

For Sale

Vacant Lot - 6,250 SF Available

5801 Locke Avenue
Fort Worth, TX 76107

\$156,250



property lines are approximated



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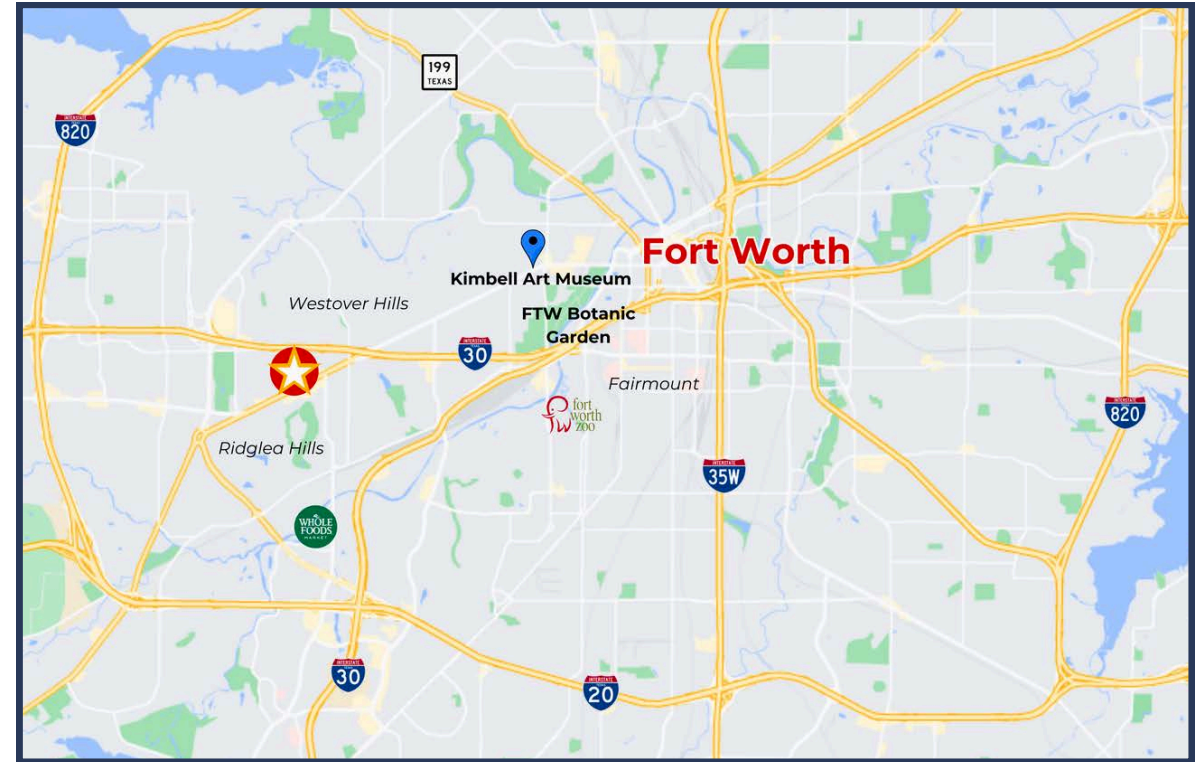
PROPERTY OVERVIEW:

DESCRIPTION:

Seize a prime development opportunity in Fort Worth, Texas, with this **vacant lot at 5801 Locke Ave.** At **±6,250 SF**, this property is **zoned CB TF** within the Camp Bowie District, allowing for **high-density mixed-use development**. Positioned in a highly sought-after location, this lot presents an outstanding opportunity for investors or developers looking to capitalize on Fort Worth's growing market. Don't miss your chance to secure a foothold in one of the city's most promising real estate areas.

HIGHLIGHTS

- 6,250 SF vacant lot zoned CB TF (Camp Bowie District – High Density Mixed Use)
- Prime location with strong development potential
- Ideal for investors or developers looking to build in a rapidly growing market
- Located in the DFW Metroplex, projected to grow four times the national average between 2024 & 2028
- DFW led the nation in commercial real estate sales volume in 2023, according to Real Capital Analytics



Accolades

Dallas-Fort Worth is one of the top regions in the nation for business, thanks to a low cost of living, business-friendly environment, strong base of well-educated and skilled employees, and robust access to both U.S. and international markets through its transportation network.

Year after year, the region's selling points are lauded by business experts at respected publications, including Bloomberg Businessweek, Forbes, Fortune, and Site Selection Magazine.

Key metrics tracked by the Federal Reserve Bank of Dallas, which covers an area that includes Texas, northern Louisiana, and southern New Mexico, show the region to be among the strongest in the country.

Additionally, the communities comprising the Dallas-Fort Worth region are consistently ranked among the top places to work, the best places to live, and the best places for investment.



In 2024, Texas ranked as the state with the Best Business Climate



Texas ranked as a leading Growth State in America for 2024

#1 in the country for **5-year job growth** (593,700 jobs)

#1 among largest U.S. metros for year-over-year **job growth** (3.3%)
BLS, Dec. 2023



Dallas-Fort Worth was first among large metros to recover pandemic job losses, adding more jobs in the past 5 years than the next two metros combined.

"Dallas is just such a **great place** for travel, for the resources in the community, **the talent you can draw on**...[prior to relocating we] offered every single person in our company a weekend trip, and we flew them [to Dallas] with their families...That was probably part of our success."



8 **Global 500 Companies**
Fortune, 2023

8 **World's Most Admired Companies**
Fortune, 2022

24 **Fortune 500 Companies**
Fortune, 2023

MCKESSON
Brian S. Tyler
Chief Executive Officer



Texas named the nation's 'Best State for Business' for the 20th consecutive year

W
WalletHub
Texas ranked as one of the most diverse states in the U.S.

2 **FORTUNE 10 COMPANIES** Tied with San Jose. NYC, L.A., and Chicago have none.
2 **GLOBAL 50 COMPANIES** Only Beijing and Seattle are home to more.

Fort Worth has a 12 % lower cost of doing business than the national average, a low cost of real estate, pro-business government ready to partner and provide incentives, and an abundance of quality land to develop

DEMOGRAPHICS

	3-Mile	5-Mile
Population	92,306	273,513
Population Growth ('10-'23)	1.4%	1.4%
Households	41,751	112,135
Household Growth ('10-'23)	1.3%	1.5%
Median Age	38.1 years	36.5 years
Average HH Income	\$102,887	\$88,817
Total Consumer Spending	\$1.3 Billion	\$3.3 Billion
<30 Minutes 3 mile radius	71.3%	31,905
30-60 Minutes 3 mile	22.8%	10,215



"IN TEXAS, WE WANT BUSINESSES TO SUCCEED. WHEN BUSINESSES SUCCEED, TEXANS SUCCEED."
- GOVERNOR GREG ABBOTT

Land Investment Opportunity in SouthWest Fort Worth

\$156,250

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Downtown Fort Worth



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