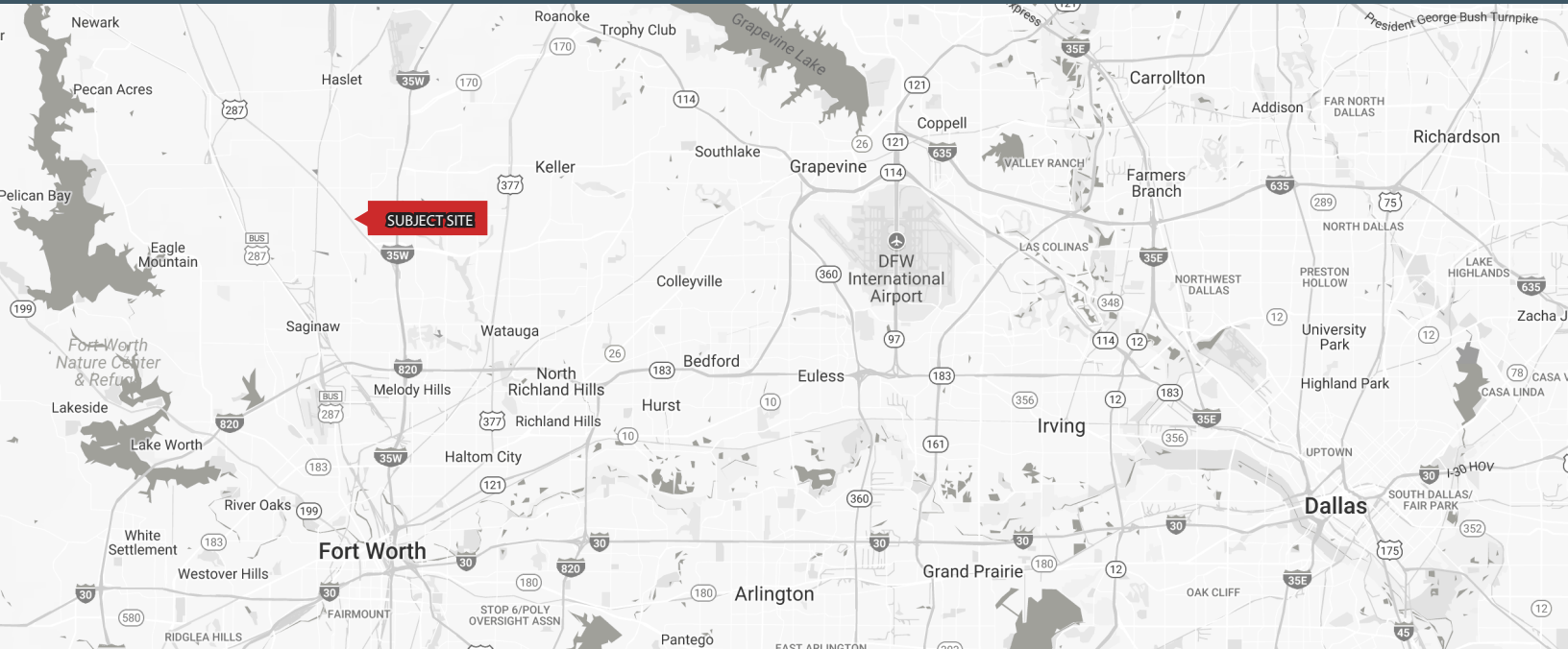




+/- 4.50 ACRE OPPORTUNITY SEC US-287 & HERITAGE TRACE PKWY, FORT WORTH, TX

COMMERCIAL PROPERTY AVAILABLE ALONG EXPANDING U.S. HIGHWAY 287. THE PROPERTY IS APPROXIMATELY 3.70 ACRES LOCATED AT THE SOUTH-EAST CORNER OF U.S. HWY 287 SERVICE ROAD AND HERITAGE TRACE PARKWAY (FUTURE HERITAGE TRACE EXIT). THE PROPERTY IS ZONED "I" LIGHT INDUSTRIAL. CITY WATER AND SEWER ARE AVAILABLE TO THE SITE.



KYLE GILL O 817.398.8810 C 817.789.8030 KGILL@LIBERTAS-RE.COM	JP NOLAND O 817.398.8810 C 817.925.7414 JP@LIBERTAS-RE.COM	MASON CUMMINGS O 817.398.8810 C 949.374.2884 MASON@LIBERTAS-RE.COM
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LIBERTAS-RE.COM

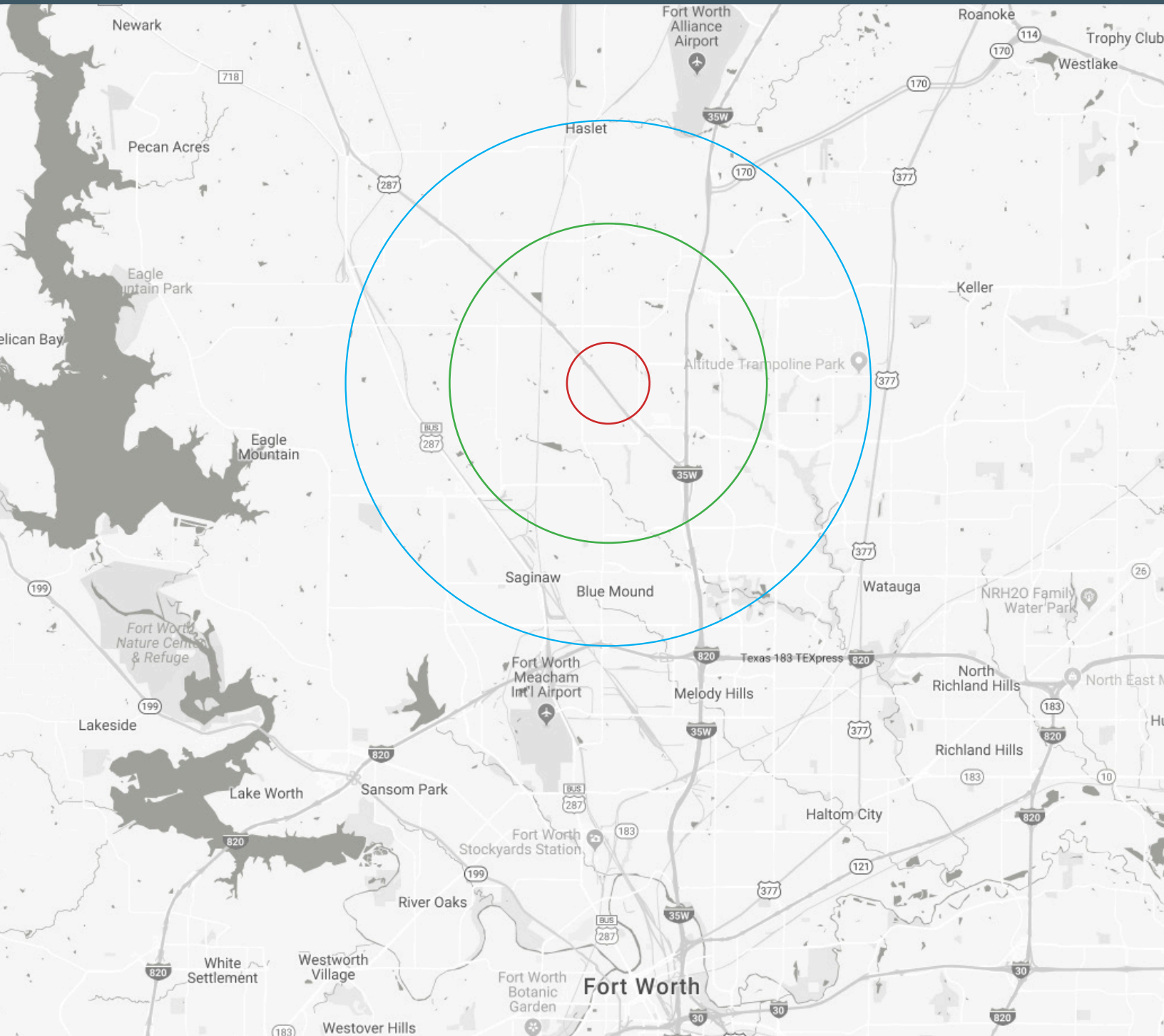
SEC US-287 & HERITAGE TRACE PKWY, FORT WORTH, TX 76177



+/- 4.50 ACRES AVAILABLE



DELIVERY: AVAILABLE NOW



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	8,612	68,725	212,275
AVG HOUSEHOLD INCOME	\$96,495	\$102,777	\$98,301
HOUSEHOLDS	2,591	21,268	69,145



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