



Property Information:

+/- 7 Acres - Ag /Industrial

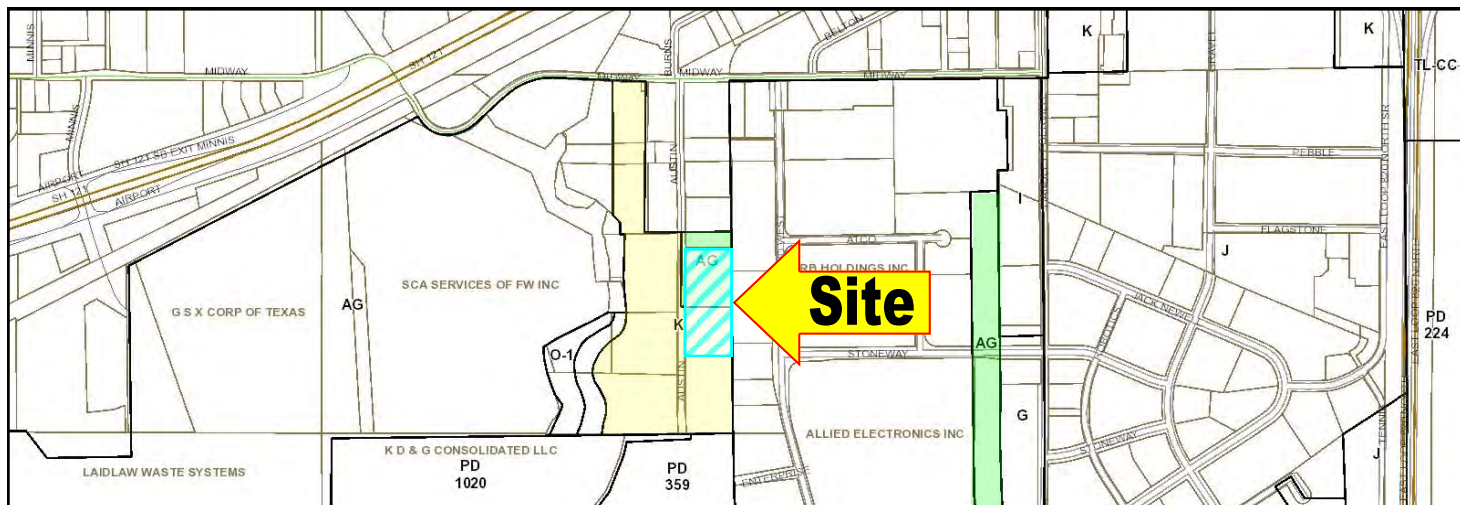
- ◆ +/- 7 Acres: **WILL DIVIDE**
- ◆ ***Please call for Pricing***
- ◆ Less than 1 Mile from Richland Hills TRE Train Station
- ◆ Minutes from downtown Ft Worth and DFW Airport
- ◆ Close to Airport Freeway (Hwy 121) and Loop 820

Some of the Permitted uses:

- ◆ AG: Farms, ranches or nurseries for the growing of plants and raising of livestock. Also public service facilities such as churches, schools, libraries, etc.
- ◆ "K" Zoning: heavy industrial uses such as metal fabrication, asphalt mixing plants, machines shops, soap manufacturing, welding shops, etc.

For more information, please contact:

Jim Makens jm@makens.com
Cell ph: 214-957-8284



FORT WORTH



Planning and Development Department Summary of Zoning Districts of the City of Fort Worth

Rev. 01-13

Type

“AG” Agricultural

Special Use Districts

Farms, ranches or nurseries for the growing of plants and raising of livestock. Also permitted are public service facilities such as churches, schools, libraries, etc.

“CF” Community Facilities

Public facilities including churches, govt. offices, health services, public safety, colleges and schools, community and group homes, and recreation facilities.

“DD” Demolition Delay

“HC” Historic and Cultural

“HSE” Highly Sig. Endang.

Special overlay districts to provide for protection and preservation of places and areas of historic and cultural importance and significance.

Type

“T” Light Industrial

Industrial

All uses permitted in “G”, plus food processing, animal hospitals and outdoor kennels, transportation terminals, batch plant, warehousing, outside sales & storage, printing and light manufacturing.

“J” Medium Industrial

All uses permitted in “T”, plus breweries, cement products, power plants, grain elevators, poultry slaughtering, and light manufacturing over 50 horsepower motor.

“K” Heavy Industrial

All uses permitted in “J”, plus heavy industrial uses such as metal fabrication, asphalt mixing plants, cotton oil mills, forge plants, machines shops, soap manufacturing, stock yards, permanent batch plants, welding shops, etc.

For more information, please contact:

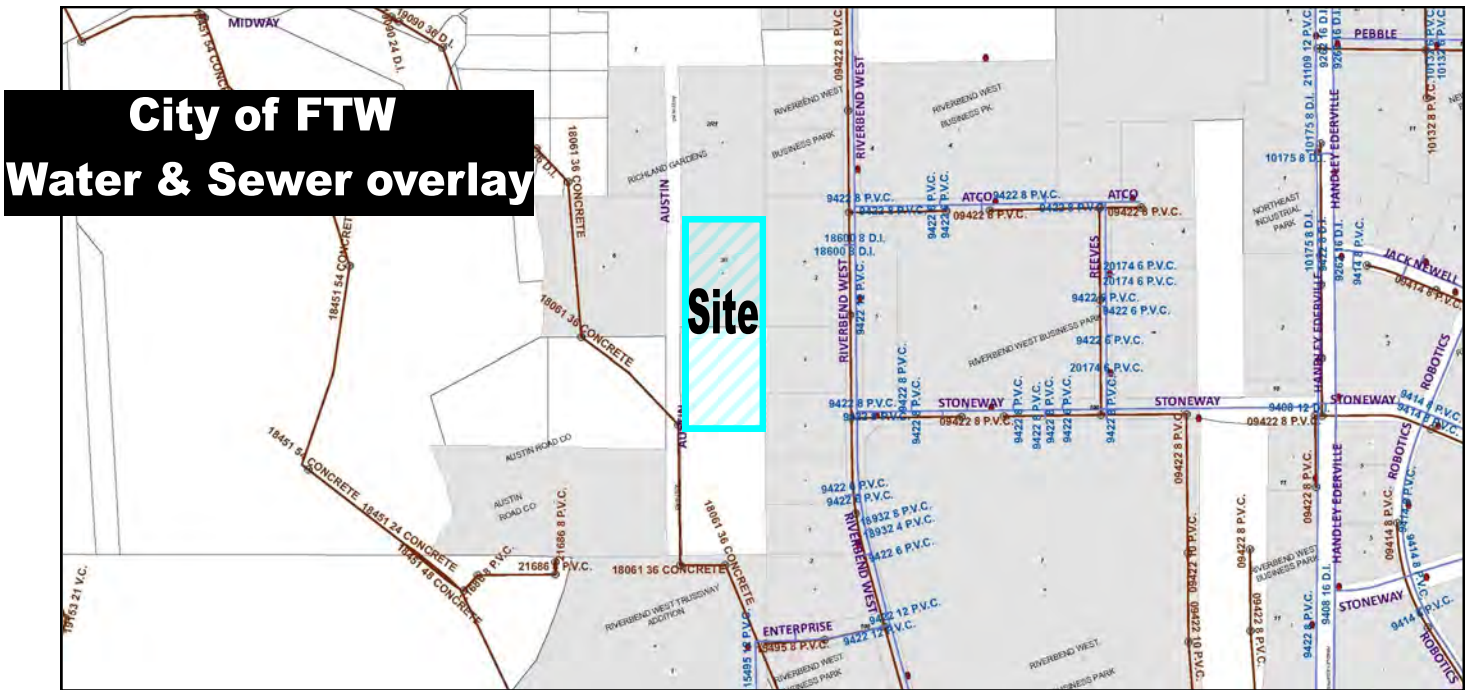
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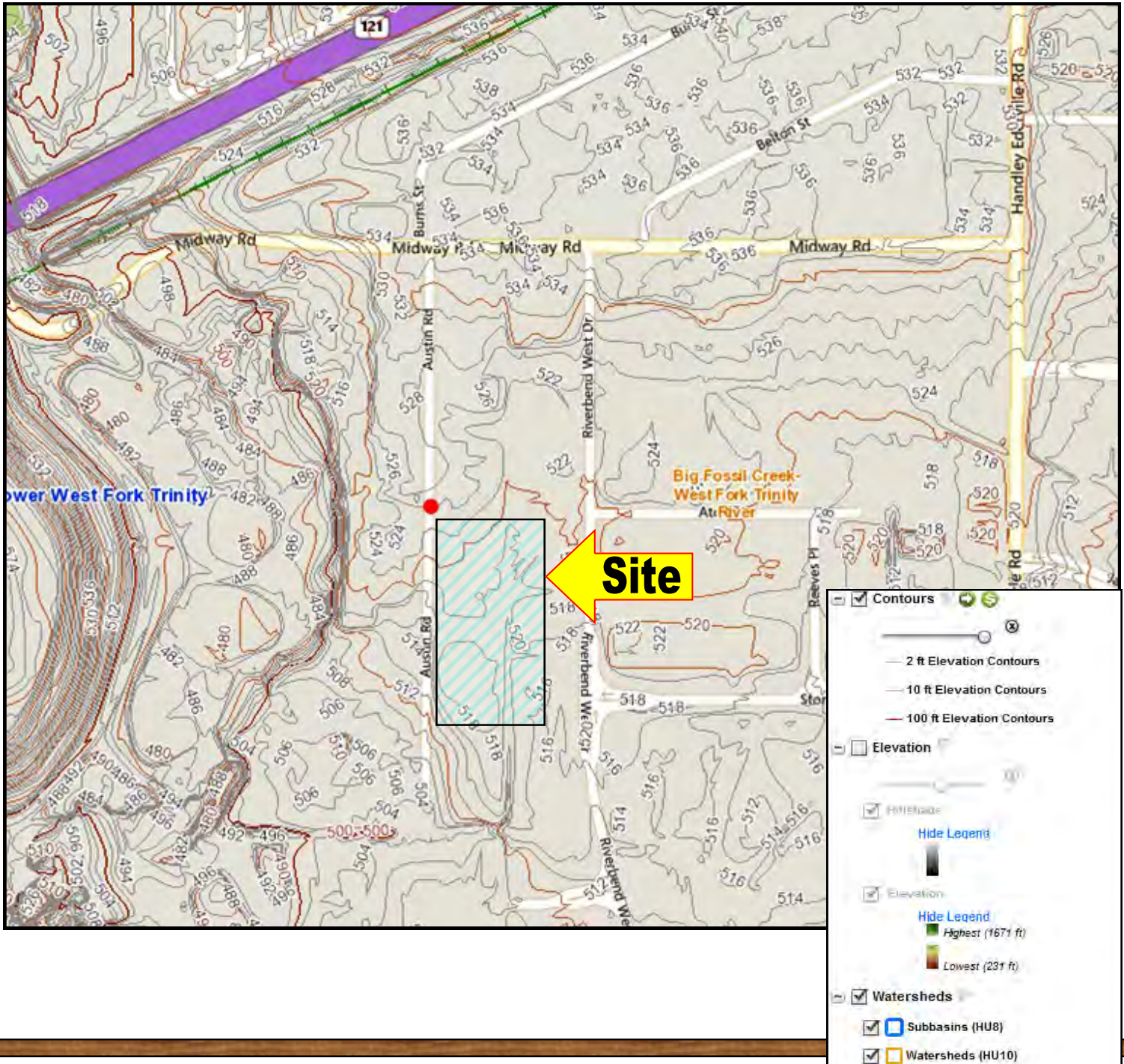
City of FTW - Water



City of FTW - Sewer



For more information, please contact:



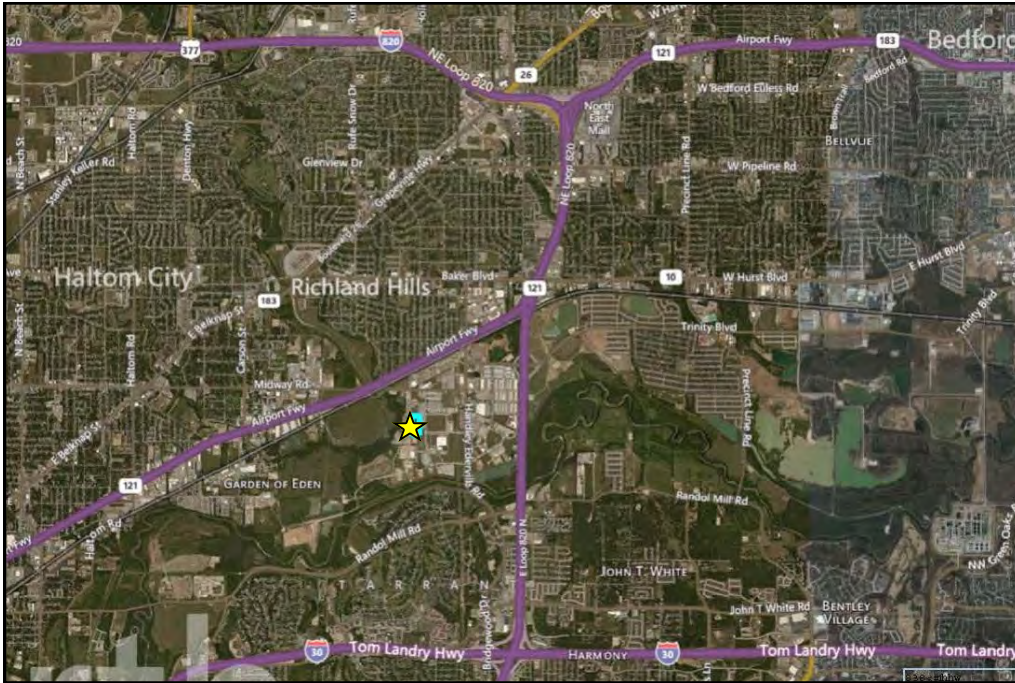
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Centrally located!

Approximately:

- ◆ 20 minutes - DFW
- ◆ 15 minutes - Downtown Ft. Worth
- ◆ 35 minutes - Dallas Love Field
- ◆ 40 minutes - Denton or Alvarado

Demogrphahics (2016)

Population:

3 miles	5 miles
76,815	238,820

Household Income:

3 miles	5 miles
\$73,983	\$69,743

Daily Traffic Count (2009)

Midway (East and West) - 2,200 VPD
From 121 frontage to Handley Ederville

Handley Ederville (N & S)- 26,218 VPD
From 121 Frontage to Midway



For more information, please contact:

EASI Updated Site Selection Reports & Analysis

Description	1 Miles	3 Miles	5 Miles
POPULATION BY YEAR			
Population (4/1/1990)	3,163	57,523	180,168
Population (4/1/2000)	3,447	66,490	199,400
Population (4/1/2010)	3,182	69,675	216,847
Population (1/1/2016)	3,506	76,815	238,820
Population (1/1/2021)	3,655	80,160	249,240
Percent Growth (2016/2010)	10.18	10.25	10.13
Percent Forecast (2021/2016)	4.25	4.35	4.36

HOUSEHOLDS BY YEAR			
Households (4/1/1990)	1,158	23,773	71,690
Households (4/1/2000)	1,282	27,197	77,776
Households (4/1/2010)	1,210	27,281	81,493
Households (1/1/2016)	1,314	29,627	88,413
Households (1/1/2021)	1,366	30,769	91,826
Percent Growth (2016/2010)	8.6	8.6	8.49
Percent Forecast (2021/2016)	3.96	3.85	3.86

GENERAL POPULATION CHARACTERISTICS			
Median Age	43.7	35.4	34.2
Male	1,713	37,389	116,945
Female	1,793	39,426	121,875
Density	495.80	2,626.50	3,209.10
Urban	3,506	76,815	238,820
Rural	0	0	0

GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2016)	1,314	29,627	88,413
Families	842	18,864	57,258
Non-Family Households	472	10,763	31,155
Average Size of Household	2.53	2.58	2.68
Median Age of Householder	54.9	49.4	49.1
Median Value Owner Occupied (\$)	87,937	118,717	101,874
Median Rent (\$)	667	620	649
Median Vehicles Per Household	2.2	2.1	2.1

GENERAL HOUSING CHARACTERISTICS			
Housing, Units	1,388	32,994	96,881
Housing, Owner Occupied	919	15,822	48,069
Housing, Renter Occupied	395	13,805	40,344
Housing, Vacant	74	3,367	8,468

POPULATION BY RACE

White Alone	2,884	47,176	146,073
Black Alone	163	15,728	45,237
Asian Alone	95	4,022	10,872
American Indian and Alaska Native Alone	27	546	1,585
Other Race Alone	203	6,545	26,679
Two or More Races	134	2,798	8,374

POPULATION BY ETHNICITY

Hispanic	806	20,054	77,328
White Non-Hispanic	2,363	35,471	100,721

GENERAL INCOME CHARACTERISTICS

Total Personal Income (\$)	131,317,625	2,203,498,583	6,208,983,037
Total Household Income (\$)	128,331,135	2,191,895,436	6,166,199,876
Median Household Income (\$)	61,660	56,481	53,036
Average Household Income (\$)	97,664	73,983	69,743
Per Capita Income (\$)	37,455	28,686	25,999

RETAIL SALES

Total Retail Sales (including Food Services) (\$)	15,510	1,635,610	4,770,528
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CONSUMER EXPENDITURES

Total Annual Expenditures (\$000)	78,983.60	1,618,465.40	4,773,683.50
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EMPLOYMENT BY PLACE OF BUSINESS

Employees, Total (by Place of Work)	436	22,891	75,743
Establishments, Total (by Place of Work)	27	1,323	4,750

EASI QUALITY OF LIFE

EASI Quality of Life Index (US Avg=100)	123	122	122
EASI Total Crime Index (US Avg=100; A=High)	72	102	103
EASI Weather Index (US Avg=100)	149	149	149
BLOCK GROUP COUNT	3	55	172

Footnotes:

Easy Analytic Software, Inc. (EASI) is the source of all updated estimates. All other data are derived from the US Census and other official government sources. Consumer Expenditure data are derived from the Bureau of Labor Statistics.

All estimates are as of 1/1/2016 unless otherwise stated.

