



For Sale

EXCEPTIONAL RESIDENTIAL LAND OPPORTUNITY

Property Type: Land | Size: ± 6.029 Acres | Price: \$920,000

*Property lines are approximate.

SALES TEAM

Jim Nowell
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Jim Eagle
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PROPERTY DESCRIPTION

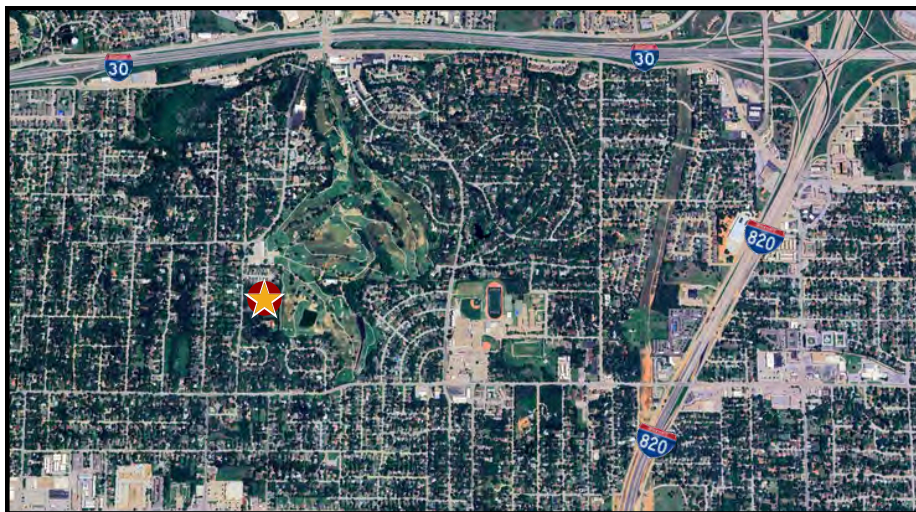
This rare **6.029-acre parcel** offers a blank canvas nestled alongside Meadowbrook Golf Course, recently renovated under a \$13 million City of Fort Worth project [fortworthreport.org](https://www.fortworthreport.org). Gently rolling terrain with mature oaks creates natural beauty and appeal.

FEATURES & AMENITIES:

- Unrestricted residential acreage, no existing structures
- Mature canopy of oak trees
- Direct adjacency to recreational greenspace
- Utilities access available upon request
- Excellent exposure on Jenson Road

INVESTMENT HIGHLIGHTS

- ➔ Fast-appreciating area in east-central Fort Worth, 76112 zip code
- ➔ Zoned residential: excellent potential for single-family or luxury estate development
- ➔ Adjacent to a premier public golf course currently undergoing enhancements (completion Summer 2025)



GOLF COURSE DETAILS

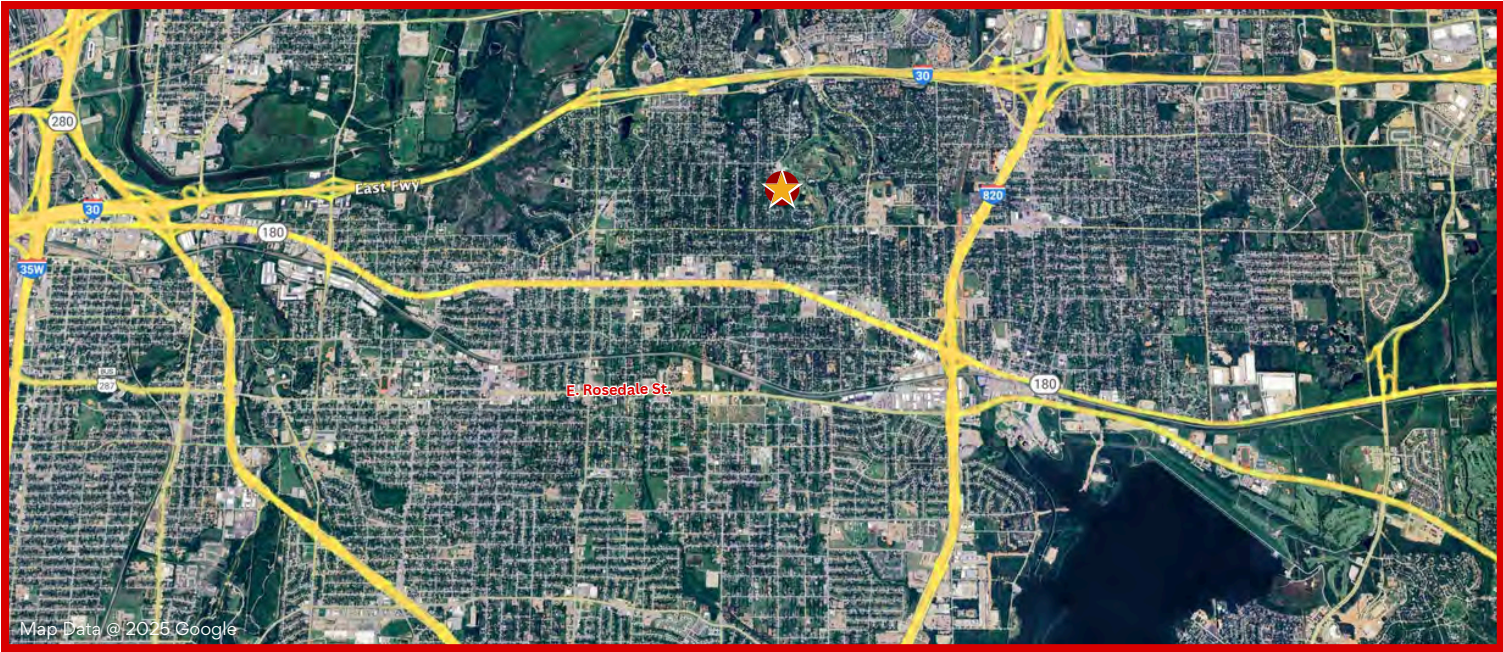


LOCATION THAT LIFTS VALUE

2001 & 2005 Jenson Road is located in the fast-growing 76112 zip code of East Fort Worth, with convenient access to I-30 and Loop 820. The site sits directly next to Meadowbrook Golf Course and is minutes from the Meadowbrook Community Center, Tarrant County College, and retail along Bridge Street and Eastchase Parkway. Surrounded by established neighborhoods and ongoing development, this area offers strong potential for residential growth.

RENOVATED. RESPECTED. RIGHT NEXT DOOR.

Meadowbrook Golf Course, located just minutes from the site, is recognized as one of Texas’s top municipal courses. The 18-hole, par-71 course spans 6,363 yards from the blue tees and is currently undergoing a \$38.7 million city-funded renovation. Led by Colligan Golf and Heritage Links, improvements include updated course routing, a new short-game practice area, parking enhancements, and upgraded drainage systems. The fully funded, shovel-ready project is set to reopen in Summer 2025 and will further enhance the area's recreational appeal.



RADIUS	1 MILE	3 MILE	5 MILE
2029 Population Estimate	14,699	98,095	259,592
Median Household Income	\$50,350	\$45,517	\$50,611
Owner-Occupied Households	55.04%	50.23%	53.87%

NORTH TEXAS ACCOLADES

"IN TEXAS, WE WANT BUSINESSES TO SUCCEED. WHEN BUSINESSES SUCCEED, TEXANS SUCCEED."
- GOVERNOR GREG ABBOTT

Airport Satisfaction

DFW

#4 Mega Airport

Dallas Love Field

#4 Large Airport

J.D. Power, 2023

DRC

DALLAS REGIONAL CHAMBER

NATIONAL CHAMBER OF THE YEAR

U-HAUL

Texas ranked as a leading Growth State in America for 2024

2024 BUSINESS FACILITIES

TOP RANKED LOCATION

In 2024, Texas ranked as the state with the Best Business Climate

Chief Executive

BEST STATES FOR BUSINESS

2024

Texas named the nation's 'Best State for Business' for the 20th consecutive year

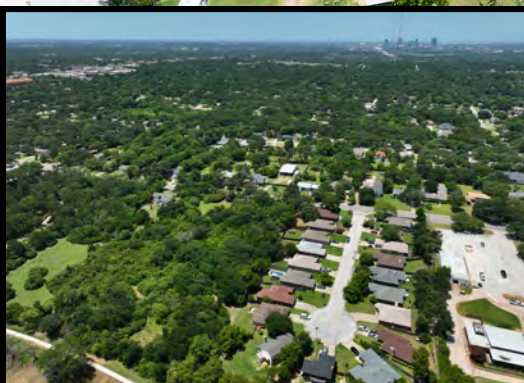
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WalletHub

Texas ranked as one of the most diverse states in the U.S.



*Property lines are approximate.



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