

PROPOSED DEVELOPMENT ON I-820 & MARINE CREEK

FORT WORTH, TX | SEC MARINE CREEK PARKWAY AND I-820



- 2,360 SF inline space remaining
- Frontage on I-820 [112,087 VPD]
- \$360MM bond package for Tarrant County College
- Close proximity to Tarrant County College [approximately 13,710 students] and Chisholm Trail High School [approximately 2,078 students]
- Directly across from one of the highest performing QuikTrip locations in the metroplex
- Immediate delivery

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2023 Population	5,523	91,650	207,324
2023 Total Households	1,786	28,967	68,470
2023 Daytime Population	4,271	79,107	198,234
2023 Average HH Income	\$60,105	\$85,976	\$91,633
2023 Median HH Income	\$47,506	\$65,904	\$70,235

TRAFFIC COUNTS:

I-820: 112,087 VPD
 N. Marine Creek Pkwy: 22,147 VPD
 S. Marine Creek Pkwy: 7,954 VPD

AVAILABILITY: 2,360 SF

LEASE RATES:
 PLEASE CALL FOR RATES

AREA RETAILERS:



TEXASMOVIEBISTRO

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THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

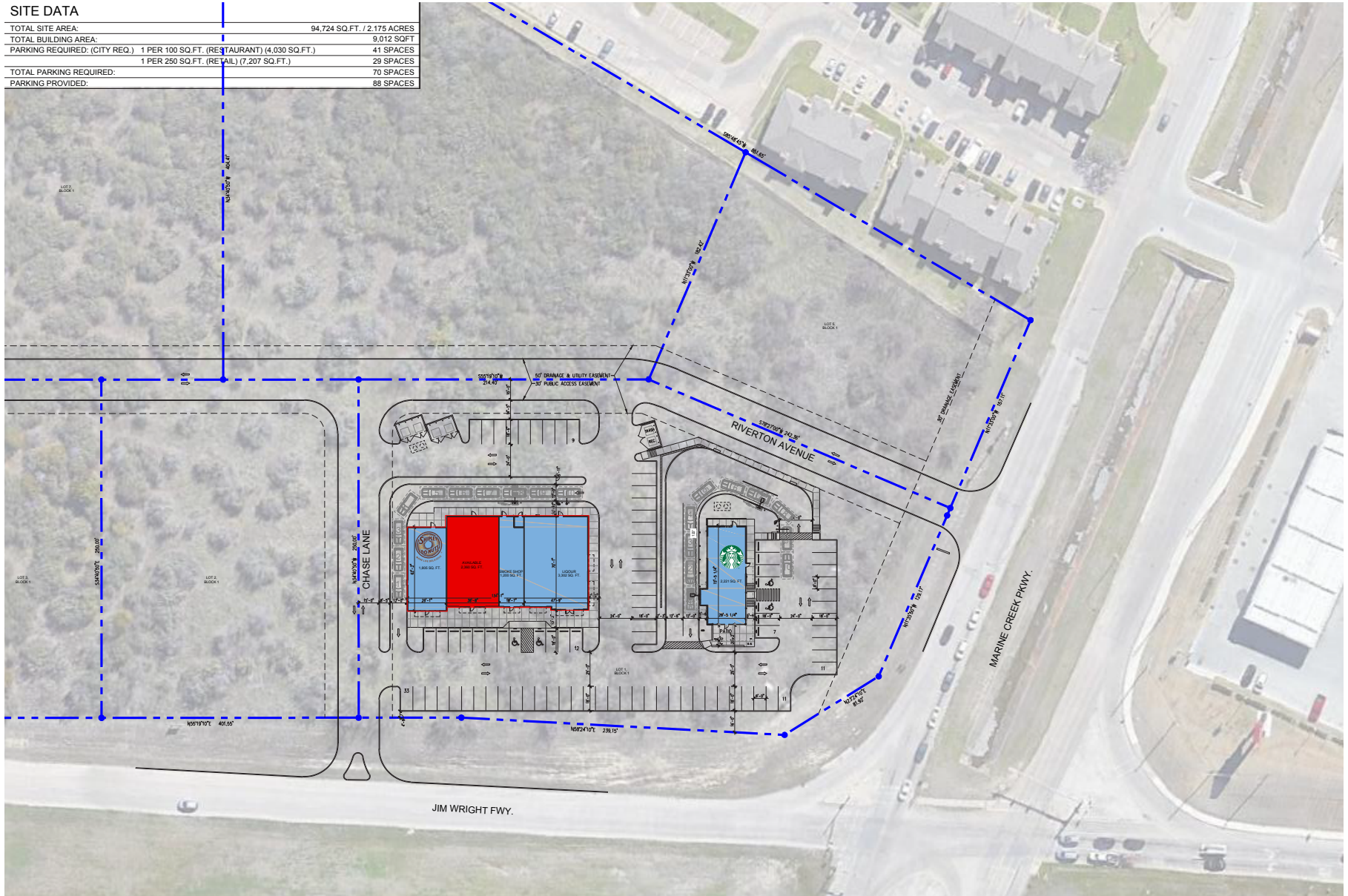
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SITE DATA

TOTAL SITE AREA:	94,724 SQ.FT. / 2.175 ACRES
TOTAL BUILDING AREA:	9,012 SQ.FT.
PARKING REQUIRED (CITY REQ.):	1 PER 100 SQ.FT. (RESTAURANT) (4,030 SQ.FT.)
	41 SPACES
	29 SPACES
TOTAL PARKING REQUIRED:	1 PER 250 SQ.FT. (RETAIL) (7,207 SQ.FT.)
	70 SPACES
PARKING PROVIDED:	88 SPACES



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