

FOR INFO



VICTORY SHOPS AT BASSWOOD SEC OF N BLUE MOUND RD & BASSWOOD BLVD

FORT WORTH, TEXAS

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DUWEST
CREATING, ENHANCING & PROTECTING VALUE

Development by:



4403 North Central Expressway #200 Dallas Texas 75205
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VICTORY SHOPS AT BASSWOOD | 7052 Blue Mound Rd, Fort Worth, Texas 76131

OVERVIEW

- Available:
 - Retail 3: ±2,060 SF In-line Space
 - Retail 4: ±1,500 SF End Cap w/ Drive-Thru
 - Retail 6: ±2,250 SF End Cap w/ Drive-Thru
 - Retail 7: Up to 7,000 SF future retail available
 - Pad 1: ±1.08 AC available for GL only
 - Pad 2: ±0.75 AC available for GL or sale
 - Pad 3: ±1 AC Available
- Victory Shops at Basswood is a ±26 Acre Mixed-Use Development anchored by EOS Fitness.
- Located across Blue Mound Rd from Saginaw High School with 2,154 Students and across Basswood Blvd from a Kroger anchored shopping center.
- Easy access to 3 major highways - less than 1.5 miles from I-35W, 3 miles from Hwy 287, and less than 2 miles from Loop 820.
- Call for Info & Price

TRAFFIC COUNTS

Blue Mound Rd: 24,212 VPD (Kalibrate, 2023)

DEMOGRAPHICS

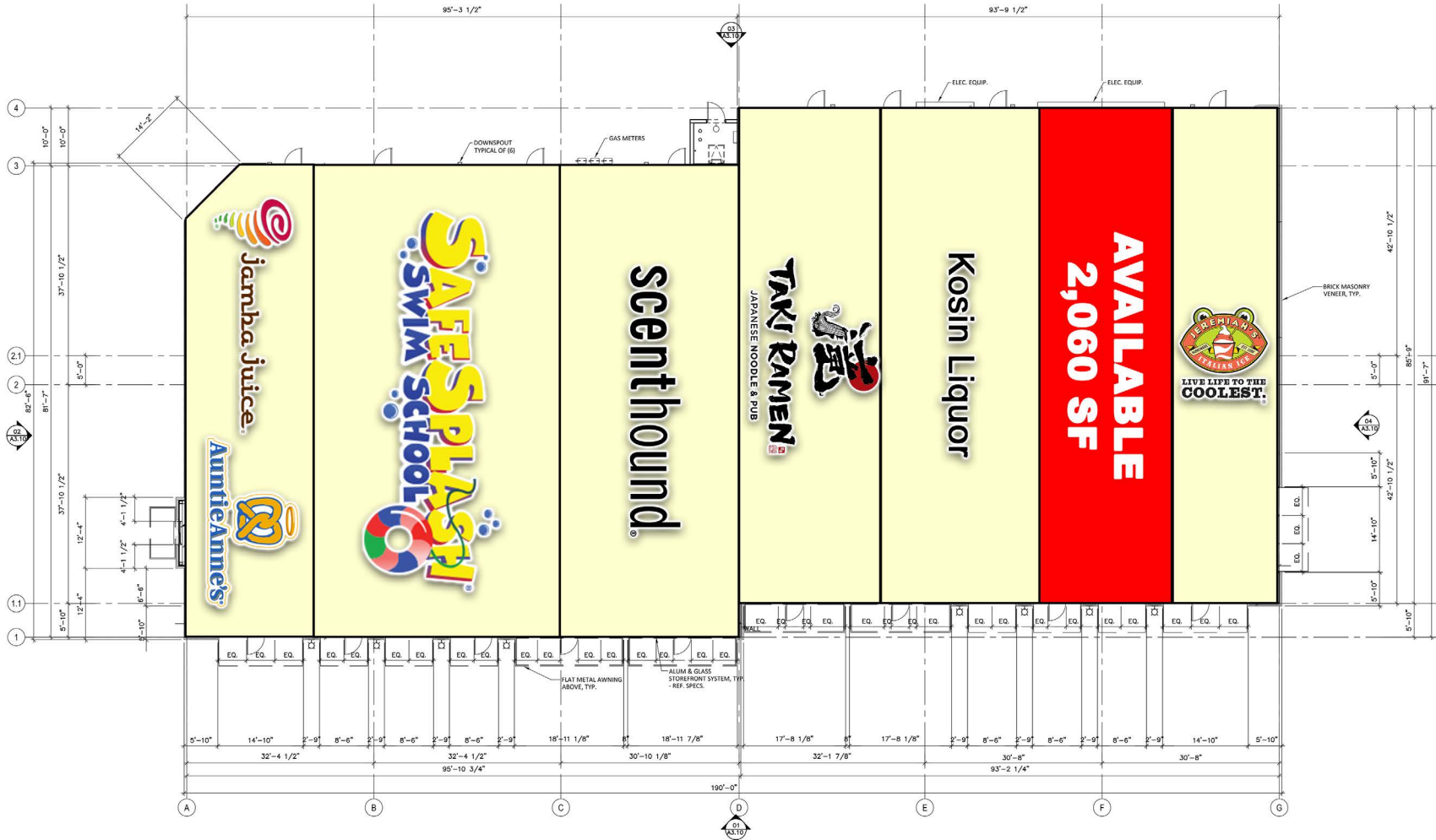
	1-mile	3-mile	5-mile
2023 Population	12,820	100,008	271,335
2028 Projected Population	13,254	103,172	291,009
Daytime Population	14,506	92,359	229,999
Avg Household Income	\$109,452	\$102,502	\$106,761



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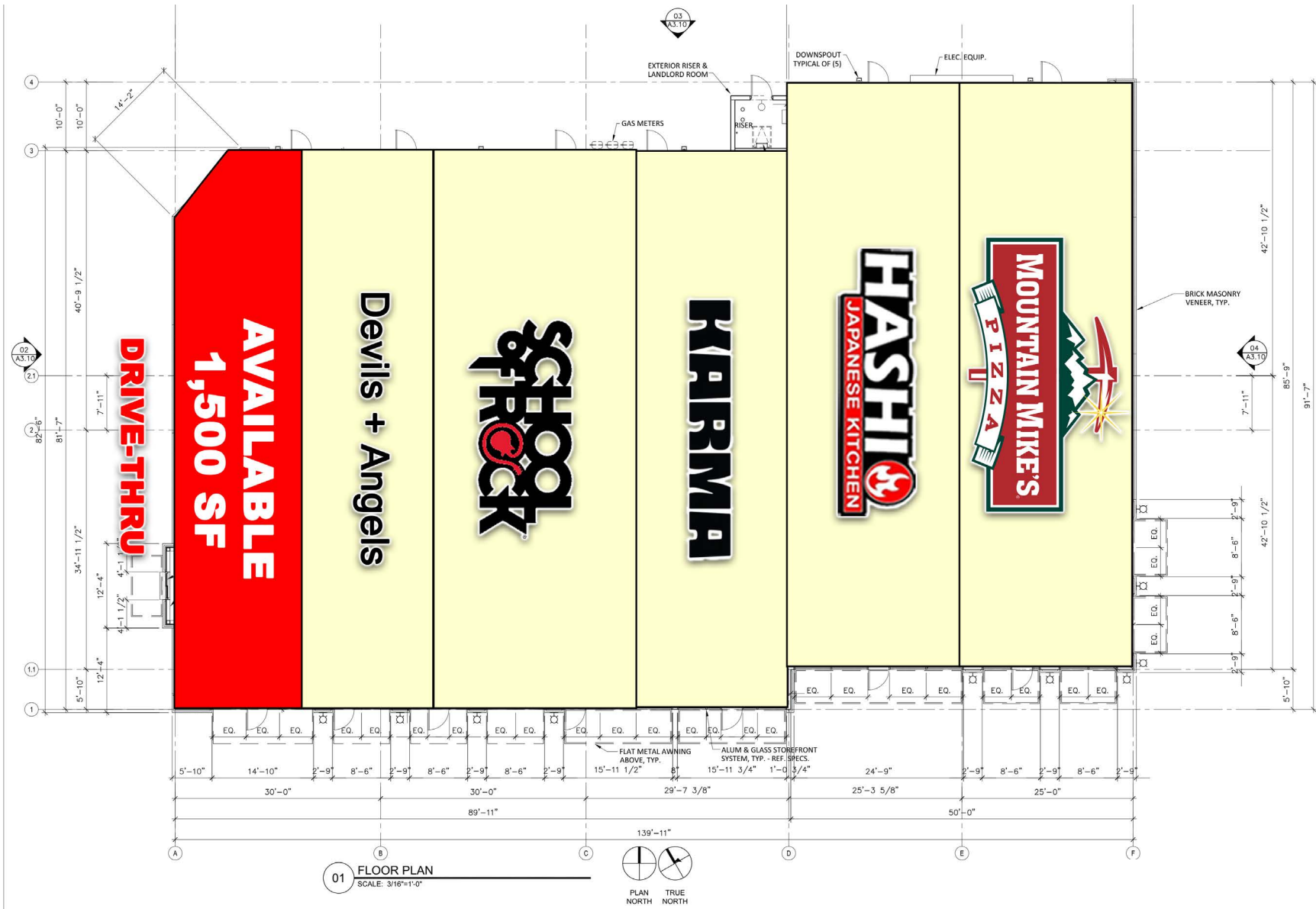


BUILDING 3

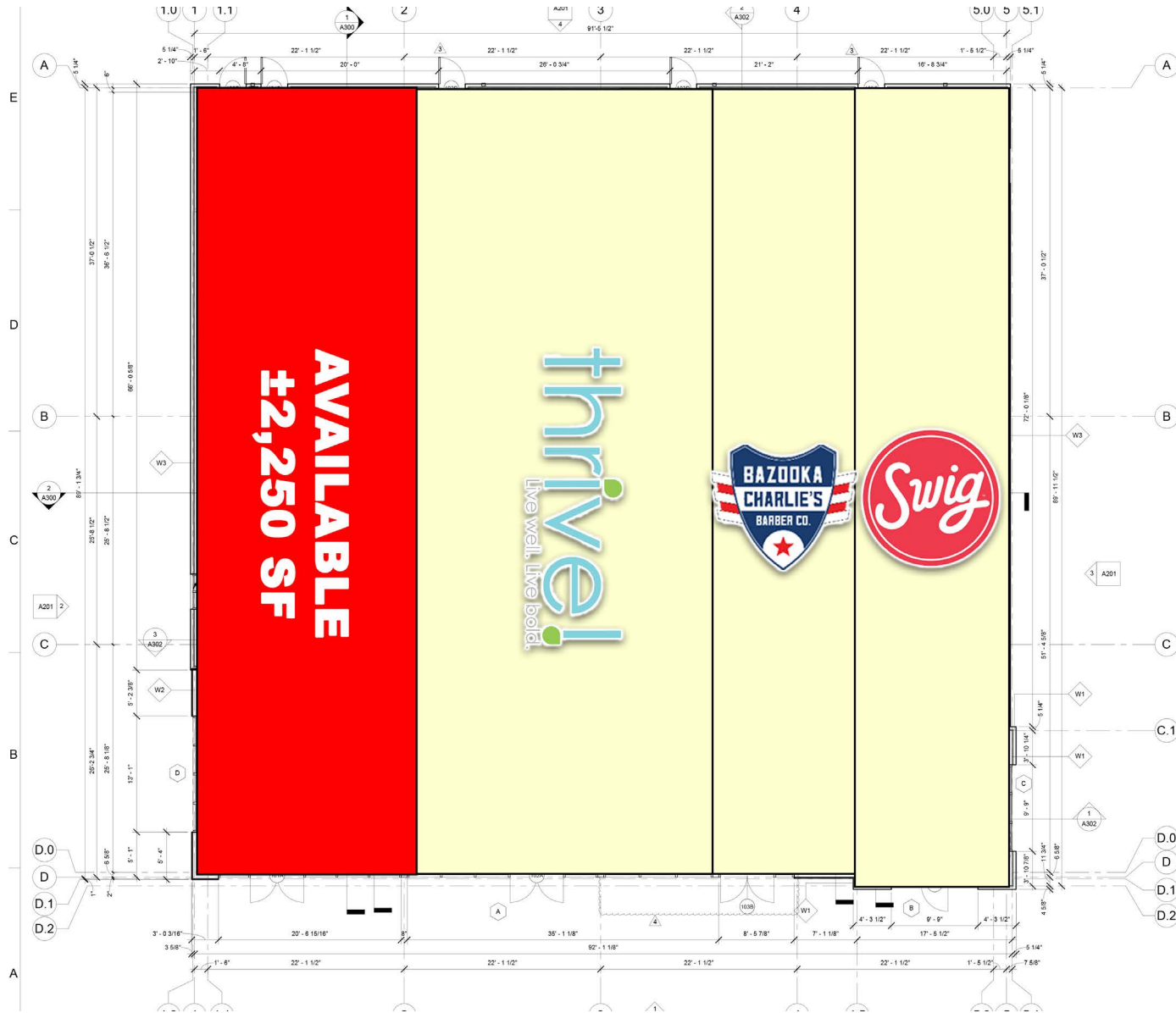


01 FLOOR PLAN
SCALE: 1/8"=1'-0"
NORTH

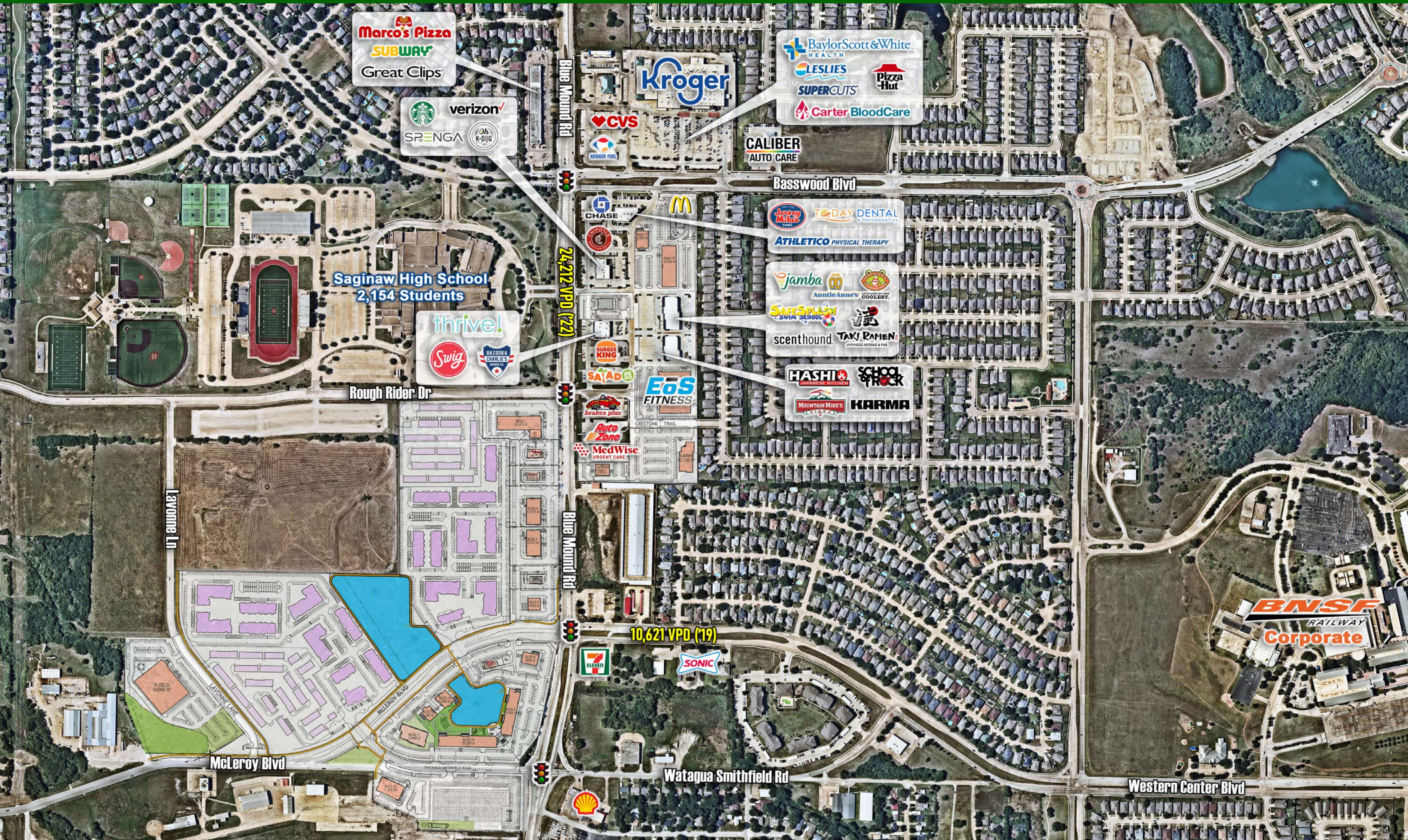
BUILDING 4



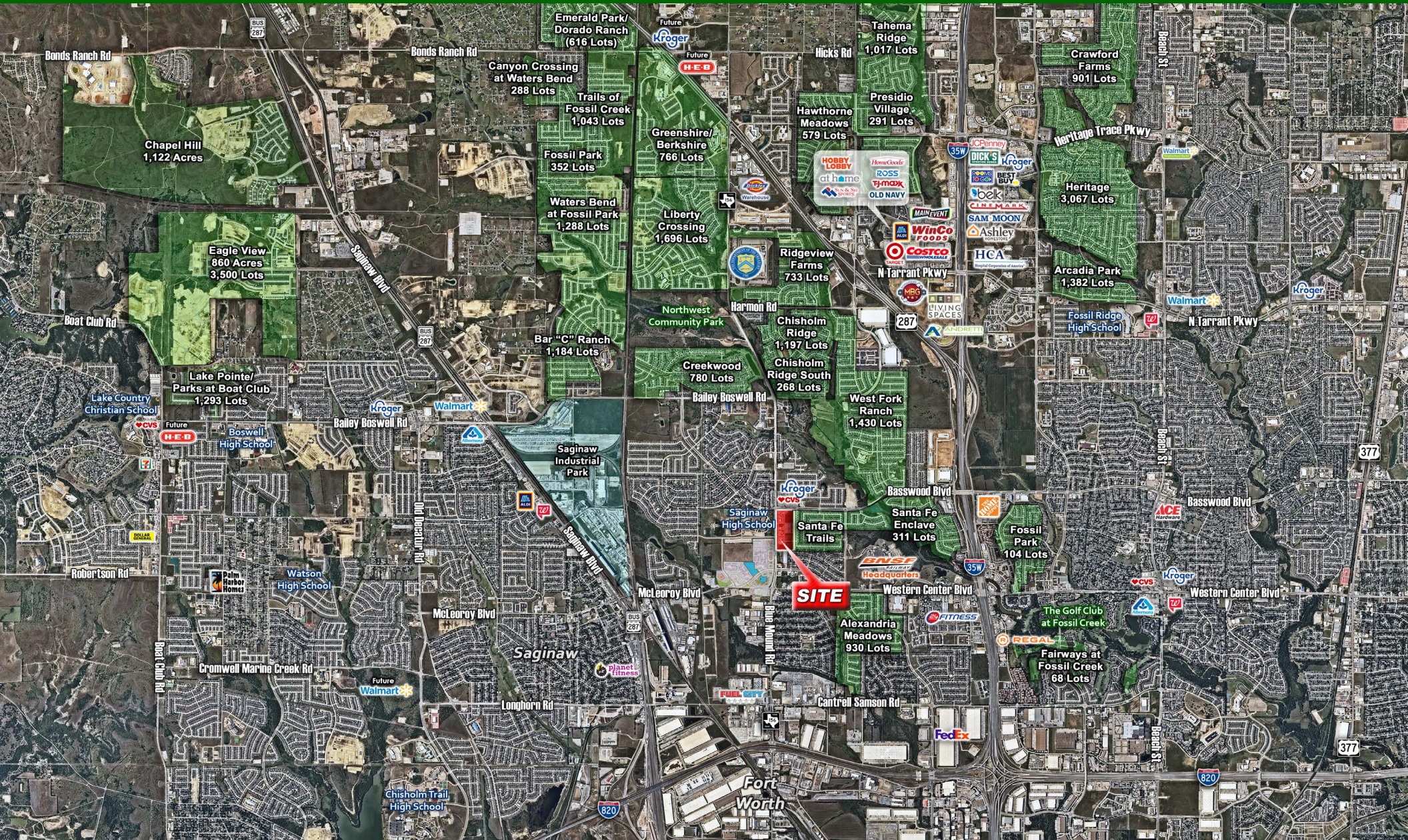
BUILDING 6



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