

Executive Summary



SALE OVERVIEW

SALE PRICE: \$850,000

LOT SIZE: 6.41 Acres

APN #: 03783014

ZONING: A-5

MARKET: Dallas/Forth Worth

SUB MARKET: East Fort Worth

CROSS STREETS: E Loop 820 / Sheffield Place

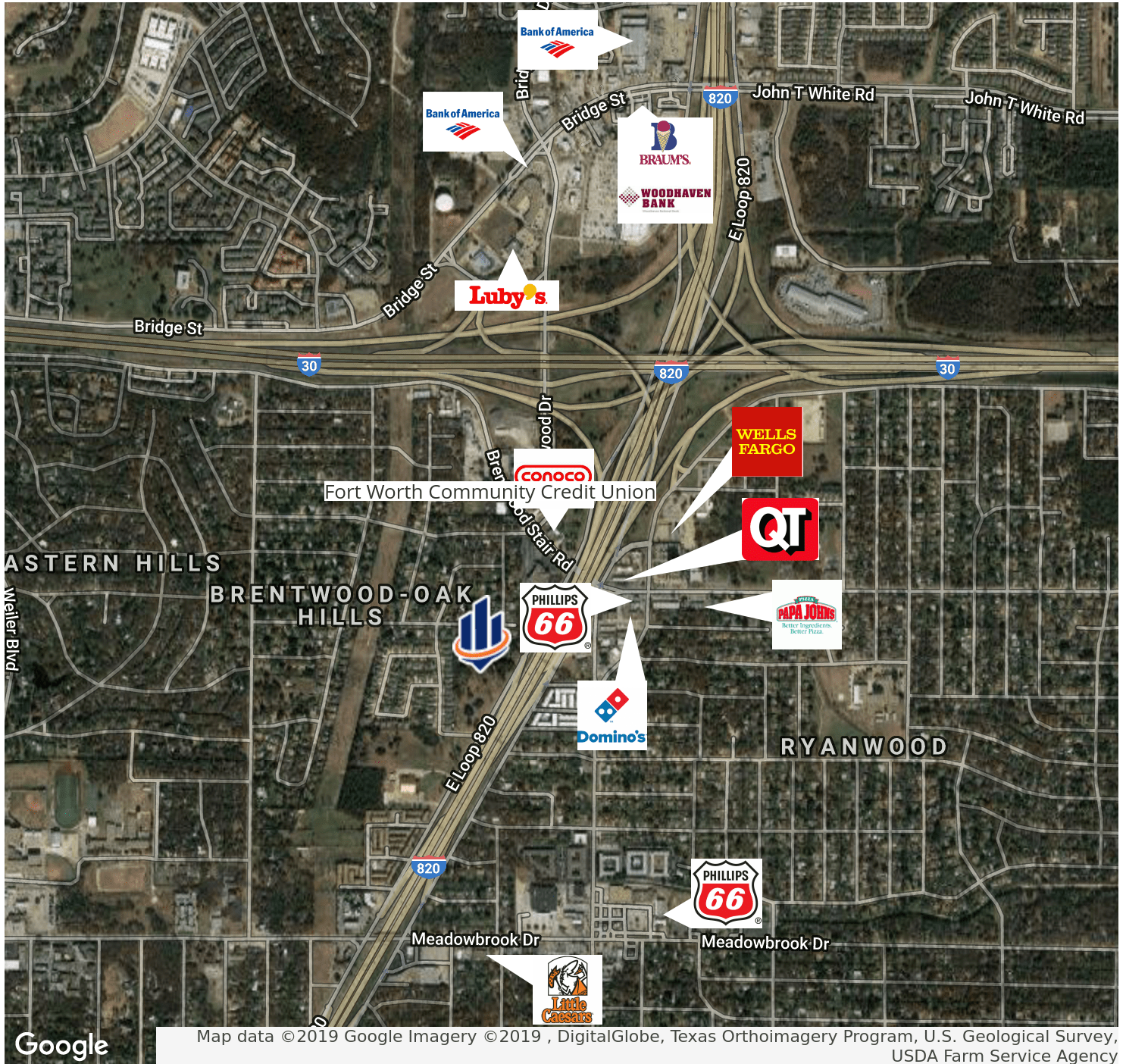
PROPERTY DESCRIPTION

Highway Land For Sale off 820. Site is ideal for commercial development.

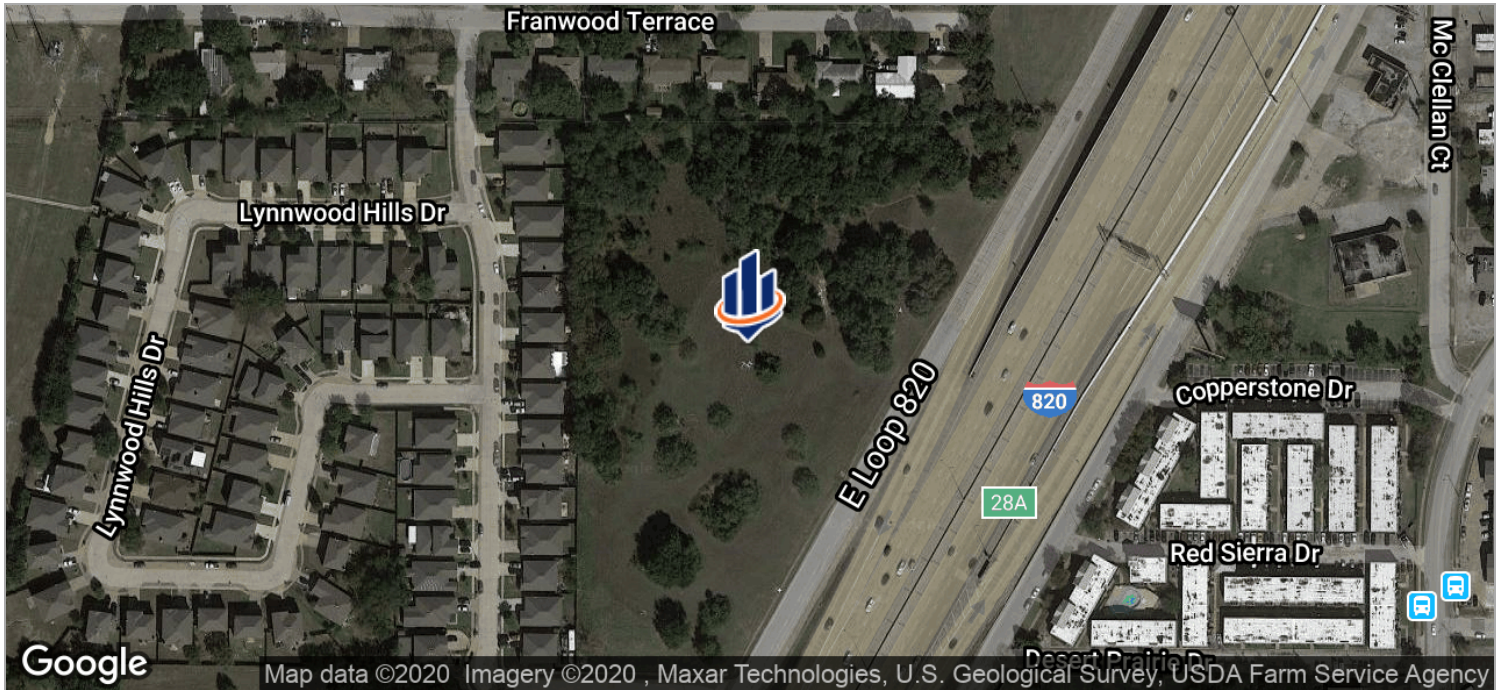
PROPERTY HIGHLIGHTS

- 820 Accessible
- I30 Accessible
- 6.4099 Acres
- Zoned A-5, Single-Family Detached Dwellings (min Lot Size 5,000SF), Churches, Schools, Parks
- 27 Minutes to DFW Airport

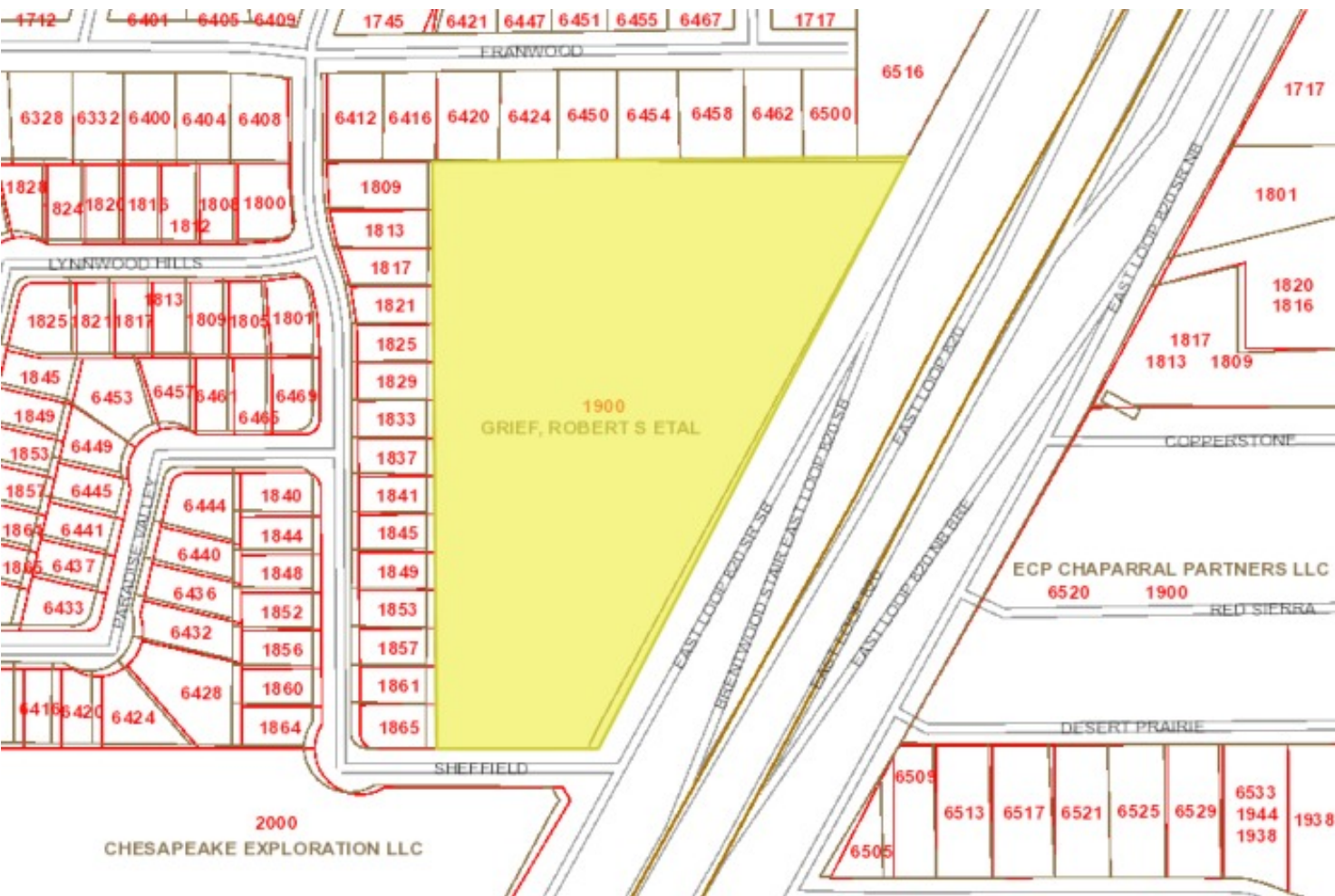
Retailer Map



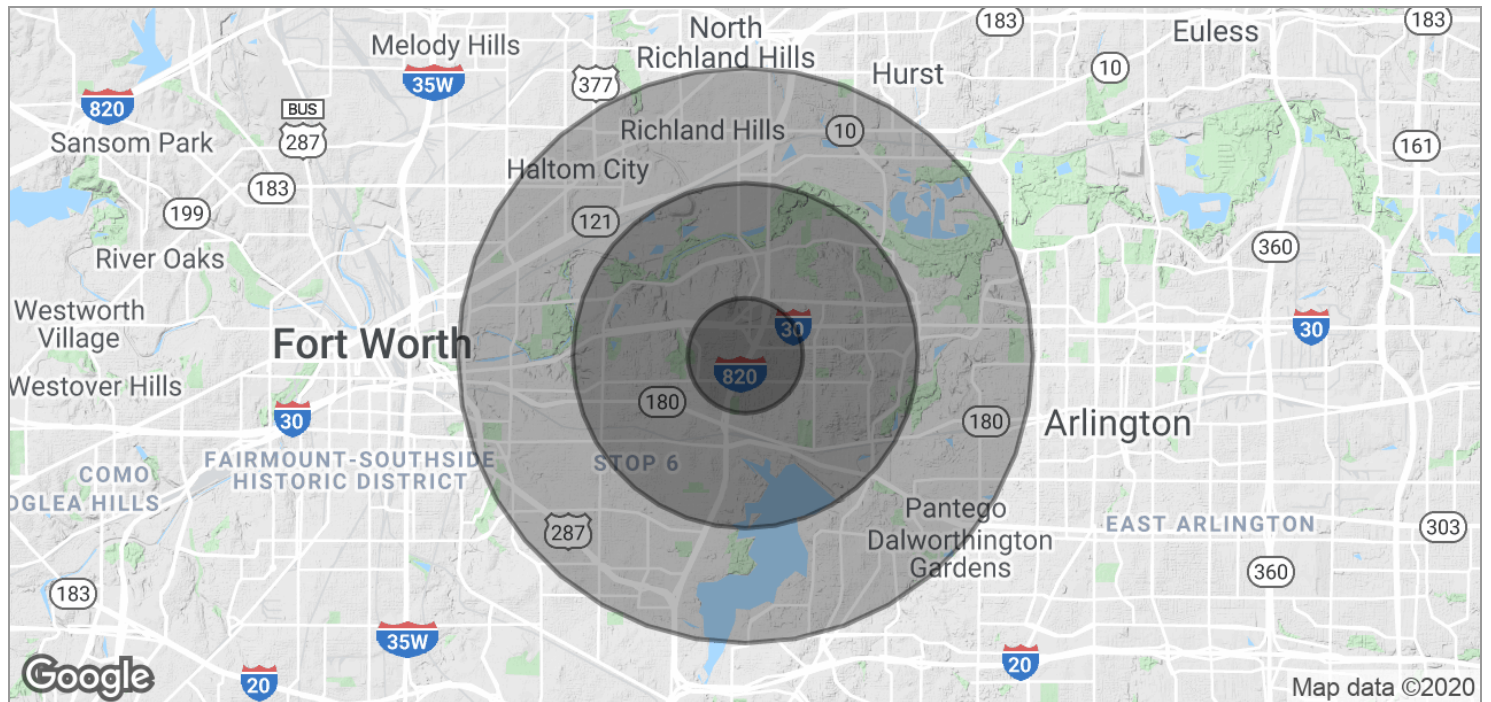
Location Maps



Site Plan



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,562	74,271	196,982
MEDIAN AGE	35.9	34.3	34.8
MEDIAN AGE (MALE)	35.7	33.5	33.5
MEDIAN AGE (FEMALE)	36.4	35.3	36.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,512	29,864	74,296
# OF PERSONS PER HH	2.3	2.5	2.7
AVERAGE HH INCOME	\$50,222	\$52,884	\$59,111
AVERAGE HOUSE VALUE	\$131,429	\$123,657	\$124,057