



1.34-5.3 ACRES AVAILABLE

NWC I-35 & NE 28TH STREET

REILLY CLARK • 817.632.6157 • rclark@holtlunsford.com | ROSS MONCRIEF • 817.632.6154 • rmoncrief@holtlunsford.com



This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

PROPERTY HIGHLIGHTS

- Development Sites Located Just off of I-35
- Between I-30 and Loop 820
- Close Proximity to Downtown Fort Worth and Meacham International Airport
- '70 5 Cabinet Pylon Sign Available
- Flexible Zoning « I » Provides for A Variety of Uses

ZONING

"I" Industrial

All uses permitted in "G - Intensive Commercial", 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.

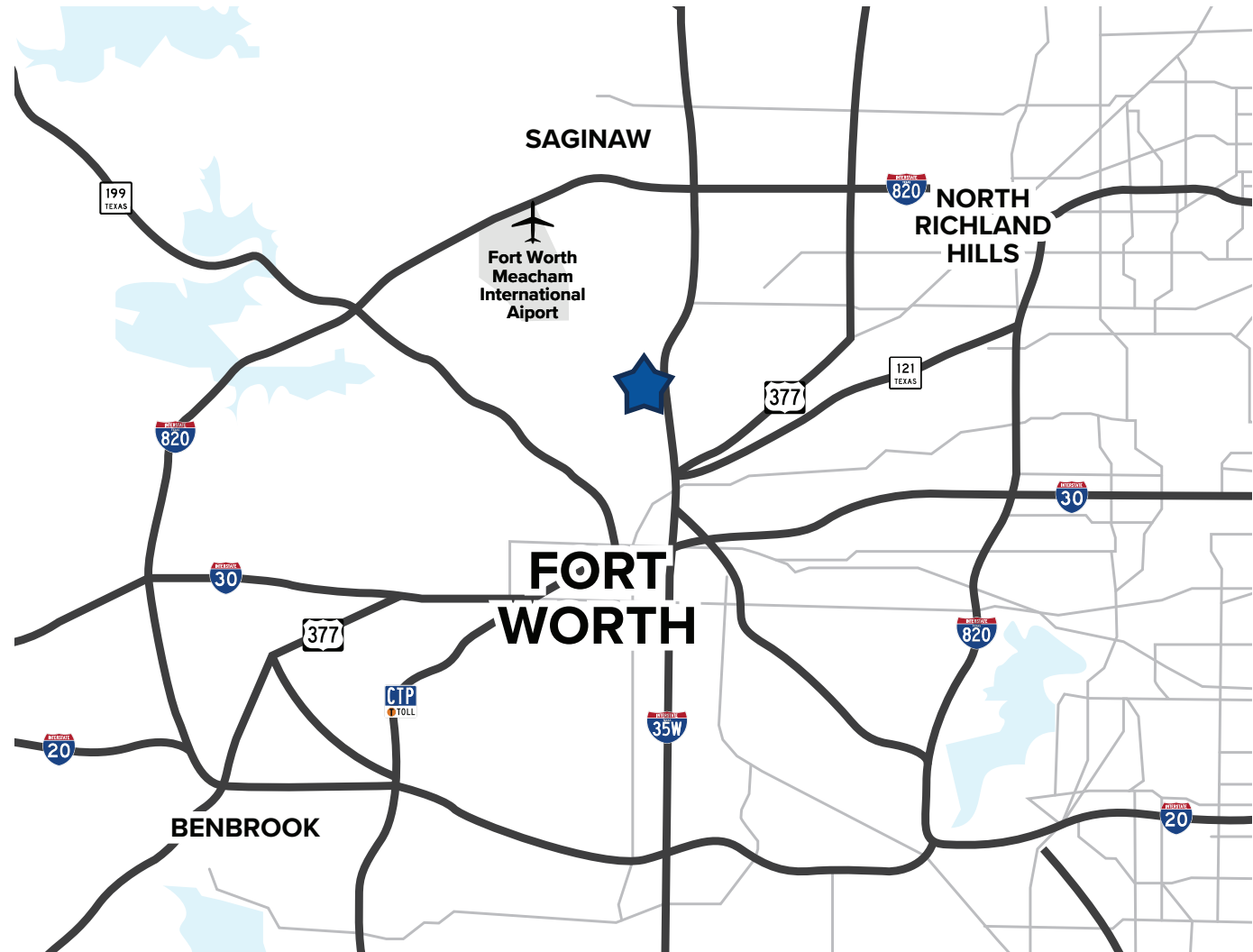
SIZE

Lot 4
2.65 AC

Lot 5
1.34 AC

Lot 6
0.98 AC

Lot 9
0.34 AC



DEMOGRAPHICS

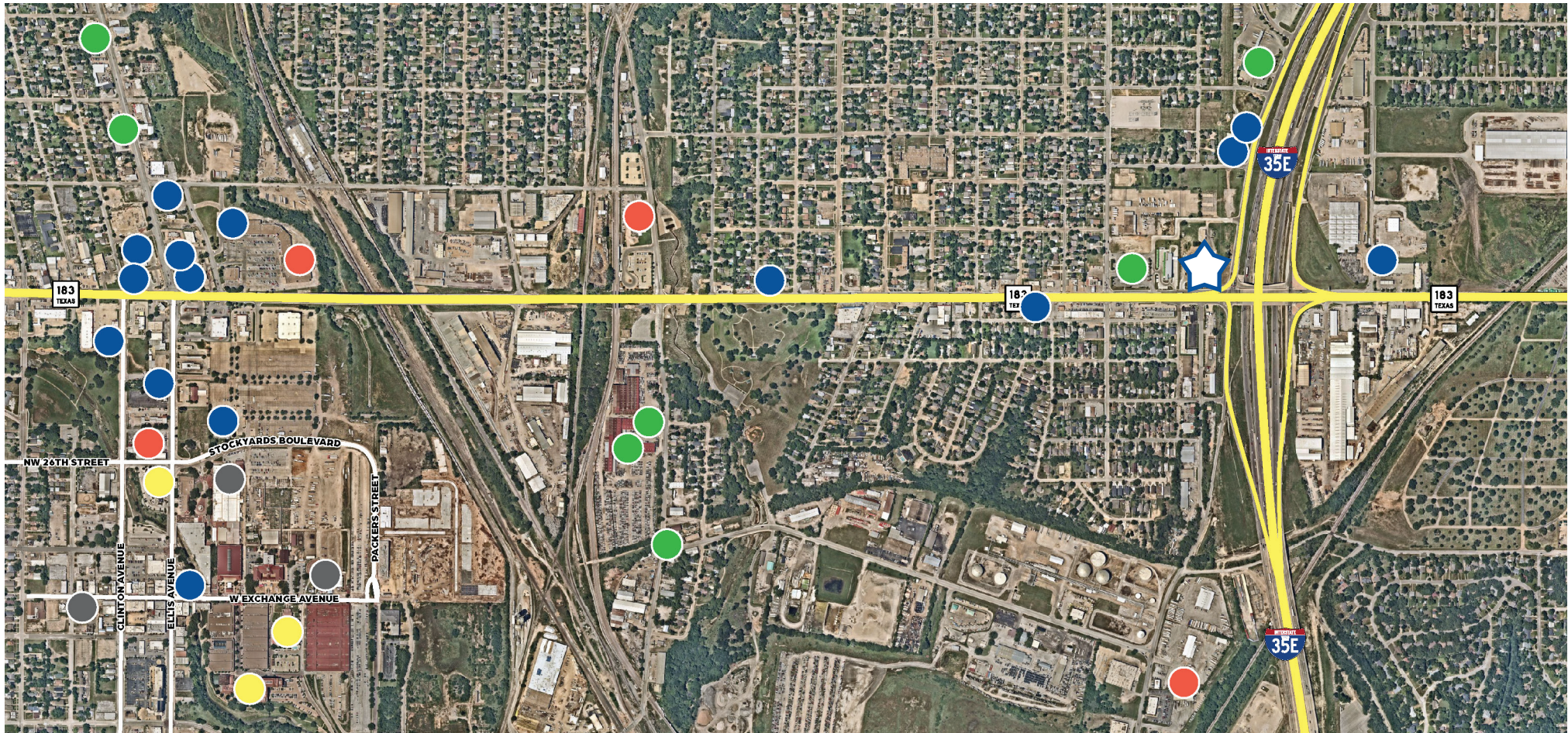
YEAR 2024	1 MILE	3 MILE	5 MILE
Population	7,462	81,481	238,294
Population Growth	1.10%	1.20%	1.20%
Average Household Income	\$86,613	\$89,974	\$93,554

TRAFFIC COUNTS

YEAR 2022	
I-35 W	+/- 183,749
NE 28th St	+/- 33,338
N Fwy Frontage	+/- 9,834







● DINING

Lisa's Chicken
Burger King
Popeyes
Tres Betos Taqueria
El Metate Food To Go
McDonald's
Yummy Buffet
Pizza Hut
Jack-in-the-Box

Chick-fil-A
Starbucks
Dona Carmen Pupuseria
Cooper's Old Time Pit Bar-B-Que
Dos Molina's Mexican
H3
Los Vacqueros

● GAS & AUTO

365 Travel Center
Quick Trip
American Auto Salvage
Dos Amigos Pull N Save
River Oaks Car Care
Turbo Tire & Auto Service
Midsa Auto

● ENTERTAINMENT

Billy Bob's Texas
Fort Worth Stockyards
Rodeo Exchange

● SHOPPING

Fiesta
Cavender's
MG Appliance
Rodriguez Foods

● HOTEL

Courtyard Fort Worth Historic Stockyards
Hyatt Place
Hotel Drover Autograph Collection



REILLY CLARK
817.632.6157
rclark@holtlunsford.com

ROSS MONCRIEF
817.632.6154
rmoncrief@holtlunsford.com