

Western Center @ Blue Mound

SOUTHEAST CORNER OF WESTERN CENTER BOULEVARD & BLUE MOUND ROAD, FORT WORTH, TEXAS 76131



Greenway Investment Company

PROPERTY OVERVIEW

Commercial property adjacent to 7-Eleven along Blue Mound Road (FM 156) in North Fort Worth. Area retailers include Kroger, CVS, Starbucks, Home Depot. Located within 3 miles of AllianceTexas - a master-planned development with approximately 50,000 employees.

DETAILS

5.287 acres
Pad sites available
"E" Neighborhood Commercial zoning

TRAFFIC COUNTS

Blue Mound Road 28,549 VPD TxDot '17
Western Center Blvd 12,384 VPD TxDot '17

DEMOGRAPHICS

	1 mile	3 mile	5 mile
2018 Est. Population	10,055	82,504	343,098
Daytime Population	12,508	76,567	197,235
Avg. HH Income	\$84,211	\$85,789	\$86,037
Median Home Value	\$131,907	\$149,529	\$161,068



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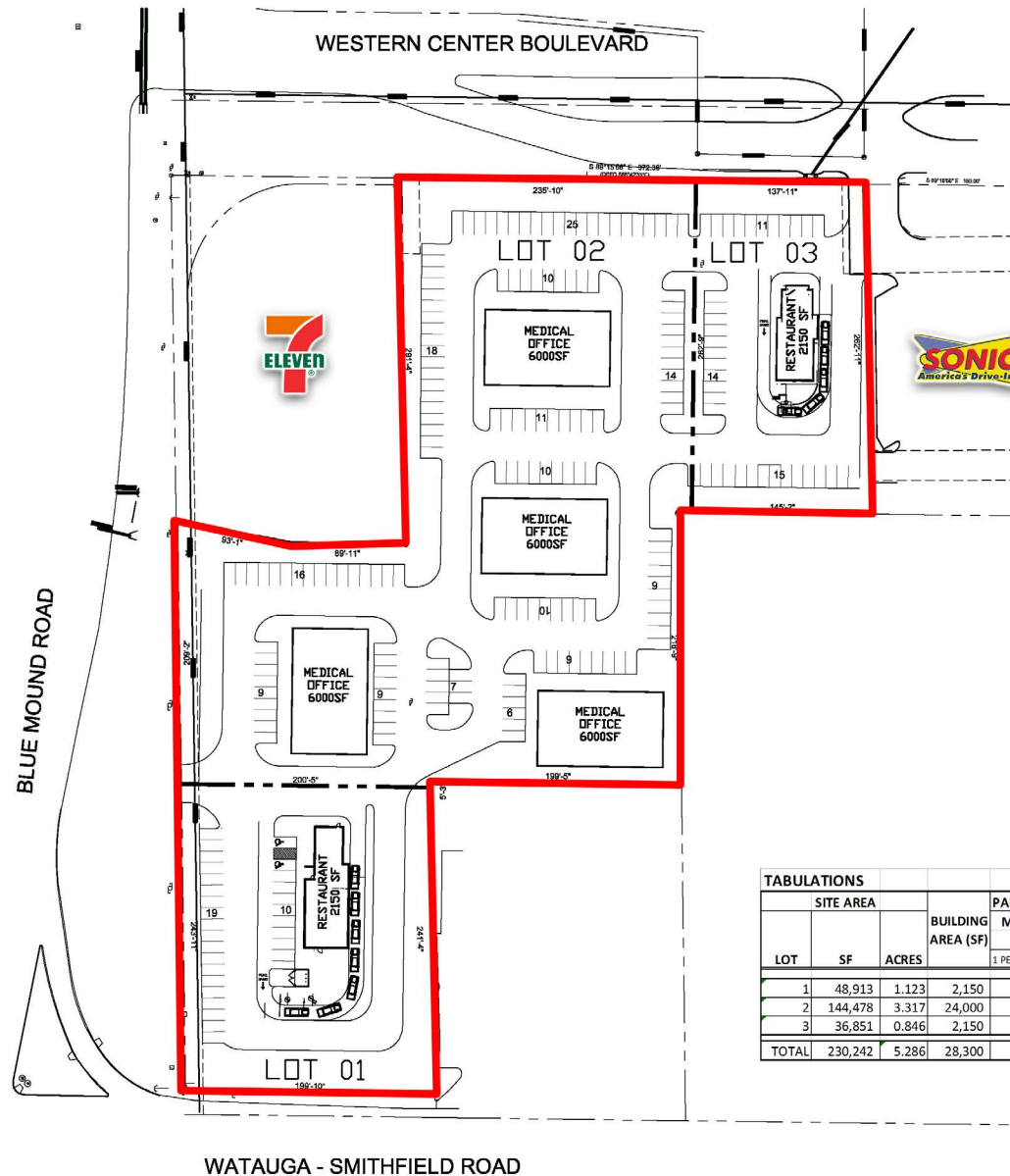
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TABULATIONS									
SITE AREA			BUILDING AREA (SF)	PARKING REQUIRED		TOTAL REQ'D	TOTAL PROV.	PARKING RATIO	
LOT	SF	ACRES		MEDICAL	RESTAURANT				
					NO DT - 1 PER 100				
			1 PER	250	DT - 1 PER 75				
1	48,913	1.123	2,150		29	29	29	13.488/1000 SF	
2	144,478	3.317	24,000	96		96	163	6.792/1000 SF	
3	36,851	0.846	2,150		29	29	40	18.605/1000 SF	
TOTAL	230,242	5.286	28,300			154	232	8.198/1000 SF	

01 SITE PLAN

1" = 100'-0"



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