

NWC I-35 & BASSWOOD BLVD

FOR SALE

FORT WORTH, TEXAS

CLAY MOTE



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



SITE

**DR HORTON
PULTE HOMES**
1,872 LOTS

**BASSWOOD BLVD
EXTENSION**

**Saginaw
High School**

**BNSF
RAILWAY**

**35
W**

BASSWOOD BLVD

**CVS
pharmacy**
ACE

BEACH ST

WESTERN CENTER BLVD

Walgreens

Waffle House
Starbucks
Boston's
24 FITNESS

Denny's
BIRDMATS
Wendy's

Macaroni

**UNITED ARTISTS
Theatres**

SALGRASS

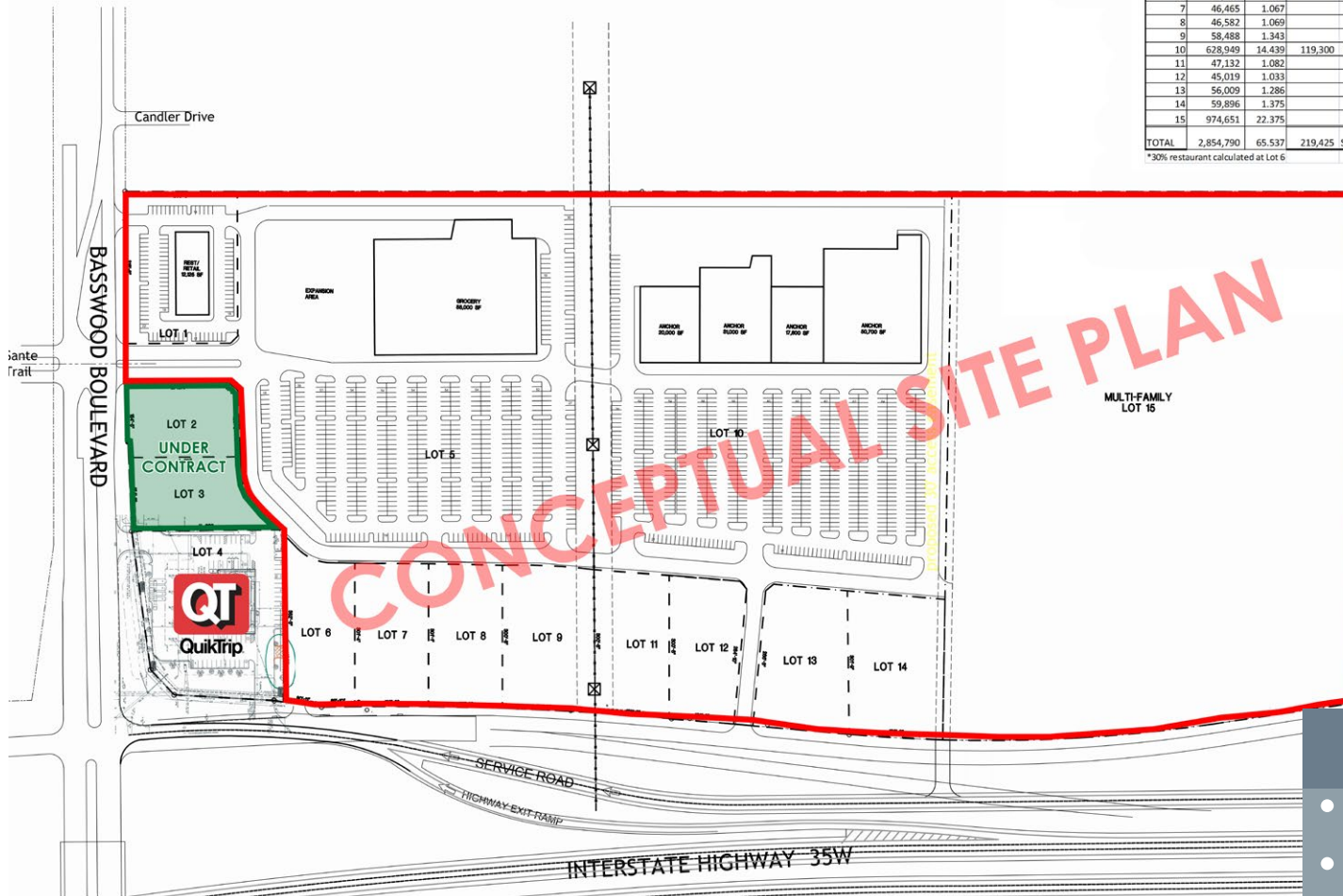
**DISCOUNT
TIRE**

Kroger

NWC I-35 & BASSWOOD BLVD

LOT	SITE AREA		BUILDING FOOTPRINT	PARKING REQUIRED		TOTAL	PROVIDED	RATIO
	SF	ACRES		1/200 SF	1/250 SF (at imp level)			
1	74,966	1.721	12,125 SF	61	-	61	89	7.340/1000 SF
2	36,408	0.836	-	-	-	-	-	-
3	39,507	0.907	-	-	-	-	-	-
4	102,432	2.352	-	-	-	-	-	-
5	589,402	13.531	88,000 SF	440	-	440	597	6.784/1000 SF
6	48,884	1.122	-	-	-	-	-	-
7	46,465	1.067	-	-	-	-	-	-
8	46,582	1.069	-	-	-	-	-	-
9	58,488	1.343	-	-	-	-	-	-
10	628,949	14.439	119,300 SF	597	-	597	668	5.599/1000 SF
11	47,132	1.082	-	-	-	-	-	-
12	45,019	1.033	-	-	-	-	-	-
13	56,009	1.286	-	-	-	-	-	-
14	59,896	1.375	-	-	-	-	-	-
15	974,651	22.375	-	-	-	-	-	-
TOTAL	2,854,790	65.537	219,425 SF			1097	1354	6.17/1000 SF

*30% restaurant calculated at Lot 6



HIGHLIGHTS

- ZONING "I" - LIGHT INDUSTRIAL
- SIZE 63 ACRES - WILL DIVIDE

DEMOGRAPHICS	2 MILE	5 MILE	7 MILE
2017 EST POPULATION	54,343	258,342	465,320
2017 EST AVG HH INCOME	\$83,766	\$88,036	\$86,134

TRAFFIC COUNTS	
I-35	126,536 VPD (TXDOT 2015)
BASSWOOD BLVD	22,196 VPD (TXDOT 2014)

