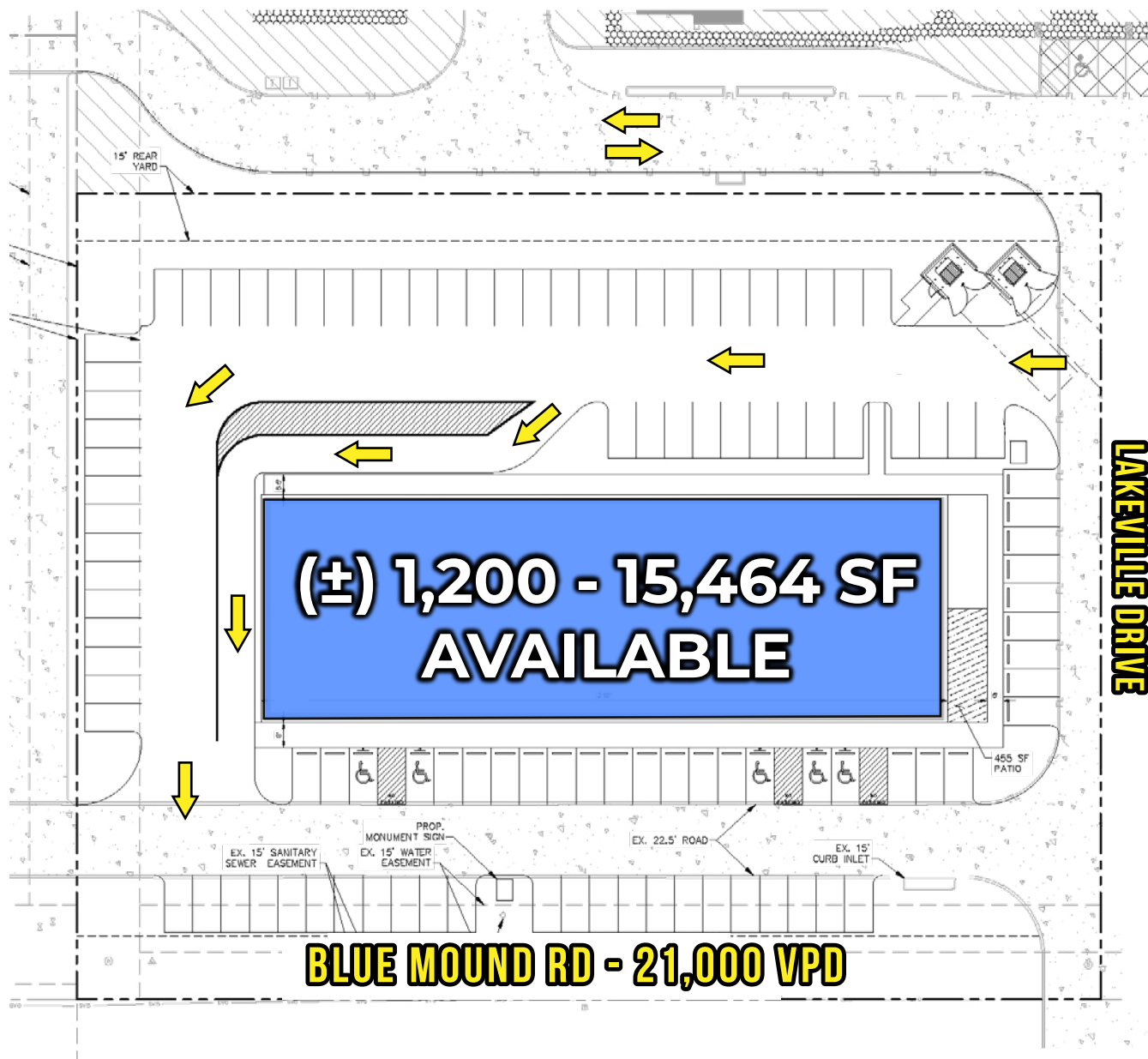
# Demographics

2025 Population		
10,336 1 Mile	74,010 3 Mile	218,459 5 Mile
2029 Projected Growth ('25-'29)		
7.38% 1 Mile	5.93% 3 Mile	5.46% 5 Mile
Avg. Household Income		
\$122,390 1 Mile	\$120,941 3 Mile	\$115,624 5 Mile



# Site Plan

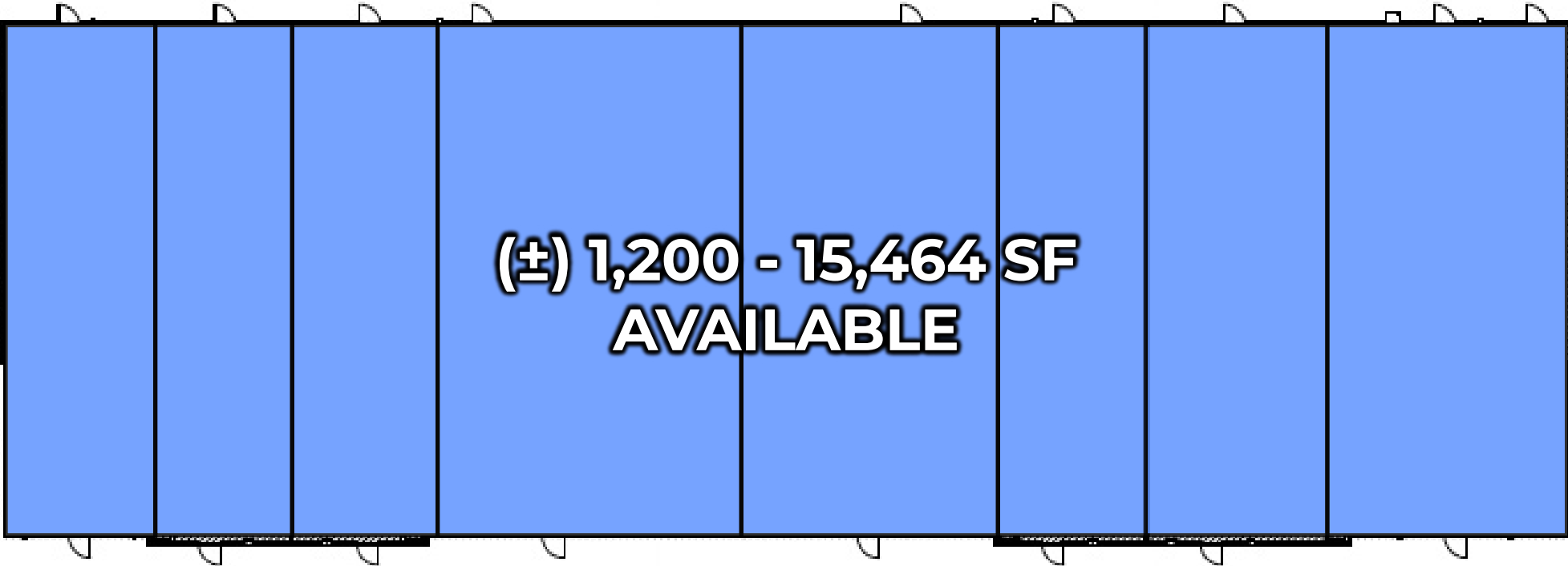
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# Floor Plan

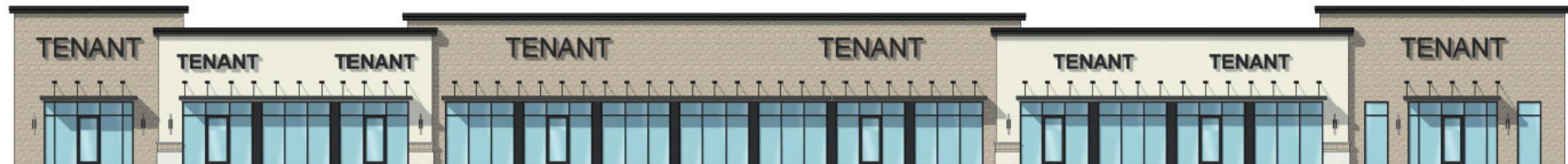
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# Renderings

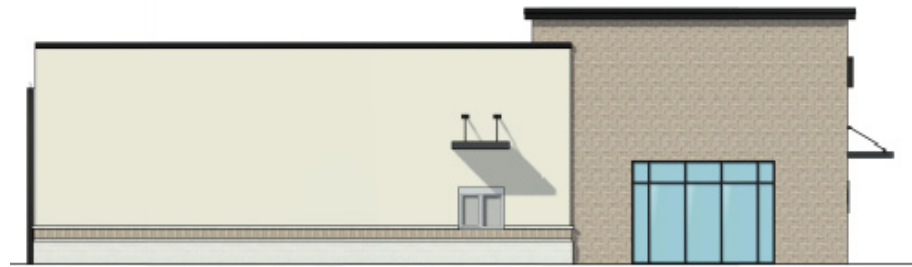
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**North Elevation**



**East Elevation**



**West Elevation**



**South Elevation**



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