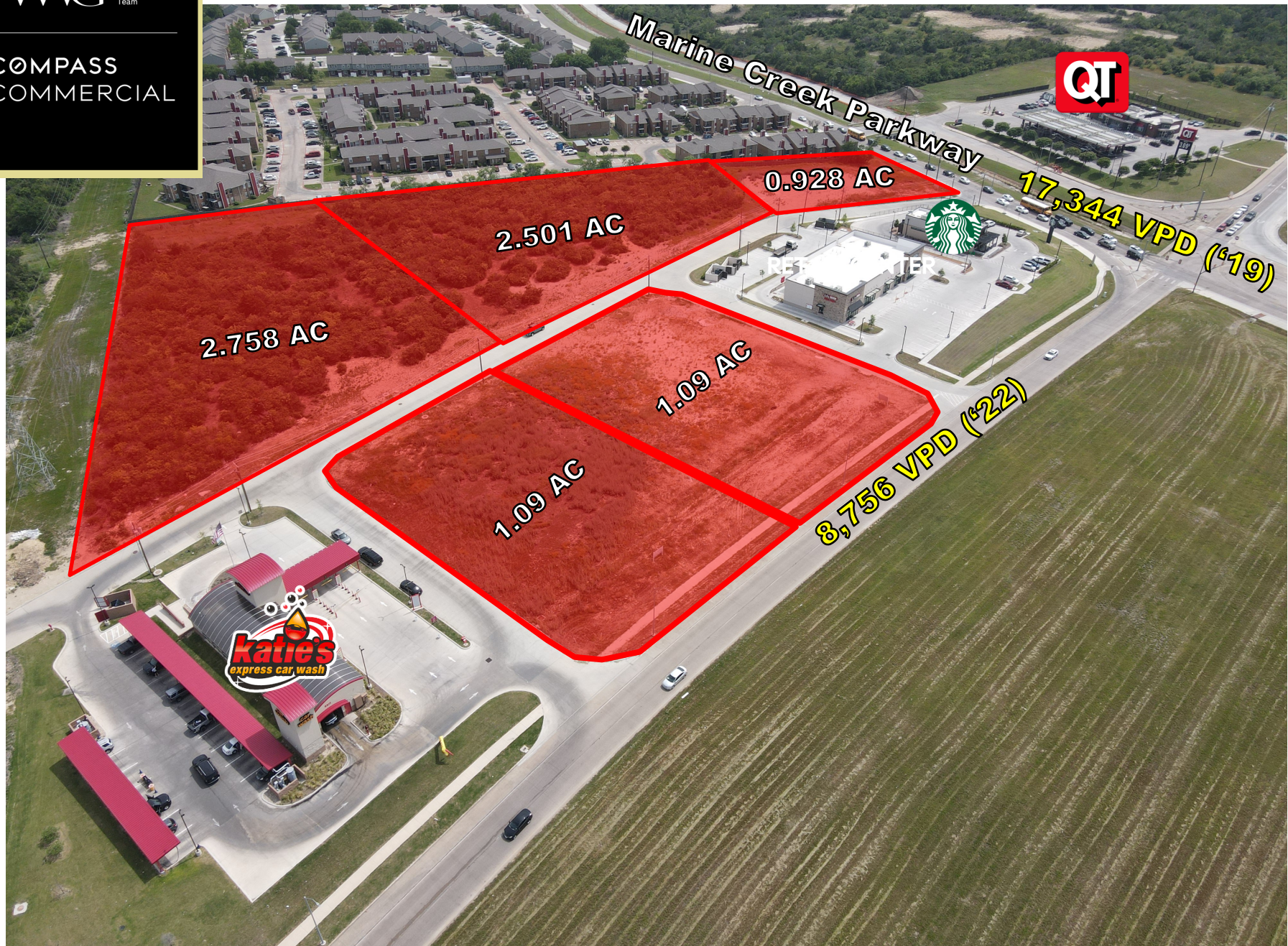


SEC of I-820 & Marine Creek Pkwy



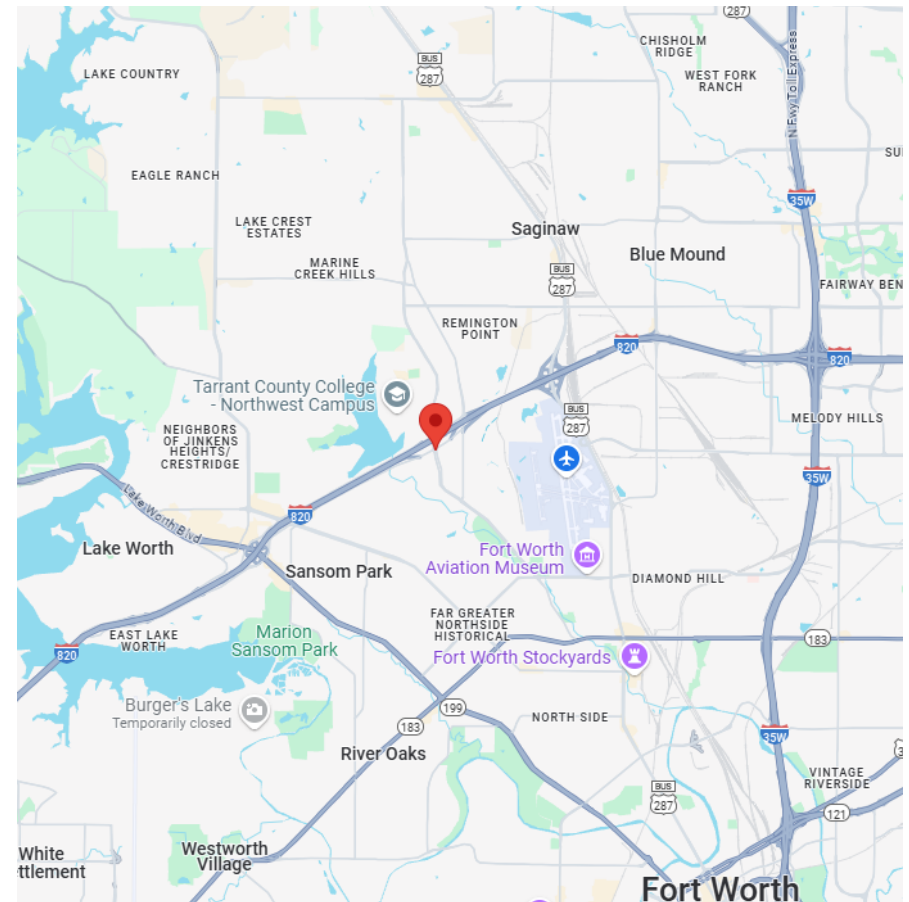
SEC of I-820 & Marine Creek Parkway, Fort Worth, Texas 76179

SEC of I-820 & Marine Creek Pkwy

Size	Various Pad Sites Available from 0.928 Acres to 5.71 Acres
Frontage	Loop 820 Frontage Road, Marine Creek Parkway and Decatur Road
Zoning	G- Commercial
Price	Contact Broker

Property Details

- Located in NW Fort Worth at the Intersection of Loop 820 and Marine Creek Parkway
- Activity Drivers include Tarrant County College, Chisholm Trail High School, and Meacham Field International Airport
- Adjacent to QuikTrip, Starbucks, and Katies Car Wash
- Over 1,300 apartment units are planned in the immediate vicinity
- Strong Freeway play with traffic counts of 115,246 VPD along Loop 820



SEC of I-820 & Marine Creek Pkwy



COMPASS

DEMOGRAPHICS

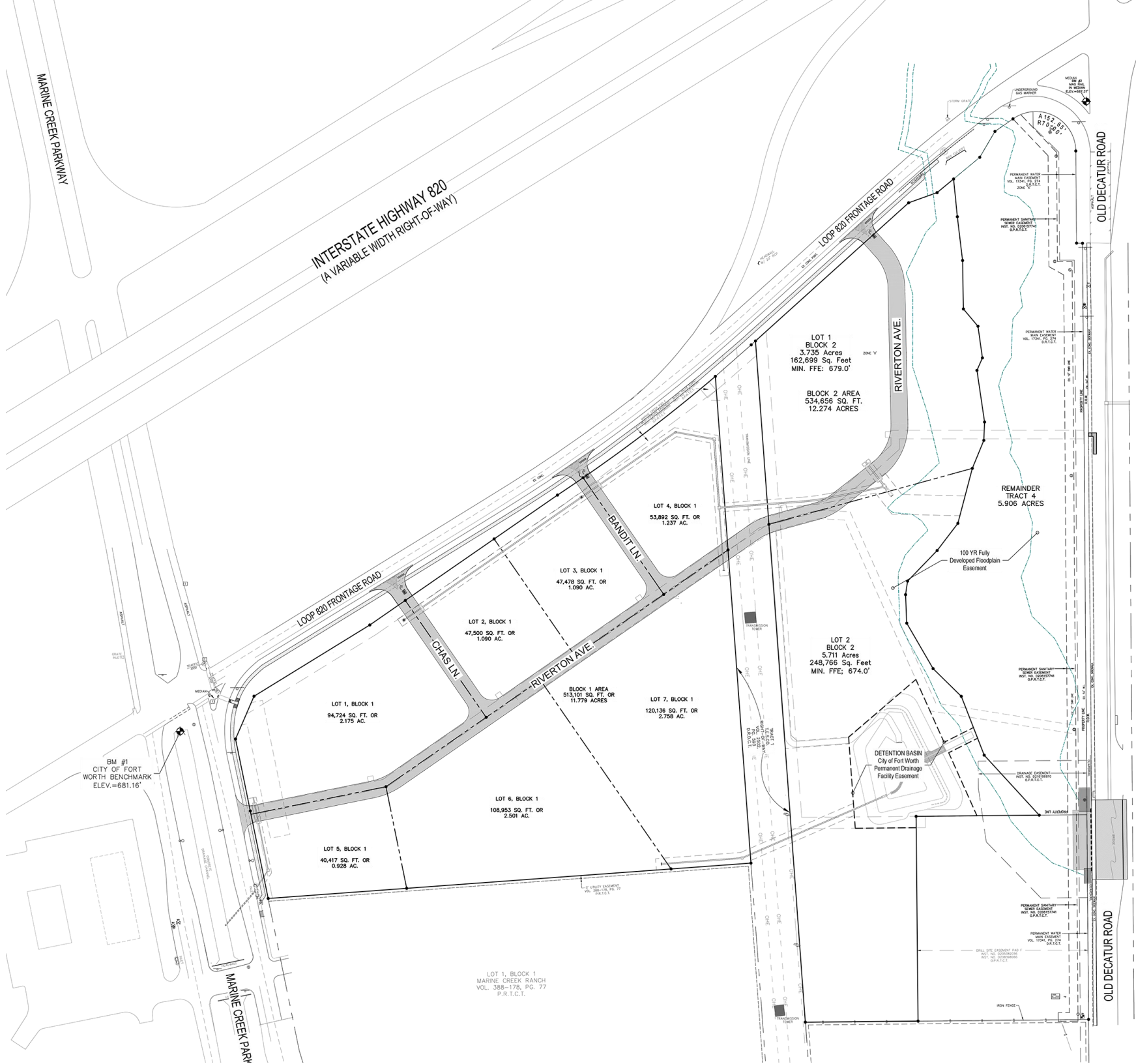
	1 Mile	3 Mile	5 Mile
2022 Population	91,582	209,626	406,125
2022-2027 Annual Growth	0.67%	0.74%	1.14%
2022 Average HH Income	\$83,492	\$91,242	\$97,568
2022 Median HH Income	\$63,761	\$70,421	\$75,333

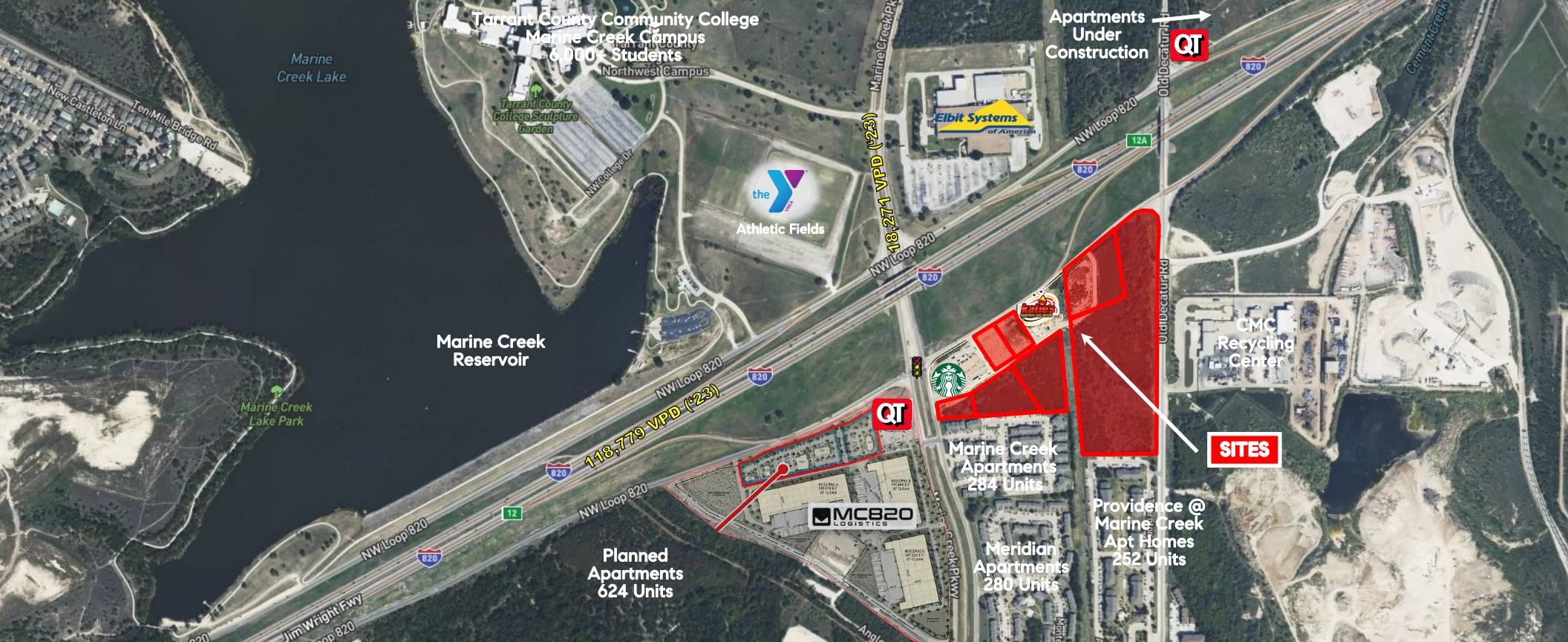
TRAFFIC COUNTS

I-820: 115,246 VPD ('21)

Marine Creek Pkwy: 17,344 VPD ('19)

I-820 EB Frontage: 8,756 VPD ('22)





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