

SWQ GOLDEN TRIANGLE BLVD & N. BEACH ST

.80 ACRE PAD SITE IN NORTH FORT WORTH

FORT WORTH, TEXAS

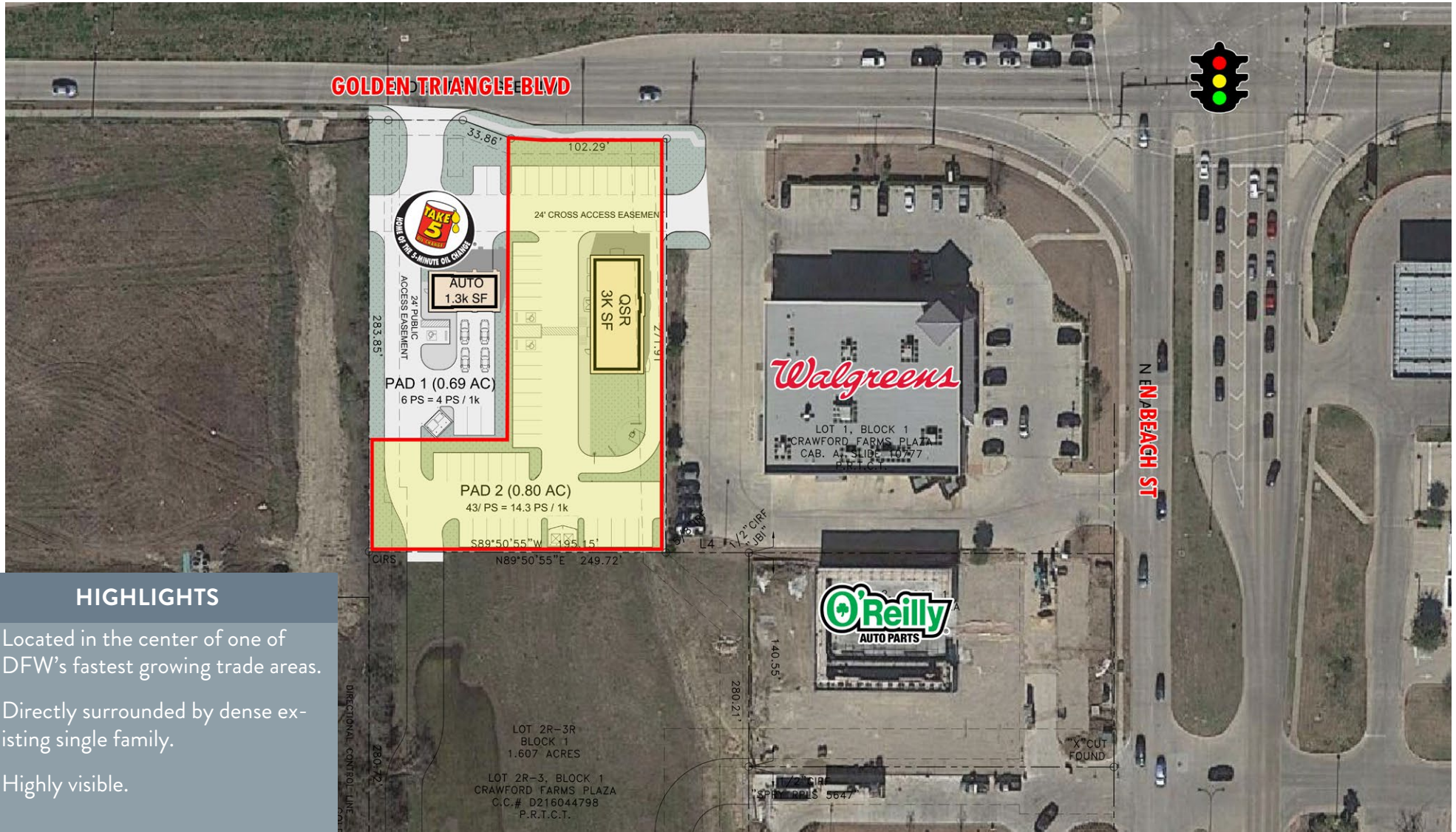
JIM DUNN

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LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

SWQ GOLDEN TRIANGLE BLVD & N. BEACH ST



HIGHLIGHTS

- Located in the center of one of DFW's fastest growing trade areas.
- Directly surrounded by dense existing single family.
- Highly visible.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 EST POPULATION	13,385	95,892	219,542
2017-2022 EST POP GROWTH	12.88%	12.79%	10.95%
2017 EST DAYTIME POPULATION	2,685	21,741	54,169
2017 EST AVG HH INCOME	\$113,012	\$111,150	\$110,277

TRAFFIC COUNTS	
GOLDEN TRIANGLE BLVD	24,690 VPD
BEACH ST	14,938 VPD

