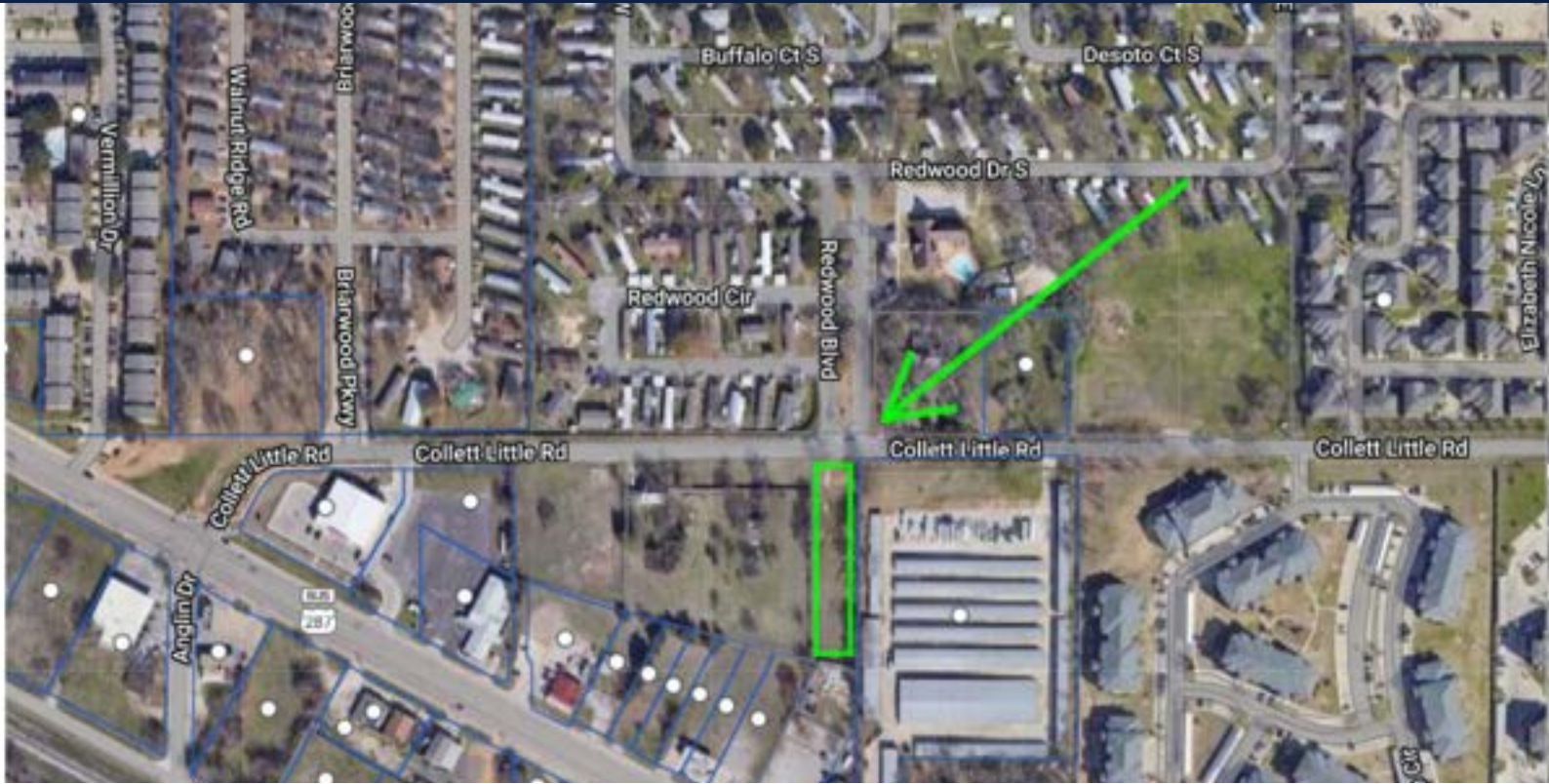




LAND FOR SALE

Presented By
DAN MORRIS
469.233.2249
danmorris@pmwrealty.com



PROPERTY DESCRIPTION

Introducing the ideal opportunity for Office/Office Building investors - a prime property located at 5204 Collett Little Road in Fort Worth, TX. Boasting a sought-after Neighborhood Commercial zoning, this property presents a promising canvas for business development. With its strategic location in the thriving Fort Worth area, investors will appreciate the potential for growth and success. Don't miss the chance to make your mark in this dynamic market and elevate your commercial real estate portfolio with this exceptional property.

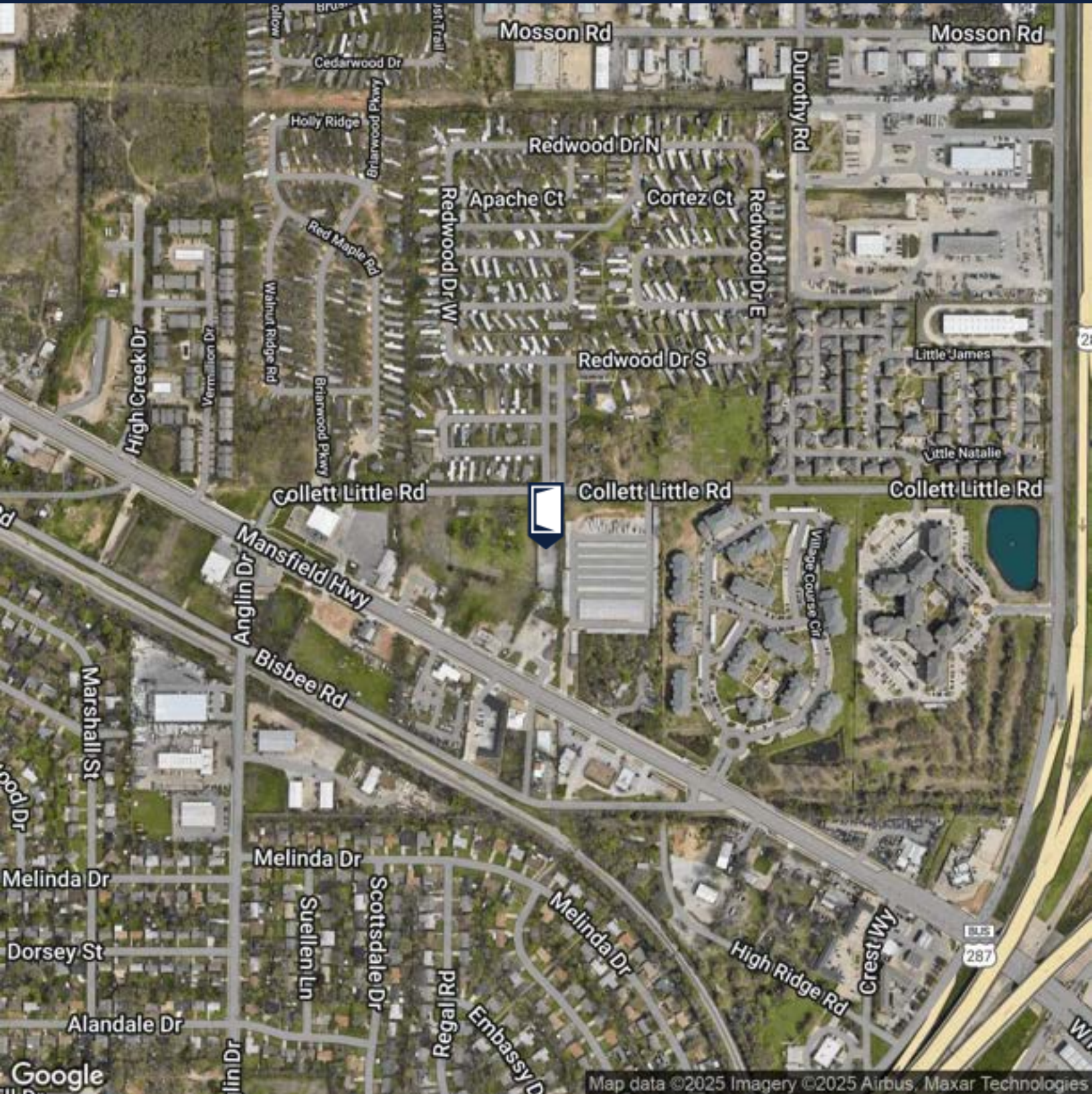
PROPERTY HIGHLIGHTS

- Zoned Neighborhood Commercial
- Prime location in the Fort Worth area

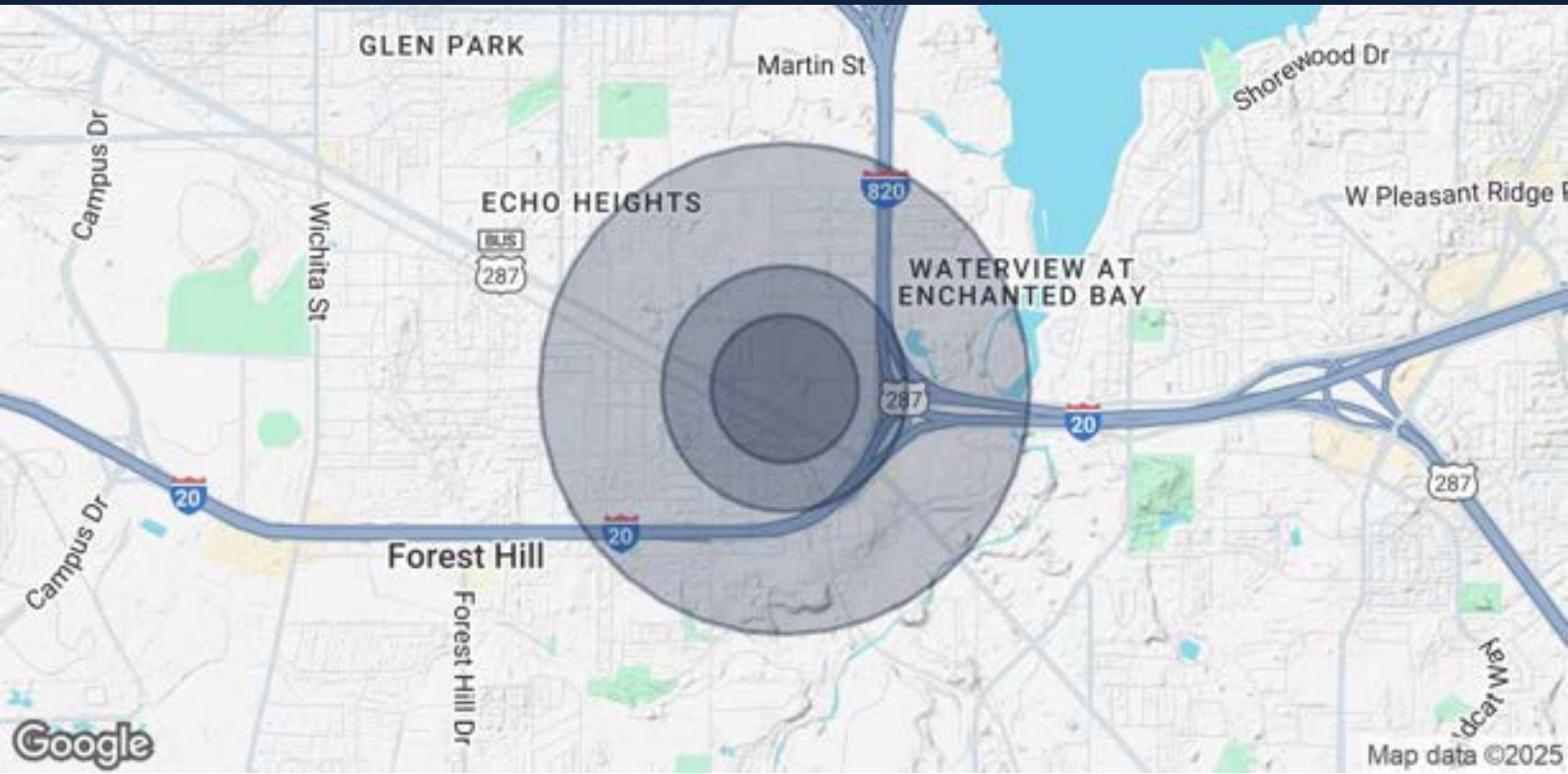
OFFERING SUMMARY

Sale Price:	\$275,000
Lot Size:	0.72 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	737	1,560	3,243
Total Population	1,522	3,841	9,202
Average HH Income	\$39,580	\$48,684	\$62,563



DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,522	3,841	9,202
Average Age	45	39	37
Average Age (Male)	38	36	35
Average Age (Female)	50	42	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	737	1,560	3,243
# of Persons per HH	2.1	2.5	2.8
Average HH Income	\$39,580	\$48,684	\$62,563
Average House Value	\$16,781	\$84,738	\$158,248

Demographics data derived from AlphaMap

