



PROPERTY FEATURES

**Zoning: CC (Community Commercial)
422' of Parkview Hills Lane Frontage
7,992 Traffic Count**

**Adjacent to a Future Pinnacle Montessori Location
Pad site next to 7-11 Gas Station
Roads, Utilities are already in place**

	3 Mile (2021)	3 Mile (2025)	5 Mile (2021)	5 Mile (2025)
Total Population	71,002	79,245	176,467	203,580
Total Households	63,036	70,256	153,919	177,949
Average Household Income	\$93,916	\$104,927	\$89,283	\$101,103

For Sale

3.02 AC

Price: \$1,250,000

For Commercial Use

6801 Old Decatur Rd, Fort Worth, Tx 76719

Alliance★Texas®

A DEVELOPMENT OF HILLWOOD
A PEROT COMPANY™

Alliance Town Center



Enclave at Parkview Apartments



First Baptist Church - Saginaw



Willow Creek Elementary School

CONTACTS



Naomi Freeman

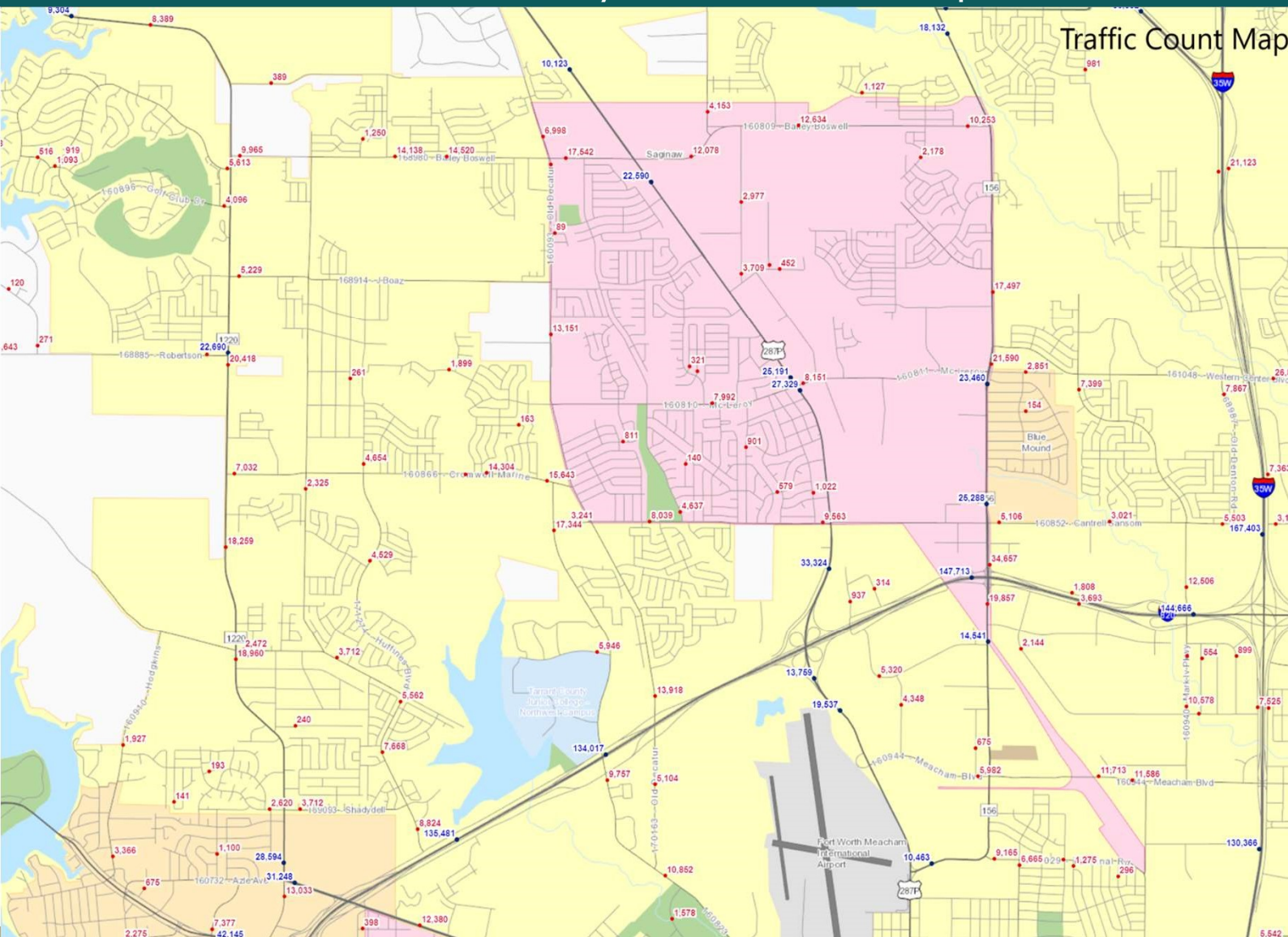


info@srclandbuilding.com
naomirealestate11@gmail.com

No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability assumed for error or omissions.

Highlights:

- Zoning: Community Commercial
- Parkview Hills Lane Frontage
 - 7,992 Traffic Count
- 0.6 miles to Old Decatur Rd
 - 13,151 Traffic Count
 - Minutes to Hwy 820
 - 134,017 Traffic Count
- Surrounded by Residential Development



CONTACTS



Naomi Freeman



info@srclandbuilding.com
naomirealestate11@gmail.com

No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability assumed for error or omissions.