

# FOR SALE COMMERCIAL LAND



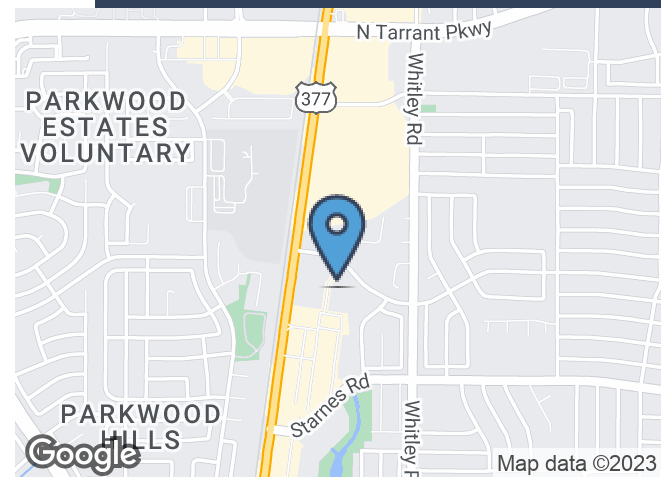
5900 N PARK, WATAUGA, TX 76148



## PROPERTY HIGHLIGHTS

- ±2.3027 Acres (±100,308 SF)
- Retail/Office Pad Site
- Build-to-Suit Option
- Utilities at Site
- Centered amidst multiple retailers, multi-family and senior housing developments
- Commercial Zoning
- VPD - 53,755 (SH 377) & 4,600 (N. Park Blvd)
- Located off Hwy 377 & N Park Blvd

SALE PRICE CALL FOR PRICING



## CONTACT INFORMATION

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**Champions DFW Commercial Realty**

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

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## PROPERTY DESCRIPTION

### SUMMARY

Champions DFW Commercial Realty presents +/-2.3 acres (100,308 SF) of commercial land available in Watauga, TX. This north Tarrant County property is perfectly positioned for retail or office use with plenty of parking and accessibility. Nestled between a Target Marketplace-anchored retail center and other retailers including World Market, Office Depot, Petco, Ross, and more, this site serves a wide variety of ages and lifestyles. Adjacent residential development includes single-family, multifamily, and senior audiences with a focus on families. Utilities are available on the site.

Located in north Tarrant County, one block east of Highway 377, adjacent to Fort Worth, this site has excellent visibility.

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## AERIAL PHOTOS



### Champions DFW Commercial Realty

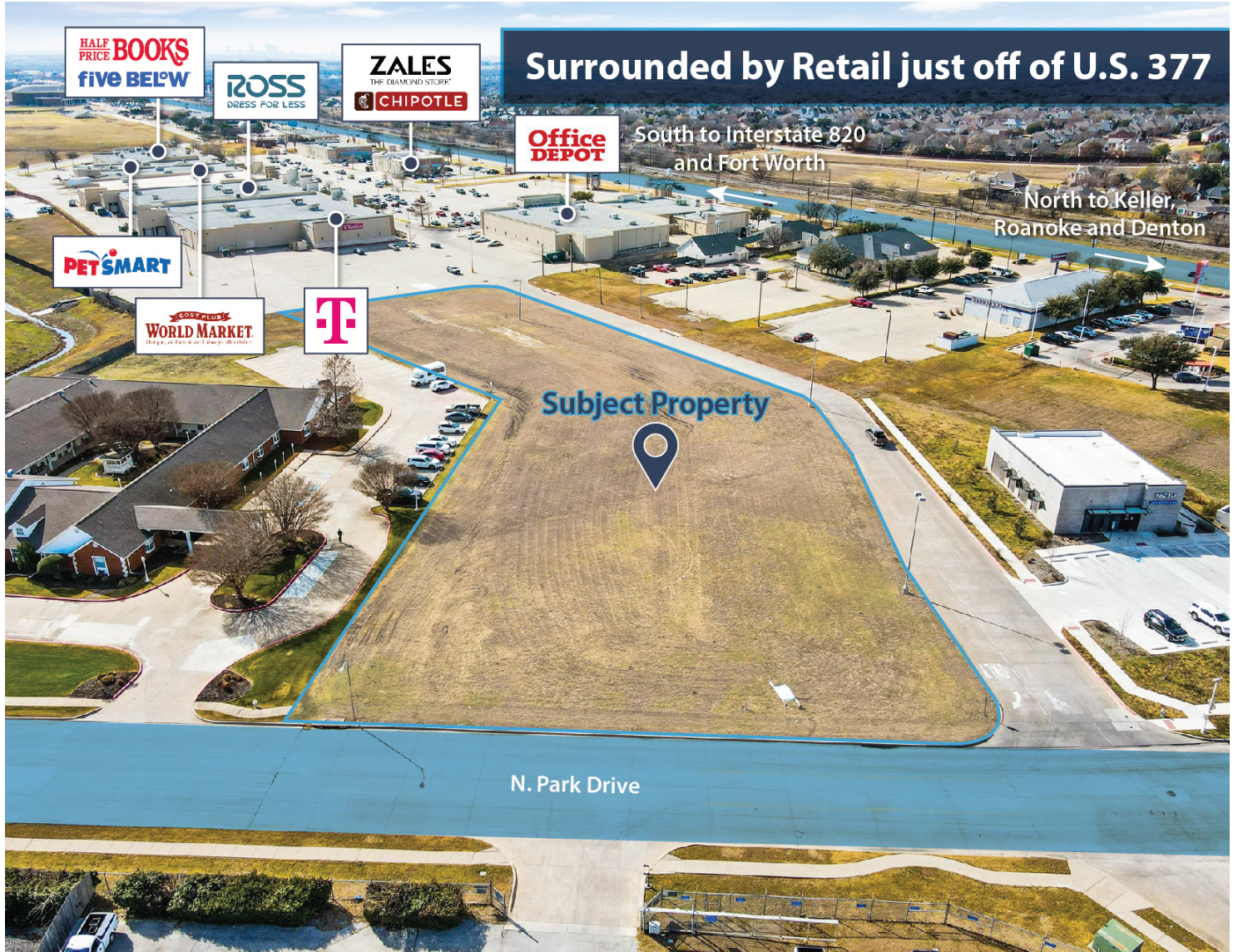
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RETAILER MAP



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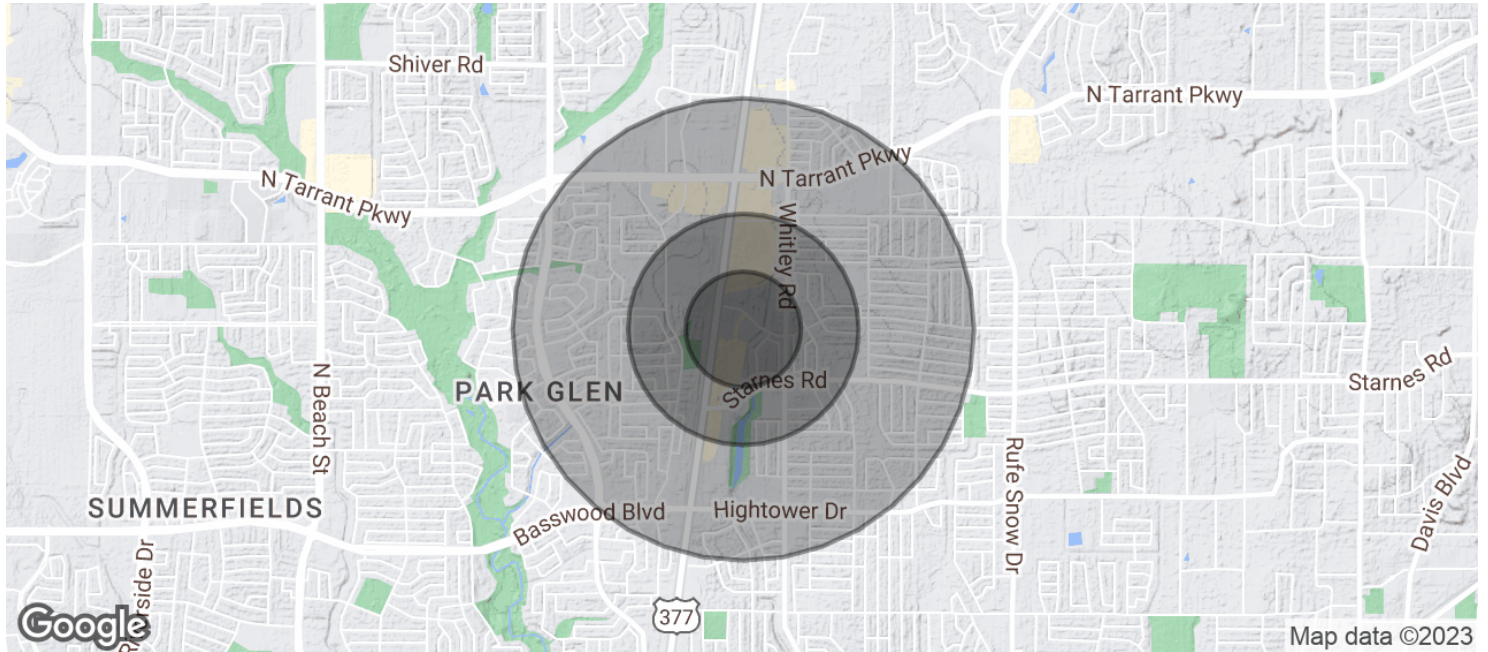
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**DEMOGRAPHICS MAP & REPORT**



**POPULATION**

**0.25 MILES**

**0.5 MILES**

**1 MILE**

Total Population	1,043	4,213	16,941
Average Age	43.1	38.7	36.7
Average Age (Male)	39.3	37.2	36.8
Average Age (Female)	44.8	39.3	36.4

**HOUSEHOLDS & INCOME**

**0.25 MILES**

**0.5 MILES**

**1 MILE**

Total Households	348	1,324	5,271
# of Persons per HH	3.0	3.2	3.2
Average HH Income	\$86,921	\$94,576	\$101,389
Average House Value	\$194,224	\$205,397	\$211,216

*\* Demographic data derived from 2020 ACS - US Census*

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**BROKER CONTACTS**



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