

SH 114 & FM 156

SOUTHEAST QUADRANT OF SH 114 & FM 156, FORT WORTH, TEXAS 76117



Greenway Investment Company

PROPERTY OVERVIEW

Commercial land in North Fort Worth at the entrance to DR Horton's new Elizabeth Creek development. Adjacent to Northwest ISD campus. Three miles west of Texas Motor Speedway and the Tanger Outlets.

DETAILS

Pad sites available
"G" Intensive Commercial zoning

TRAFFIC COUNTS

SH 114 22,306 VPD TxDot '17
FM 156 9,040 VPD TxDot '17

DEMOGRAPHICS

	1 mile	3 mile	5 mile
2018 Est. Population	2,560	12,461	43,064
5 Year Projected Growth	17.4%	15.6%	15.75%
Avg. HH Income	\$89,091	\$85,961	\$91,997
Median Home Value	\$194,109	\$186,125	\$196,573



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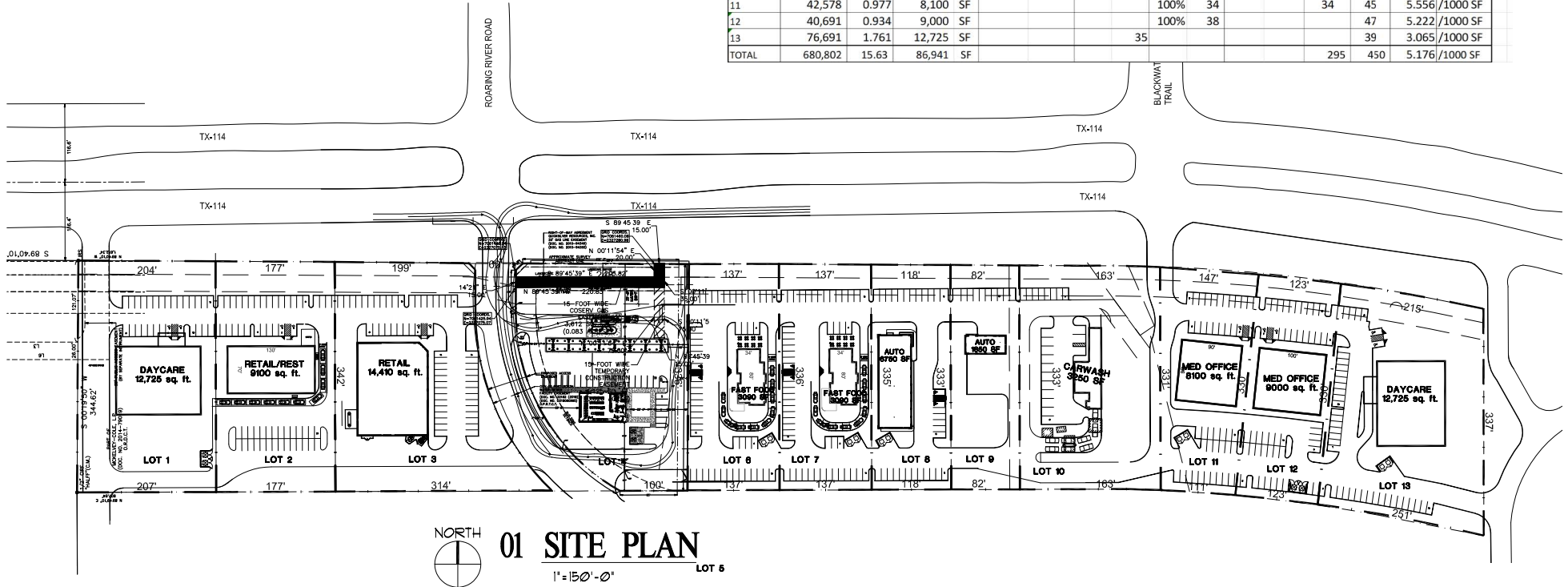
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SITE AREA			BUILDING AREA	Retail		daycare	Med Office	Rest.		TOTAL PKG REQ'D	TOTAL PKG PROV.	PARKING RATIO	
LOT	SF	ACRES		1 PER		1 PER Faculty and 1 PER 10 Students	1 per 250 sf + 1/ dr + 1/5 employees	1 PER					
1	70,695	1.623	12,725 SF				29			29	29	2.279/1000 SF	
2	60,683	1.393	9,100 SF		70%	25			30%	27	53	5.934/1000 SF	
3	80,226	1.842	14,410 SF		100%	58			0% -	58	59	4.094/1000 SF	
4	74,650	1.714	3,051 SF		100%	12			0% -	12	18	5.900/1000 SF	
5	not used												
6	45,513	1.045	3,090 SF		0%	0			100%	31	31	17.797/1000 SF	
7	45,936	1.055	3,090 SF		0%	0			100%	31	31	49	15.858/1000 SF
8	39,473	0.906	6,750 SF		100%	27			0%	0	27	31	4.593/1000 SF
9	34,068	0.782	1,650 SF		100%	7			0%	0	7	8	4.848/1000 SF
10	69,598	1.598	3,250 SF		100%	13					13	16	4.923/1000 SF
11	42,578	0.977	8,100 SF						100%	34	34	45	5.556/1000 SF
12	40,691	0.934	9,000 SF						100%	38		47	5.222/1000 SF
13	76,691	1.761	12,725 SF				35				39	3	3.065/1000 SF
TOTAL	680,802	15.63	86,941 SF								295	450	5.176/1000 SF



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