



**CLARK**  
REAL ESTATE GROUP

**1113 & 1129 BOYD RD**

**AZLE, TEXAS 76020**

**PRIME COMMERCIAL OPPORTUNITY IN AZLE**

**PROPERTY INFORMATION:**

- LOCATED ON BUSY THOROUGHFARE OF FM 730 NORTH
- ACROSS THE STREET FROM AZLE HIGH SCHOOL
- NESTLED BETWEEN EST. NEIGHBORHOOD AND UPSCALE APARTMENT COMPLEX
- 4158 SF DIVIDED INTO 3 SPACES
- CITY WATER & SEWER
- ATMOS GAS
- YOUR CHOICE OF ELECTRIC PROVIDER
- ZONED: HEAVY COMMERCIAL
- 244 FT TO FM 730 NORTH ROAD FRONTAGE

**PRICED AT:**

**\$995,000**



**MICHAEL WRIGHT**  
817.239.5318  
MICHAEL@CLARKREG.COM

The information contained herein was obtained from sources believed reliable; however, Clark Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.

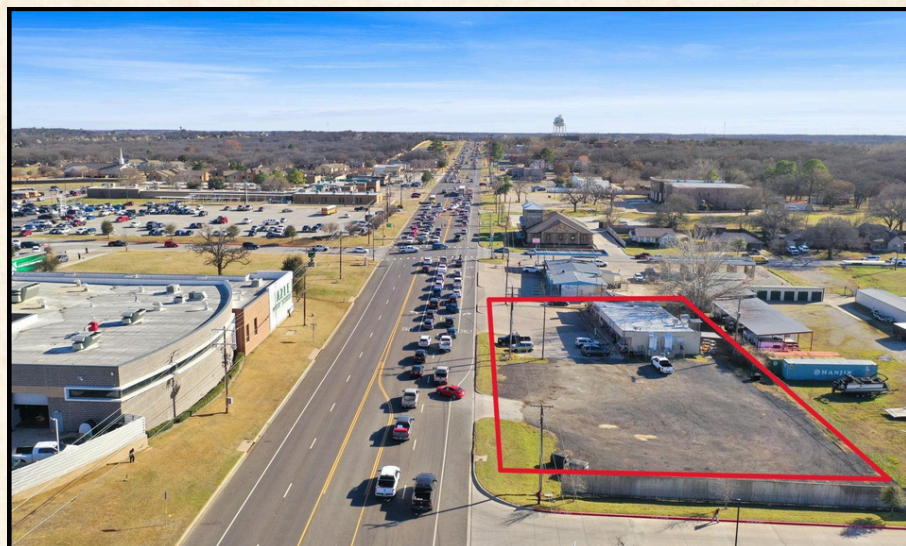




# 1113 & 1129 BOYD RD

## AZLE, TEXAS 76020

### PROPERTY PHOTOS



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**AERIAL**

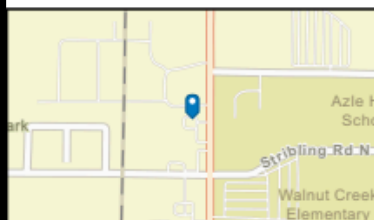
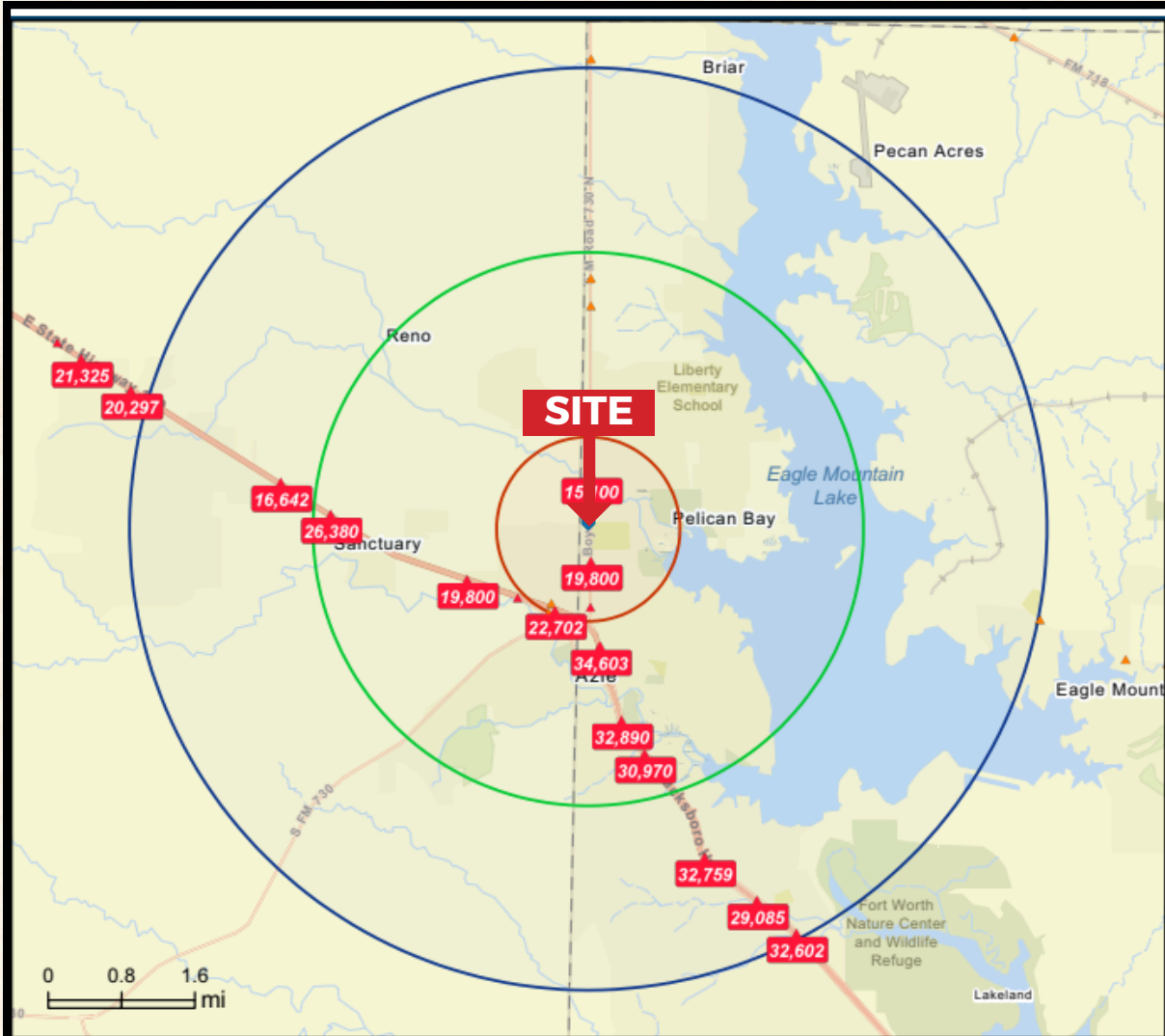


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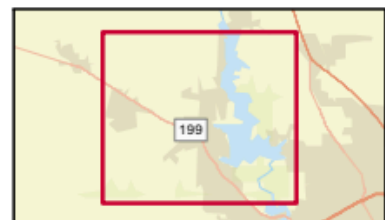


### DAILY TRAFFIC COUNTS



**Average Daily Traffic Volume**

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day







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### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	3,655	20,625	37,568
POPULATION GROWTH	-0.39%	.30%	.70%
EMPLOYEES	1939	7,053	9,021
MEDIAN HH INCOME	\$81,060	\$83,995	\$87,635

## LOCAL MARKET PROFILE WITHIN 5 MILES OF SITE



**55**  
RESTAURANTS



**31**  
HOSPITALS &  
HEALTHCARE FACILITIES



**8**  
SPIRITUAL  
CENTERS



**12**  
FOOD &  
BEVERAGE



**9**  
SCHOOLS &  
PLACES FOR EDUCATION



**3**  
PARKS &  
GARDENS



**3**  
AMUSEMENT  
DESTINATIONS



**1**  
LIBRARIES



**0**  
PLAYGROUNDS

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