

RARE CITY OF BLUE MOUND
 OPPORTUNITY

For Sale
 1009 S Blue Mound Rd
 Blue Mound, Texas 76131

Property Highlights

Land for Sale | Blue Mound, TX

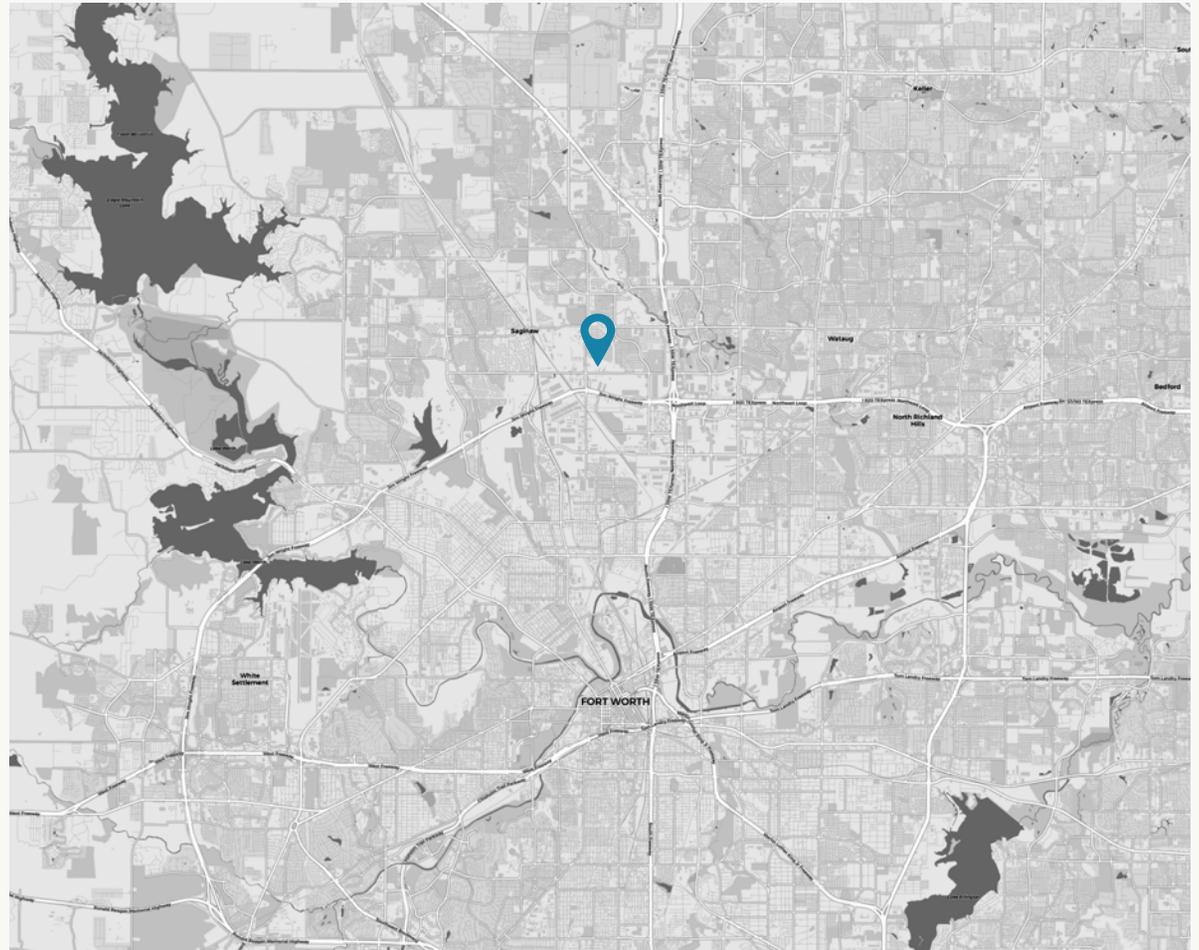
Size

±3.34Acres

Traffic Counts

Blue Mound Rd	I-820	I-35 W
26,977 VPD	156,733 VPD	207,376 VPD

1. "K" Heavy Industrial-zoned land opportunity in the City of Blue Mound . Retail sales & service permitted
2. ±334 feet of prime frontage along S Blue Mound Road
3. Access to Cantrall Sansom Road
4. High daytime population providing excellent visibility and exposure
5. Utilities available along S Blue Mound Rd and Cantrell Sansom Rd



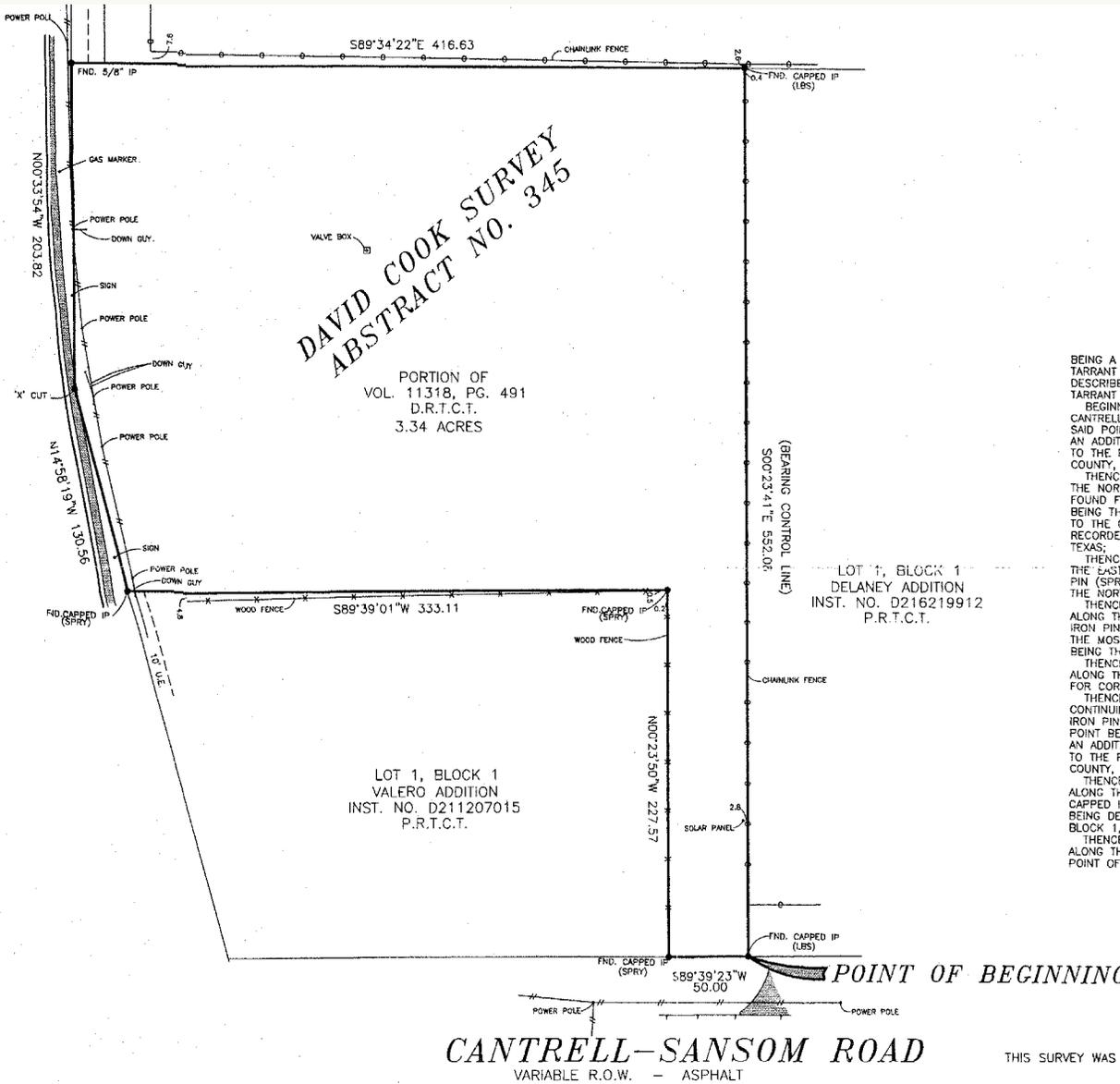
2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	5,851	92,870	318,182
EST. DAYTIME POPULATION OVER 16	4,157	50,067	138,534
EST. AVG. HH INCOME	\$94,009	\$111,342	\$112,893

Survey

Land for Sale | Blue Mound, TX

1009 BLUE MOUND ROAD
 FM HIGHWAY 156
 VARIABLE R.O.W. - CONCRETE



BEING A TRACT OF LAND OUT OF THE DAVID COOK SURVEY, ABSTRACT NO. 345, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 11318, PAGE 491, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON PIN (LBS3946) FOUND IN THE NORTH LINE OF CANTRELL-SANSOM ROAD FOR THE SOUTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, DELANEY ADDITION, AN ADDITION TO THE CITY OF BLUE MOUND, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. D216219912, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 39 MINUTES 23 SECONDS WEST 50.00 FEET ALONG THE NORTH LINE OF SAID CANTRELL-SANSOM ROAD TO A CAPPED IRON PIN (SPRY) FOUND FOR THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, VALERO ADDITION, AN ADDITION TO THE CITY OF BLUE MOUND, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. D211207015, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 23 MINUTES 50 SECONDS WEST 227.57 FEET ALONG THE EAST LINE OF SAID LOT 1, BLOCK 1, VALERO ADDITION TO A CAPPED IRON PIN (SPRY) FOUND FOR CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, VALERO ADDITION;

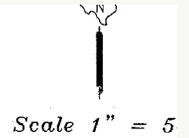
THENCE SOUTH 89 DEGREES 39 MINUTES 01 SECONDS WEST 333.11 FEET ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 1, VALERO ADDITION TO A CAPPED IRON PIN (SPRY) FOUND IN THE EAST R.O.W. LINE OF BLUE MOUND ROAD FOR THE MOST WESTERLY SOUTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, VALERO ADDITION;

THENCE NORTH 14 DEGREES 58 MINUTES 19 SECONDS WEST 130.56 FEET ALONG THE EAST R.O.W. LINE OF BLUE MOUND ROAD TO AN "X" CUT IN CONCRETE FOR CORNER OF TRACT BEING DESCRIBED;

THENCE NORTH 00 DEGREES 33 MINUTES 54 SECONDS WEST 203.82 FEET AND CONTINUING ALONG THE EAST R.O.W. LINE OF SAID BLUE MOUND ROAD TO A 5/8" IRON PIN FOUND FOR THE NORTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, TECHNOLOGY PLACE, AN ADDITION TO THE CITY OF BLUE MOUND, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 541, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 34 MINUTES 22 SECONDS EAST 416.63 FEET ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 1, TECHNOLOGY PLACE TO A CAPPED IRON PIN (LBS3946) FOUND FOR THE NORTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, DELANEY ADDITION;

THENCE SOUTH 00 DEGREES 23 MINUTES 41 SECONDS EAST 552.08 FEET ALONG THE WEST LINE OF SAID LOT 1, BLOCK 1, DELANEY ADDITION TO THE POINT OF BEGINNING AND CONTAINING 3.34 ACRES OF LAND, MORE OR LESS



THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT

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VENTURE

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