

FOR SALE



GOLDEN TRIANGLE LAND

NEQ OF GOLDEN TRIANGLE BLVD & BEACH ST

FORT WORTH, TEXAS

DUWEST

CREATING, ENHANCING & PROTECTING VALUE

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GOLDEN TRIANGLE LAND | NEQ of Golden Triangle Blvd & Beach St, Fort Worth, Texas

OVERVIEW

- 12.3 Acres Total
- 0.76 - 0.96 AC Pad Sites Available Fronting Golden Triangle Blvd
- Located just east of the signalized intersection at Golden Triangle Blvd and Beach St
- Easy Access & Excellent Visibility
- Easy access to I-35W, US-377 & Loop 820
- Call for Info & Price

TRAFFIC COUNTS

Golden Triangle Blvd: 26,043 VPD

Beach St: 18,527 VPD

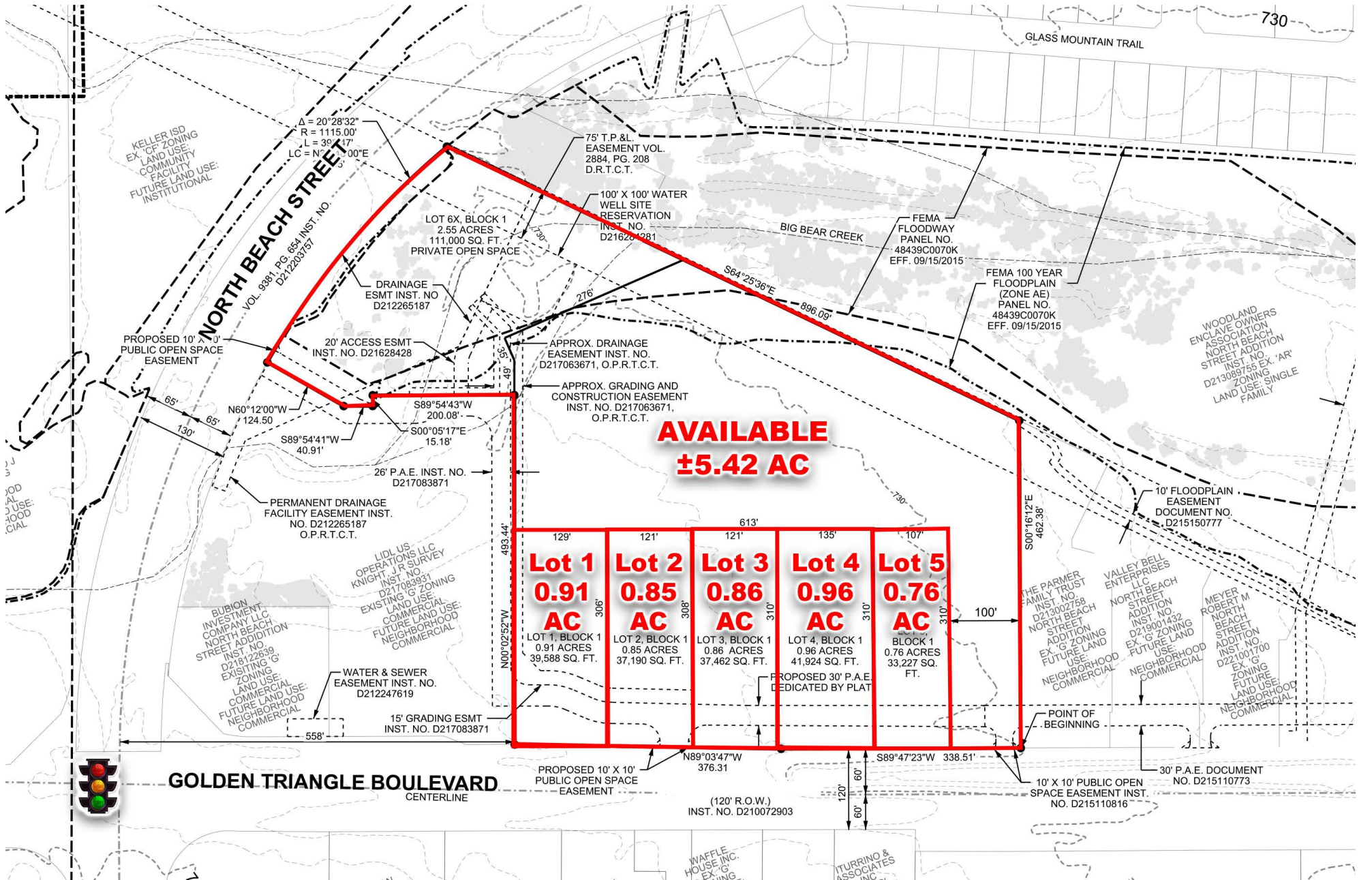
(TXDOT 2019)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2022 Population	14,974	109,779	248,783
2027 Projected Pop.	15,756	112,477	257,166
Daytime Pop.	11,014	89,538	197,078
Avg HH Income	\$132,064	\$133,324	\$134,968



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