



NEQ FM 156 & Basswood Blvd

Pad Site Available

Size	± 1.4 acres
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Frontage	±204' along Blue Mound Road (156)
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Zoning	E- Neighborhood Commercial
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Utilities	Water/Sewer/Gas/Electric to site
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Flood Plain	None
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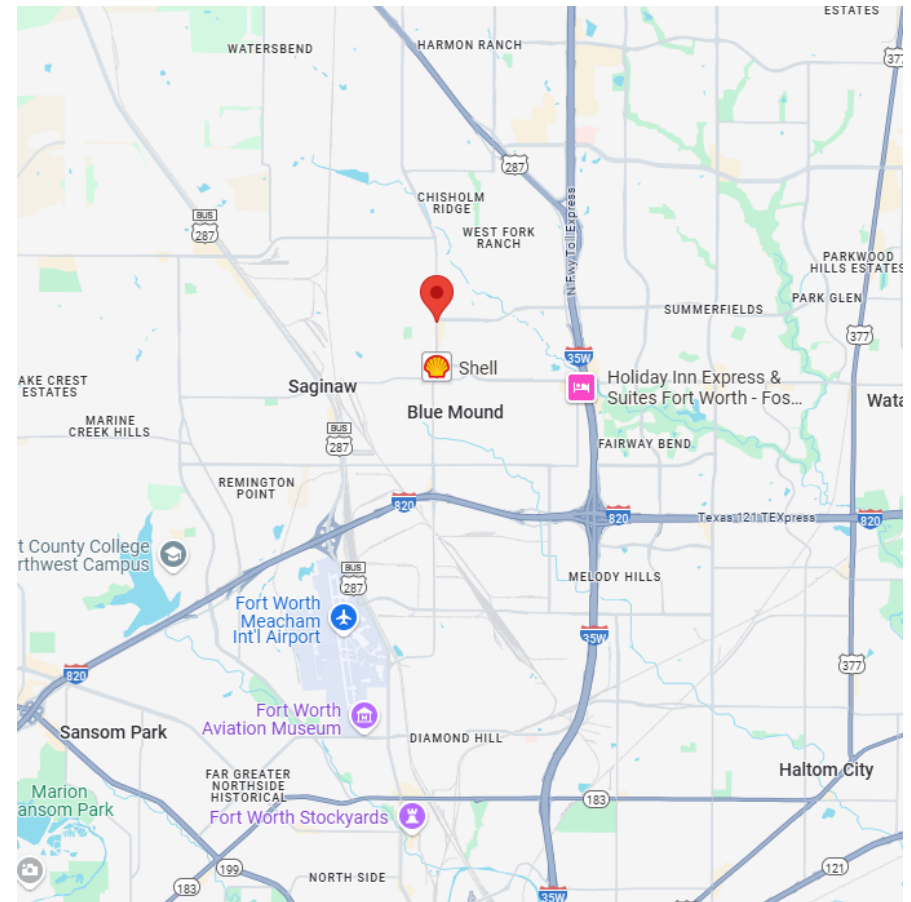
Price	Contact Broker
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COMPASS
COMMERCIAL

Property Details

- High Growth area in Alliance area of NW Fort Worth
- Adjacent to Kroger Grocery Center
- NE Quadrant of Blue Mound Road (Hwy 156) and Basswood Boulevard
- Site provides great access to Blue Mound Road with median break.
- Blue Mound Road Traffic Counts: ±24,000 VPD



Recently completed 156
Expansion to 4-Lane
divided roadway with
access to median break



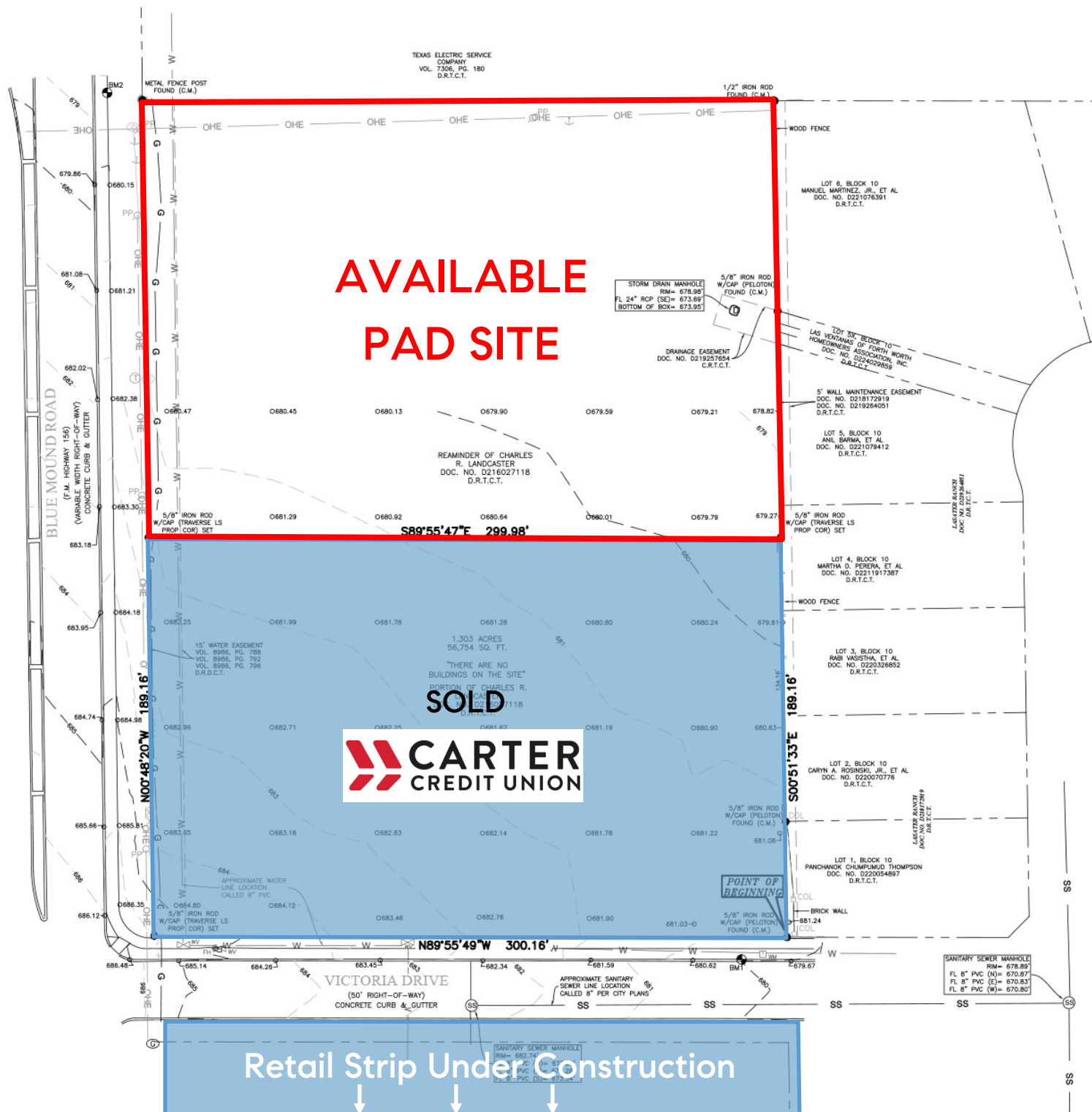
COMPASS

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 Population	15,858	104,197	260,969
% Proj Growth 2023-2028	0.6%	0.9%	1.6%
2023 Average HH Income	\$116,979	\$105,488	\$88,612
2023 Median HH Income	\$97,806	\$87,103	\$88,612

TRAFFIC COUNTS

FM 156: 24,000 VPD



Zoning Districts

"C" Medium Density
 "D" High Density
 "UR" Urban Residential

Multifamily dwelling units at a maximum density of **24 dwelling units / acre** with design standards
 Multifamily dwelling units at a maximum density of **32 dwelling units / acre** with design standards
 Higher density, residential only, form-based development for mixed-use growth centers and urban villages, to provide multi family land use in transitional areas between mixed use and one- and two-family. Height range 2-3 stories with available height bonus to 4 stories.

Mixed-Use/Form Based

"MU-1"
 Low Intensity Mixed-Use

Higher density, mixed-use, pedestrian-oriented development for designated mixed-use growth centers and urban villages, so as to concentrate a variety of housing types among neighborhood-serving commercial and institutional uses. MU-1 is encouraged in the central city. Maximum height 3-5 stories with available height bonus. Subject to review by Urban Design Commission.

"MU-2"
 High Intensity Mixed-Use

Higher density, mixed-use, pedestrian-oriented development for designated mixed-use growth centers and urban villages, so as to concentrate a variety of housing types among commercial, institutional, and select light industrial uses. Maximum height 5-10 stories with available height bonus not to exceed 10 stories. Subject to review by Urban Design Commission.

"CB" Camp Bowie

High density, mixed-use, pedestrian-oriented development for designated area along Camp Bowie Blvd. corridor south of I-30 to SW Loop 820. Subject to review by Urban Design Commission.

"NS" Near Southside

High density, mixed-use, pedestrian-oriented development for designated area south of Downtown. Subject to review by Urban Design Commission. **Bars and Light Industrial uses prohibited in NS/T4R.**

"PI" Panther Island

High density, mixed-use, pedestrian-oriented development for designated area north of Downtown. Subject to review by Urban Design Commission.

"TL" Trinity Lakes

High density, mixed-use, pedestrian-oriented development for designated area at East 820 and Trinity Blvd. Subject to review by Urban Design Commission.

"BU" Berry University

High density, mixed-use and higher density residential, pedestrian-oriented development for designated area on Berry from University to Cleburne Rd. Subject to review by Urban Design Commission.

Commercial

Low Intensity

"ER" Neighborhood
 Commercial Restricted

Beauty/barber shops, bookstores, drug stores, studios, offices, public and civic uses and health care. **Alcohol sales prohibited.** Maximum 35 ft. height.

"E" Neighborhood
 Commercial

All uses permitted in "ER", plus retail sales, banks, restaurants, gasoline sales, bakeries, and alcohol sales for off premise consumption and as part of food service. Maximum 45 ft. height.

Moderate Intensity

"FR" General Commercial
 Restricted

All uses permitted in "E", plus theaters, auto sales & repair, hotels, health care facilities, commercial and business clubs, bowling alleys, large retail stores, home improvement centers. **Alcohol sales prohibited.** Maximum 45 ft. height.

"F" General Commercial

All uses permitted in "FR", plus amusement e.g. nightclubs, bars, skating rinks, etc. **Alcohol sales and on-premises consumption permitted** in "F" thru "K" districts. Maximum 45 ft. height.

High Intensity
 "G" Intensive Commercial

All uses permitted in "F" with maximum 12-story/120 ft. height.

"H" Central Business

All uses permitted in "G", plus multifamily residential, printing/publishing. No height restrictions and permissive area regulations. Restricted to designated Central Business District. DUDD overlay.

"I" Light Industrial

Industrial

All uses permitted in "G", plus food processing, animal hospitals and outdoor kennels, trans. terminals, temp. batch plant, warehousing, outside sales/storage, printing and light manuf. Max. 55 ft. height.

"J" Medium Industrial

All uses permitted in "I", plus breweries, cement products, power plants, grain elevators, poultry slaughtering, and light manufacturing. Max. 120 ft. height.

"K" Heavy Industrial

All uses permitted in "J", plus heavy industrial uses incl. metal fabrication, asphalt mixing plants, machine shops, soap manufacturing, stock yards, permanent batch plants, welding shops, etc. Max. 120 ft. height.

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