

WHITE ROCK PLAZA PHASE 1- PAD SITE

LOT 1 & 2

11401 Timberland Blvd, Ft. Worth, TX 76244



PORTFOLIO
COMMERCIAL

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Demographic Analysis

WHITE ROCK PLAZA PHASE 1- PAD SITE LOT 1 & 2

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PROPERTY INFORMATION

PURCHASE PRICE

\$30/SF

PROPERTY ADDRESS

*11401 Timberland Blvd
Ft. Worth, TX 76244*

LAND SIZE

*Total 2.22 Acres
Lot 1- 1.11 Acres
Lot 2- 1.11 Acres*

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Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



PROPERTY OVERVIEW

An incredible opportunity to own 2.222 acres of prime commercial land in the highly sought-after city of Fort Worth, TX!

This spacious pad site offers 2 lots with endless possibilities for commercial development in a high traffic and high visibility area.

Located in a prime location, a gateway serving an affluent area that is quickly becoming one of the fastest growing areas in the Metroplex.

Property Highlights:

- Within 2 miles from Alliance Airport
- Just minutes from Alliance Town Center and Texas Health
- One block from 35W interchange
- Strong traffic counts



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PROPERTY DETAILS

Fort Worth, TX is an incredible city with a lot of potential for commercial development. Located in the heart of the Dallas-Fort Worth Metroplex, This location is in a rapidly growing city with a population of over 45,000 people. With its close proximity to major highways, airports, and other major cities, this property is an ideal location for businesses looking to expand their reach.

Now is an incredible opportunity to own 2 lots with a total 2.222 acres of prime commercial land in the highly sought-after city of Fort Worth, TX! This spacious pad site offers endless possibilities for commercial development. The land is zoned for commercial use and is located in a prime area with easy access to major highways and other amenities.

The land is situated in a great location with plenty of potential for businesses to thrive. It is close to shopping centers, restaurants, and other businesses that could benefit from the increased foot traffic that this property could bring. Additionally, the land is located near several schools and parks, making it an ideal spot for businesses that cater to families or young professionals.

The land itself is flat and ready for development. It is ready to be developed into whatever type of business you desire. Whether you are looking to build a retail store, office building, restaurant, or any other type of business, this land has the potential to make it happen.

This is an incredible opportunity to own prime commercial land in one of the most sought-after cities in Texas. With its great location and potential for development, this property could be the perfect spot for your business to grow and thrive. Don't miss out on this amazing opportunity!

PROPERTY PHOTOS



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PROPERTY PHOTOS



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PROPERTY PHOTOS



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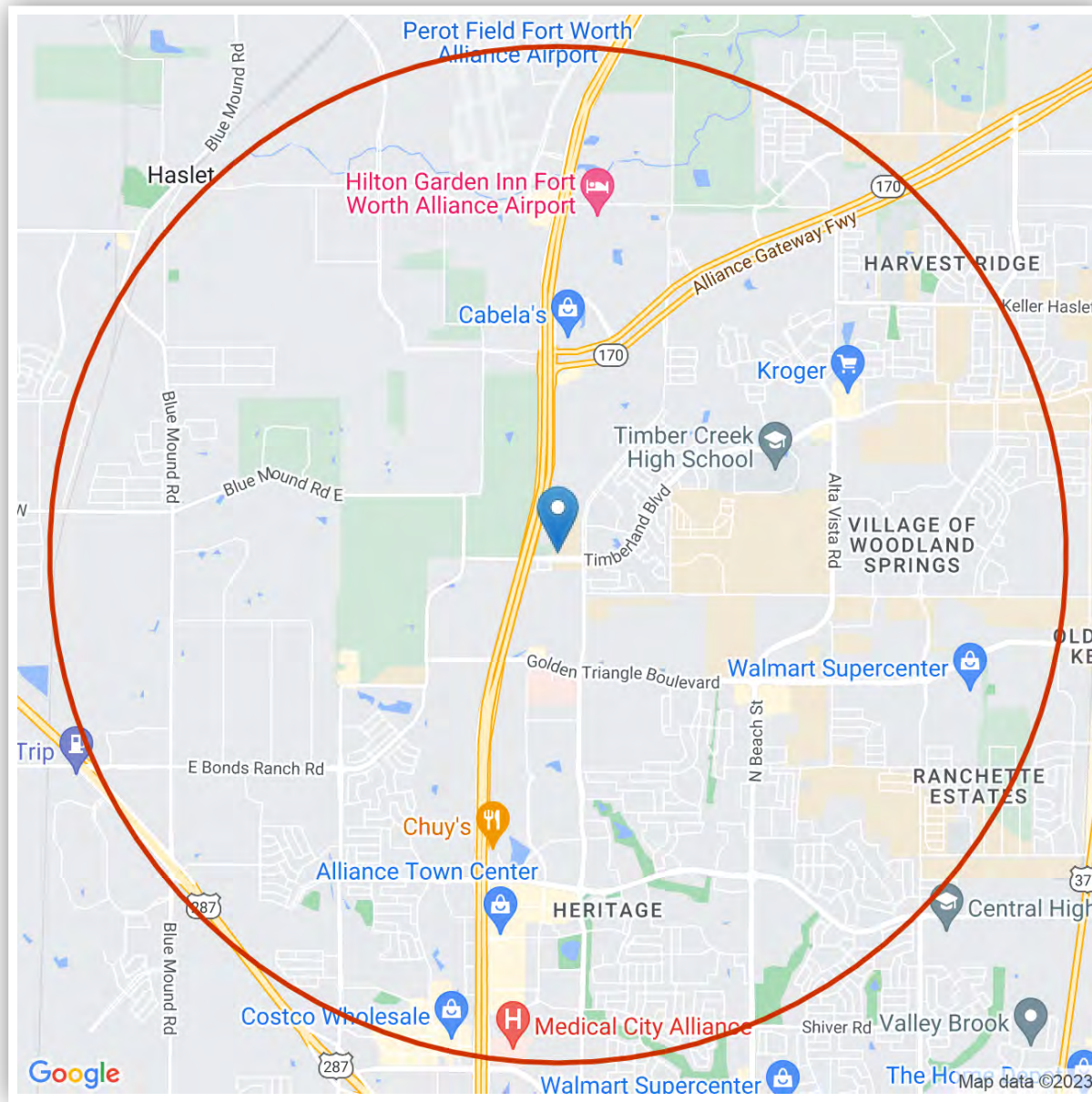
11401 Timberland Blvd, Ft. Worth, TX 76244

PROPERTY PHOTOS

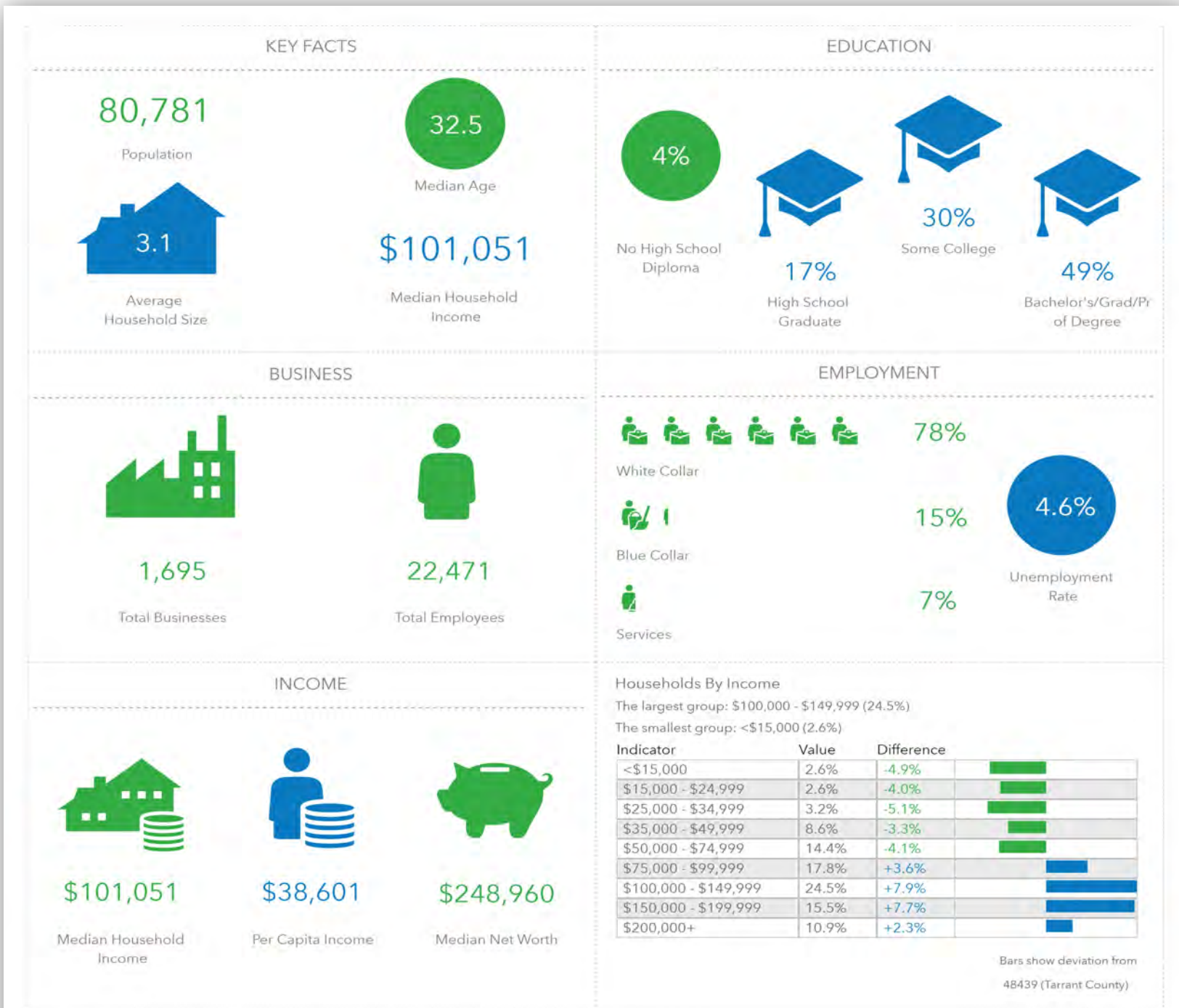


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LOCATION/STUDY AREA MAP (RING: 3 MILE RADIUS)



INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)



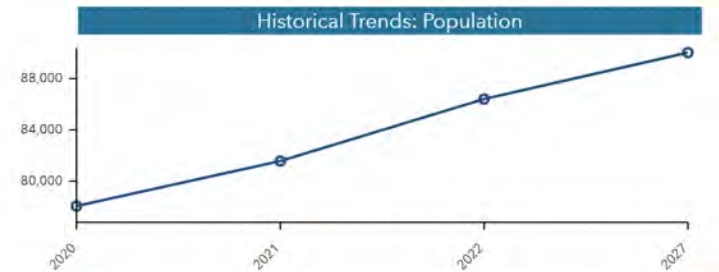
POPULATION TRENDS AND KEY INDICATORS

3-mile ring

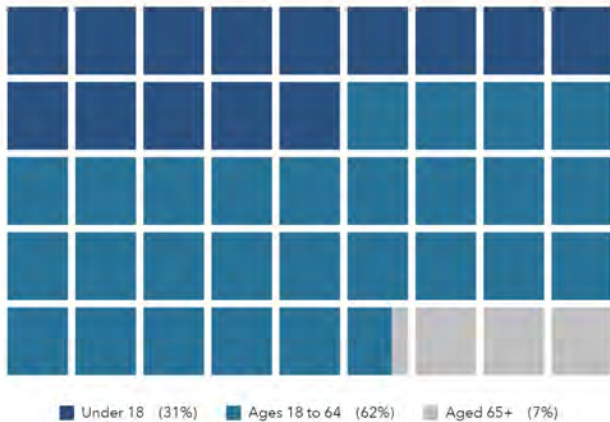
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| | | | | | | | | |
|---------------|---------------|--------------------|-------------|-------------------------|-------------------|--------------|-----------------------|-----------------|
| 86,404 | 28,353 | 3.04 | 32.7 | \$107,042 | \$285,452 | 115 | 143 | 73 |
| Population | Households | Avg Size Household | Median Age | Median Household Income | Median Home Value | Wealth Index | Housing Affordability | Diversity Index |

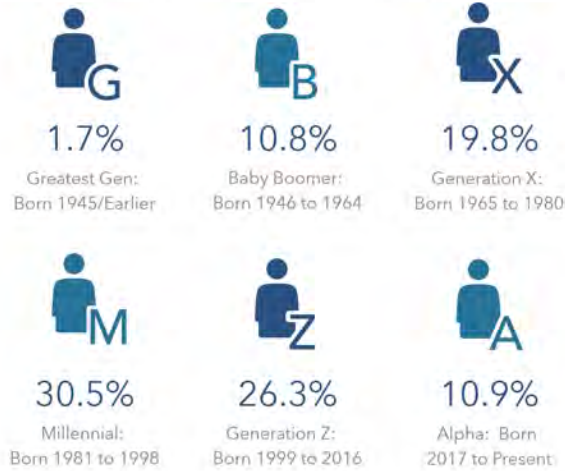
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



Source: Esri, Esri-U.S. BLS, ACS
Esri forecasts for 2022, 2027, 2022, 2022, 2017-2021
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AREA LOCATION MAP



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AERIAL ANNOTATION MAP



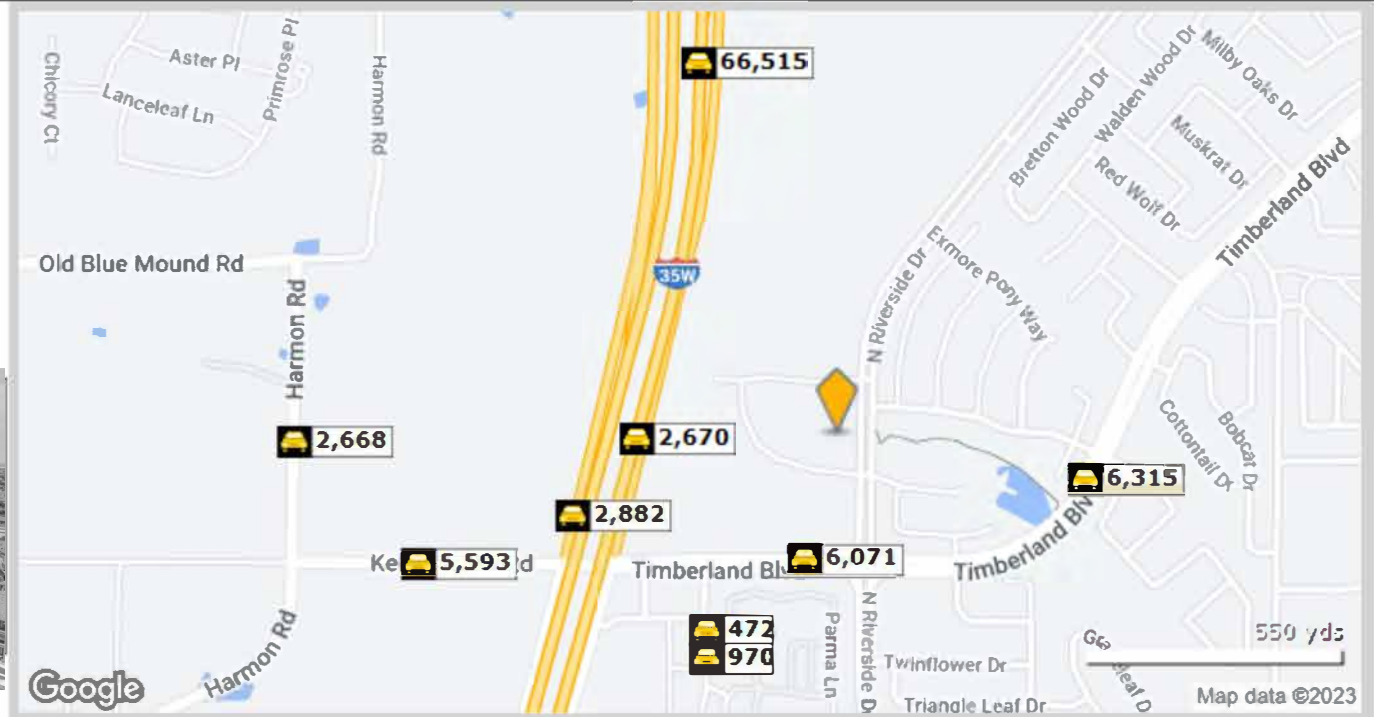
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Traffic Count Report

White Rock Plaza Phase 1- Pad Site

11401 Timberland, Keller, TX 76244

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



| | Street | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|----|-----------------|----------------------|----------------|------------|------------------|-------------|-------------------------|
| 1 | Timberland Blvd | N Riverside Dr | 0.08 E | 2022 | 6,071 | MPSI | .16 |
| 2 | North Fwy | Keller Hicks Rd | 0.16 S | 2022 | 2,670 | MPSI | .25 |
| 3 | Metroport Way | Timberland Blvd | 0.07 N | 2020 | 498 | AADT | .29 |
| 4 | Keller Hicks Rd | Timberland Blvd | 0.07 N | 2022 | 472 | MPSI | .29 |
| 5 | Timberland Blvd | Lynx Ln | 0.17 NE | 2022 | 6,315 | MPSI | .32 |
| 6 | Keller Hicks Rd | North Fwy | 0.17 NW | 2017 | 970 | MPSI | .32 |
| 7 | Not Available | Not Available | 0.00 No | 2020 | 2,882 | MPSI | .34 |
| 8 | I- 35 W | Alliance Gateway Fwy | 0.52 N | 2018 | 66,515 | MPSI | .49 |
| 9 | Keller Hicks Rd | Harmon Rd | 0.15 W | 2022 | 5,593 | MPSI | .54 |
| 10 | Harmon Rd | Keller Hicks Rd | 0.15 S | 2022 | 2,668 | MPSI | .67 |



CONTACT



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