

THE TRAIL LAKES

Fort Worth, TX

FOR SALE

56 UNITS

BUILT 2024



7149 Trail Lake Dr, Fort Worth, TX 76133

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OFFER OVERVIEW



SALES PRICE

Contact Broker



LOT SIZE

3.53 Acres



YEAR BUILT

2024



BUILDING

Wood Frame, Brick



ELECTRICAL

Copper



ROOF

Pitched, Shingled



HOT WATER/HVAC

Individual Heaters, Individual Condensers

[DEAL ROOM LINK](#)

PROPERTY DESCRIPTION

THE TRAIL LAKES APARTMENTS

The Trail Lakes Apartments present a prime opportunity for investors in the heart of Fort Worth, Texas. Situated in a vibrant and growing community, this property combines modern living with an unbeatable location.

Residents enjoy easy access to premier dining, shopping, and entertainment destinations, including The Shops at Clearfork, The Shops at Hulen, and Sundance Square. The property is ideally located near major employers such as USMD, Lockheed Martin, and Harris Southwest, ensuring strong rental demand from working professionals.

The Trail Lakes Apartments feature spacious floor plans, contemporary finishes, and sought-after amenities, including a fitness center and pet-friendly features. The community's proximity to outdoor trails and green spaces adds to its appeal, blending urban convenience with natural beauty.

With its desirable location, robust tenant base, and attractive amenities, The Trail Lakes Apartments offers investors an exceptional opportunity to capitalize on Fort Worth's dynamic multifamily market.

Listing Broker has an ownership interest in this property.



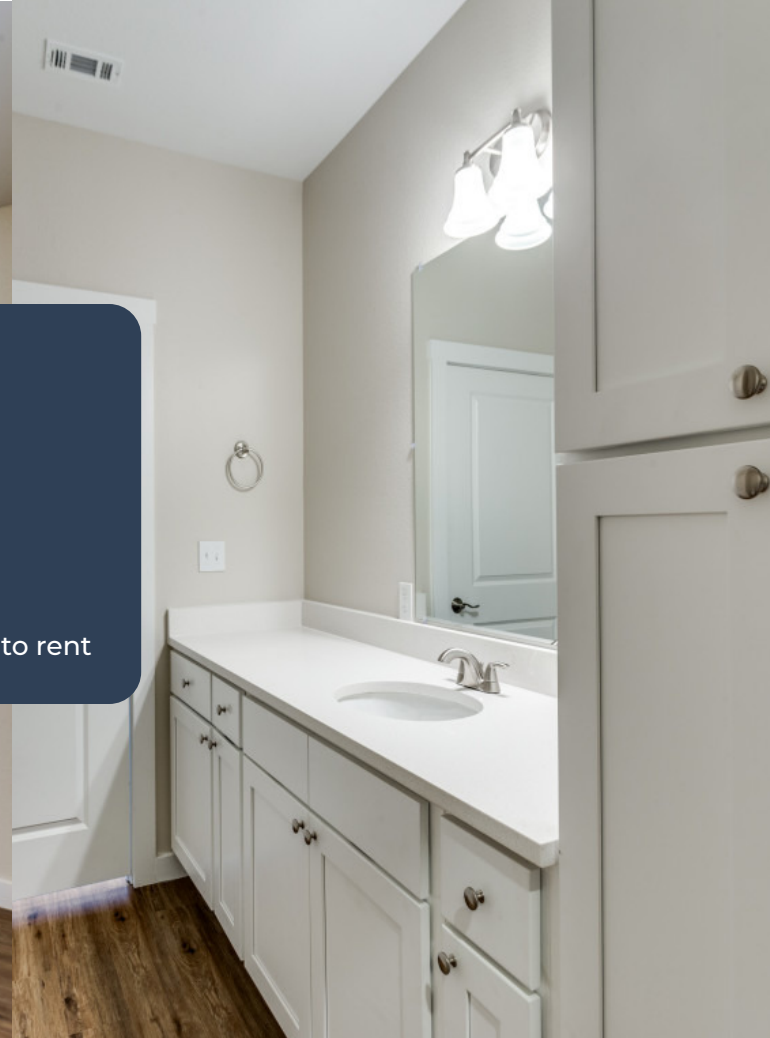
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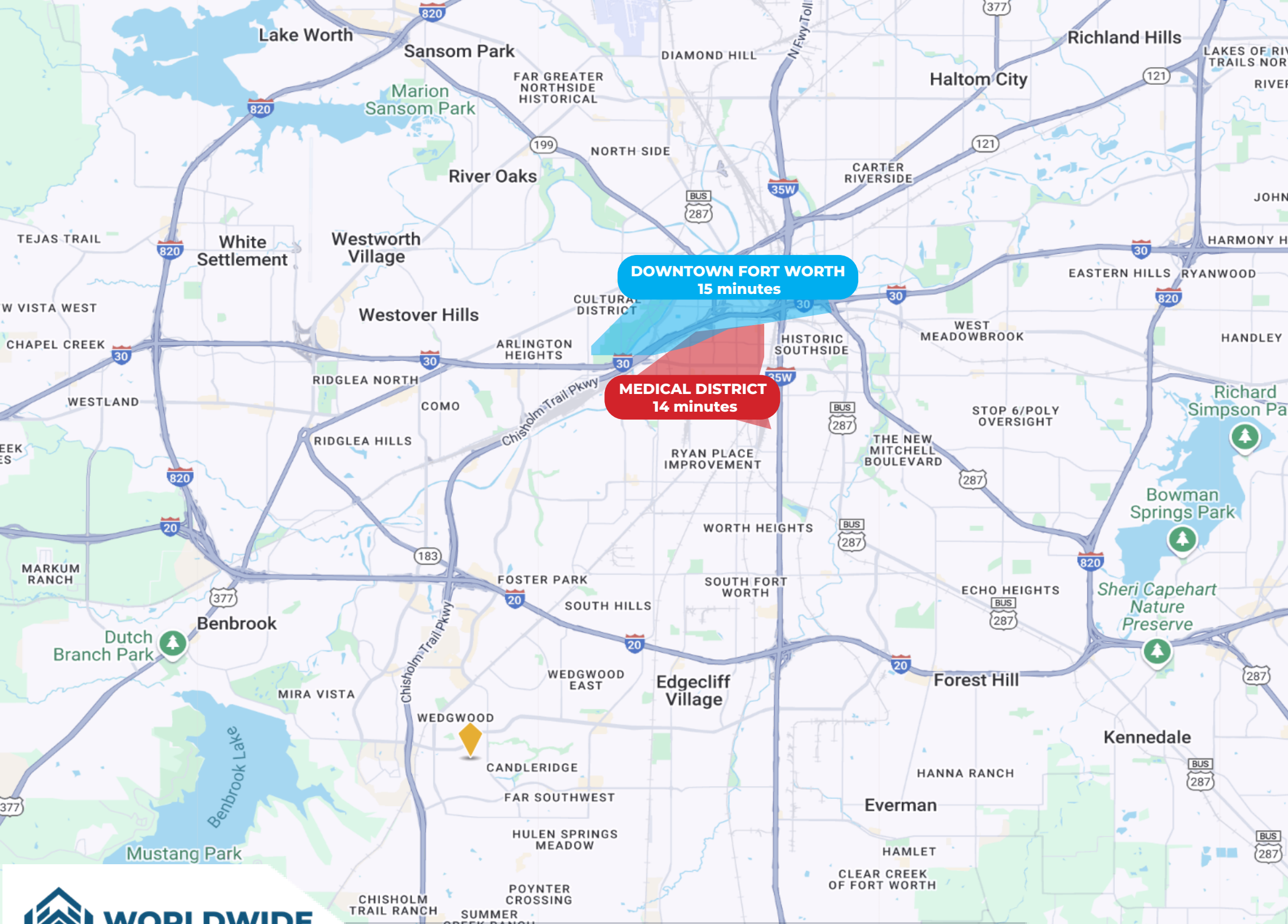
FEATURES:

- Spacious 2 & 3 Bedroom Units
- Ceiling fans throughout the units
- Brushed nickel fixtures
- Quartz countertops
- LVT flooring
- LED Lighting
- Additional storage units available to rent









A photograph of a large, white, rectangular sign with black lettering that reads "FORT WORTH STOCK YARDS". The sign is mounted on a metal frame with several white, globe-shaped lights. In the background, there is a multi-story brick building with many windows. A white pillar with a red top is visible on the right side of the image.

FORT WORTH STOCK YARDS

Fort Worth, TX

Fort Worth, Texas, is a rapidly growing city and an attractive destination for multifamily investment. As part of the Dallas-Fort Worth metroplex, one of the fastest-growing regions in the United States, Fort Worth benefits from consistent population growth, creating high demand for rental housing. The city's affordability, vibrant lifestyle, and diverse job market make it a magnet for young professionals, families, and retirees, driving robust occupancy rates and steady rent growth.

The multifamily market in Fort Worth is supported by a strong economy anchored by major industries, including aerospace, healthcare, energy, and logistics. Key employers like Lockheed Martin, American Airlines, and Texas

Health Resources ensure a stable and expanding workforce. Additionally, Fort Worth's lower cost of living compared to nearby urban centers keeps the city attractive to renters seeking quality housing options.

Fort Worth's strategic location, with access to major highways and DFW International Airport, further enhances its appeal. The city's cultural attractions, such as the Fort Worth Stockyards, Sundance Square, and a variety of entertainment options, add to its livability, attracting and retaining tenants.

For multifamily investors, Fort Worth offers a compelling combination of population growth, economic stability, and increasing rental demand, making it a prime market for long-term investment opportunities.

MAJOR EMPLOYERS

Fort Worth is home to a diverse economy with major employers spanning aerospace, transportation, healthcare, education, and finance. Here are some of the top companies driving the city's workforce:

American Airlines Group Inc. (35,000 employees) – Headquartered in Fort Worth, American Airlines ranks among the world's largest airlines, generating nearly \$49 billion in revenue in 2022.

Lockheed Martin (18,500 employees) – The aerospace giant is known for producing the F-35 fighter jet and is a key defense contractor with a strong local presence.

Fort Worth ISD (10,700 employees) – The city's largest school district serves 75,000+ students across 146 public schools.

NAS Fort Worth Joint Reserve Base (11,000 employees) – A major military hub contributing \$2.6 billion annually to the local economy.

JPS Health Network (7,200 employees) – A leading healthcare provider with 25 community clinics and a major hospital.

Fidelity Investments (6,000 employees) – A financial powerhouse with a regional headquarters in nearby Westlake.

Source: Fort Worth Chamber of Commerce.

KEY INDUSTRIES:

Transportation and Warehousing:

62,000 employees

Healthcare and Social Assistance: 55,000 employees

Government: 52,000 employees

Retail Trade: 45,000 employees

Manufacturing: 41,000 employees

Accommodation and Food Services: 40,000 employees

NEARBY INTERESTS

Just southwest of Fort Worth's central business district, Wedgwood combines suburban charm with urban convenience, making it an attractive area for multi-family investment. Residents enjoy the tranquil setting of a man-made lake while benefiting from easy access to Fort Worth's amenities and economic opportunities.

The neighborhood is close to cultural and recreational attractions like the Texas Civil War Museum, the Stockyards, and Trinity Trails, offering a vibrant lifestyle. With nearby shopping and dining at Hulen Square and diverse housing options, Wedgwood appeals to families, young professionals, and retirees alike.

Wedgwood offers an ideal balance of affordability, accessibility, and tenant appeal, positioning it as a strong contender for long-term multifamily growth and consistent returns.

Texas Christian University

6.1 miles

Tarrant County College, South

8.6 miles

Tarrant County College, Trinity

12 miles

Texas Wesleyan University

13.2 miles

ATTENDANCE ZONES

Hazel Harvey Peace Elementary

Wedgwood Middle School

Wedgwood 6th Grade School

Southwest High School



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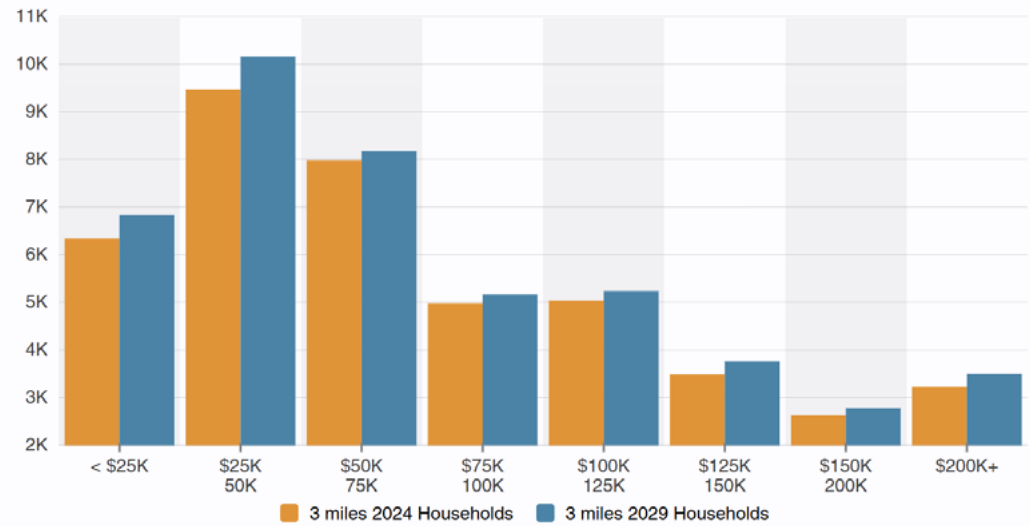
DEMOGRAPHICS

All information gathered from the Costar Group.

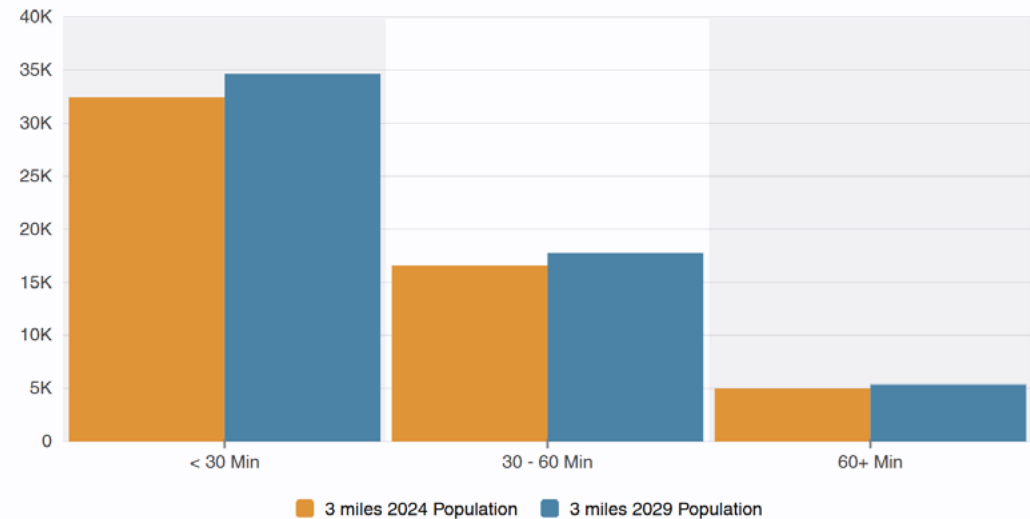
POPULATION

POPULATION	1 MILE	5 MILES
2020 Population	15,617	214,859
2024 Population	16,090	222,933
2029 Population	16,985	235,490
Annual Growth 2020-2024	0.8%	0.9%
Annual Growth 2024-2029	1.1%	1.1%

Household Income



Population Travel To Work





ABOUT WWC PARTNERS

WWC is a boutique commercial real estate brokerage and investment services firm headquartered in Frisco, Texas. Our agents are assertive and motivated to focus on achieving the highest level of results for our clients by giving each project careful and thoughtful consideration with a partnership approach. Over the past ten years, we've served a wide range of clients from local businesses to Fortune 1,000 companies to institutional investment firms with significant experience advising on and closing multi-family, medical office, office, and retail transactions.



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[DEAL ROOM LINK](#)



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