

**LAND** *for*  
**SALE**

# *±21.6 Acres Cinnamon Creek Ranch*

OLD DENTON RD & KELLER HASLET RD | FORT WORTH



Fort Worth Alliance Airport



I-35 West

Hillwood Development  
1.2 MSF Spec Warehouse

Old Denton Rd

**±21.6 ACRES**

**SINGLE-FAMILY**

**THE HOLSTON APARTMENTS**

Keller-Haslet Rd.

Westport Rd.

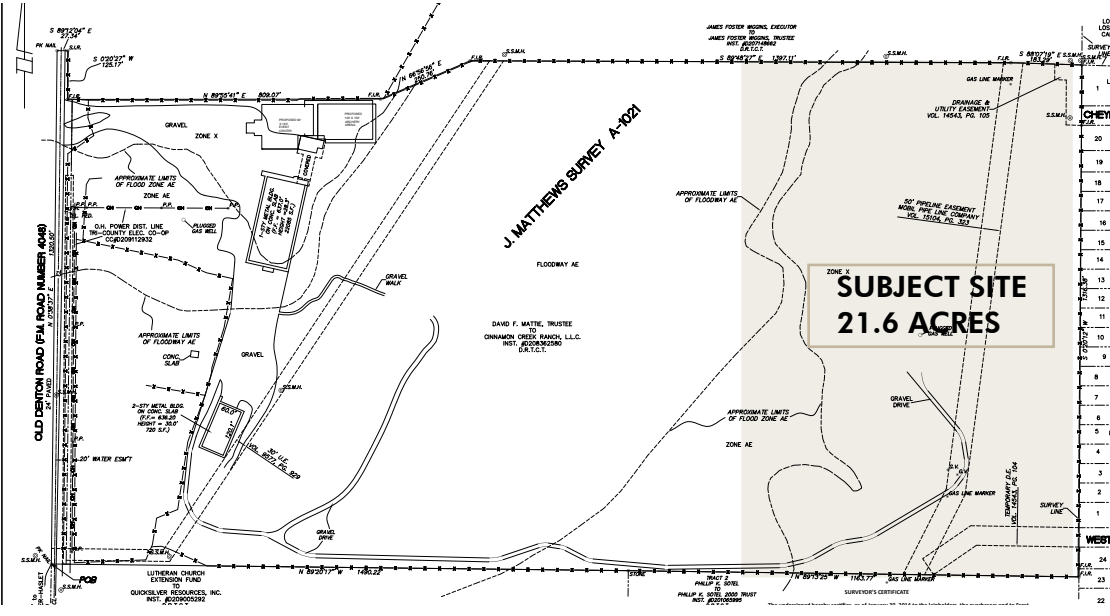
Beach

**CBRE**



CBRE, Inc. has been exclusively retained to offer qualified investors, developers or users the opportunity to purchase a portion of unimproved land of Cinnamon Creek Ranch of approximately 21.6 Acres (the "Property"), located along Old Denton Road near Keller-Haslet Rd in Tarrant County. The Property site is un-zoned, unincorporated, and part of the City of Ft. Worth ETJ, allowing flexibility in accommodating a wide variety of uses.

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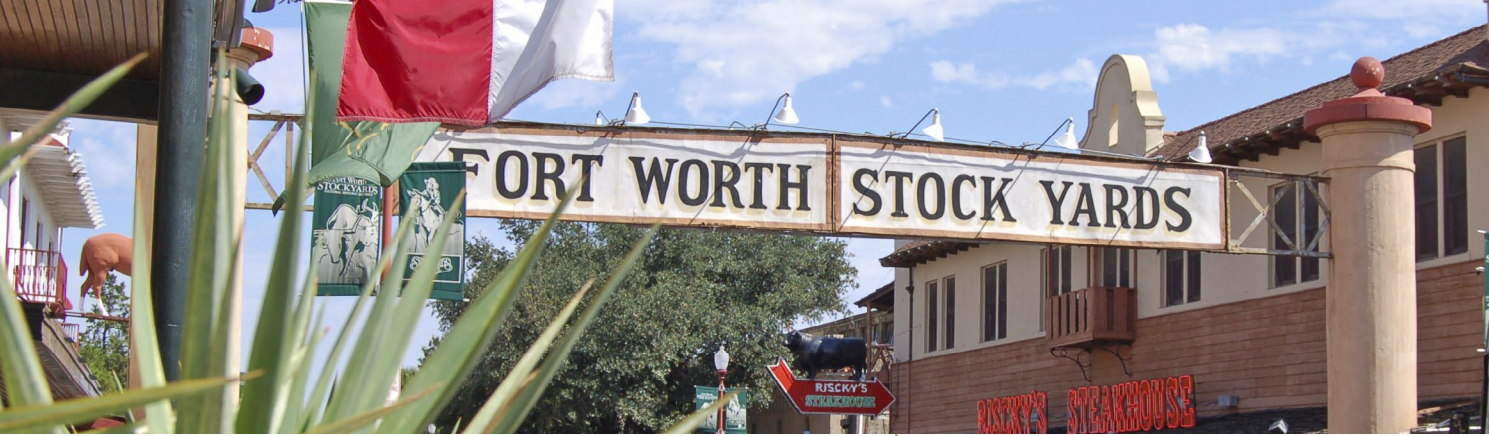


**PROPERTY DETAILS**

LOCATION:	Old Denton Rd, North of Keller-Haslet Rd., Roanoke
SUBMARKET/ VICINITY:	Alliance 3.2 miles from I-35 W, 2.9 mi. to FW Alliance Airport
PROPERTY TYPE:	Raw, unimproved land
SIZE:	±21.6 Acres
ZONING:	None - Unincorporated Fort Worth ETJ
NEARBY NEW DEVELOPMENTS	The Holston: Completed Multi-family Units Hillwood: 1.2 MSF Warehouse Under Construction

DEMOGRAPHICS	1 MILE	5 MILE	10 MILE
2020 Population	4,398	103,009	452,275
Annual Growth 2010-2021	3.1%	3.0%	2.6%
Avg. HH Income	\$112,132	\$129,561	\$129,270
Median Age	31.9	33.6	35.2





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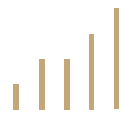
HIGHLY DESIRABLE CENTRAL U.S. LOCATION WITH THE WORLD'S **THIRD-BUSIEST** AIRPORT



PRO-BUSINESS ENVIRONMENT  
WITH  
**LOW COSTS OF LIVING**  
AND **DOING BUSINESS**

**TOP ANNUAL JOB  
GROWTH RATE**

AMONG THE LARGEST  
U.S. METROS. (3.1%)



**2<sup>ND</sup>** FASTEST GROWING METRO IN THE U.S.  
(±400 NEW RESIDENTS EACH DAY)



MORE THAN **650,182** RESIDENTS WERE ADDED  
FROM 2010 TO 2015 AND **OVER 10.6 MILLION**  
**PEOPLE** ARE EXPECTED TO LIVE IN DFW IN 2040.

**3<sup>RD</sup>** HIGHEST PROJECTED JOB  
GROWTH THROUGH 2020  
(452,470 JOBS OVER FIVE YEARS)

**UNEMPLOYMENT RATE (3.2%)** REMAINS  
WELL BELOW THE NATIONAL AVERAGE  
**(4.9%, SEASONALLY ADJUSTED).**

**22** FORTUNE 500  
HEADQUARTERS

**#2** IN REVENUE  
GENERATED FROM  
FORTUNE 500  
COMPANIES

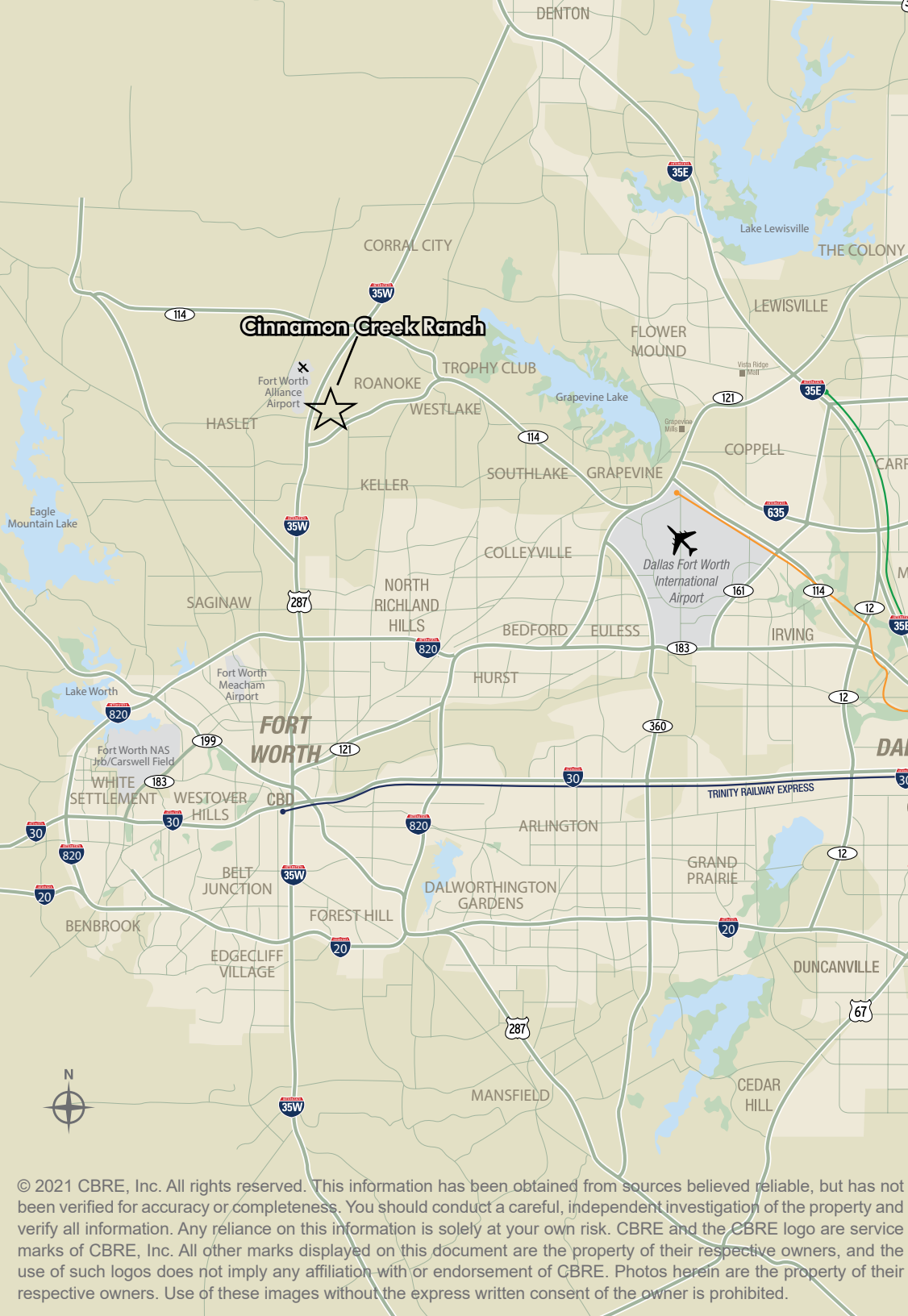
## D/FW Metroplex

Dallas / Fort Worth is home to more than 10,000 corporate headquarters, the largest concentration in the US. As a leading business and financial center, the D/FW Metroplex boasts an excellent quality of life with amenities including the arts, professional sport organizations, and a wide variety of entertainment destinations.

According to the Dallas Regional Chamber, Dallas / Fort Worth is regularly identified as one of the nation's top markets for new and expanded corporate facilities. The D/FW Metroplex has attracted an impressive list of expansions or relocations that span several diverse industries, maintaining a Top 5 position for such investments across the US.

*MORE THAN*  
**10,000**  
CORPORATE  
HEADQUARTERS

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**SALE**



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**CBRE**

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