



FOR SALE

9.83 ACRES AVAILABLE - WILL DIVIDE

FORT WORTH, TEXAS

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DUWEST
 CREATING, ENHANCING & PROTECTING VALUE

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LAND FOR SALE | 6715 Marine Creek Pkwy, Fort Worth, Texas 76179

OVERVIEW

- ±9.83 Acres Available - Will Divide
- Located on Old Decatur Rd & Marine Creek Pkwy between McLeroy Rd & Longhard Rd in Fort Worth
- Busy intersection of 3 roads
- Excellent visibility - site has frontage on 3 sides
- Surrounded by many existing and future residential developments
- Area lacks retail goods and services in the immediate vicinity
- Zoned Commercial 'G'
- Call for Info & Price

TRAFFIC COUNTS

Old Decatur Rd: 13,433 VPD (TXDOT, 2022)

Cromwell-Marine Creek Rd: 15,186 VPD (TXDOT, 2022)

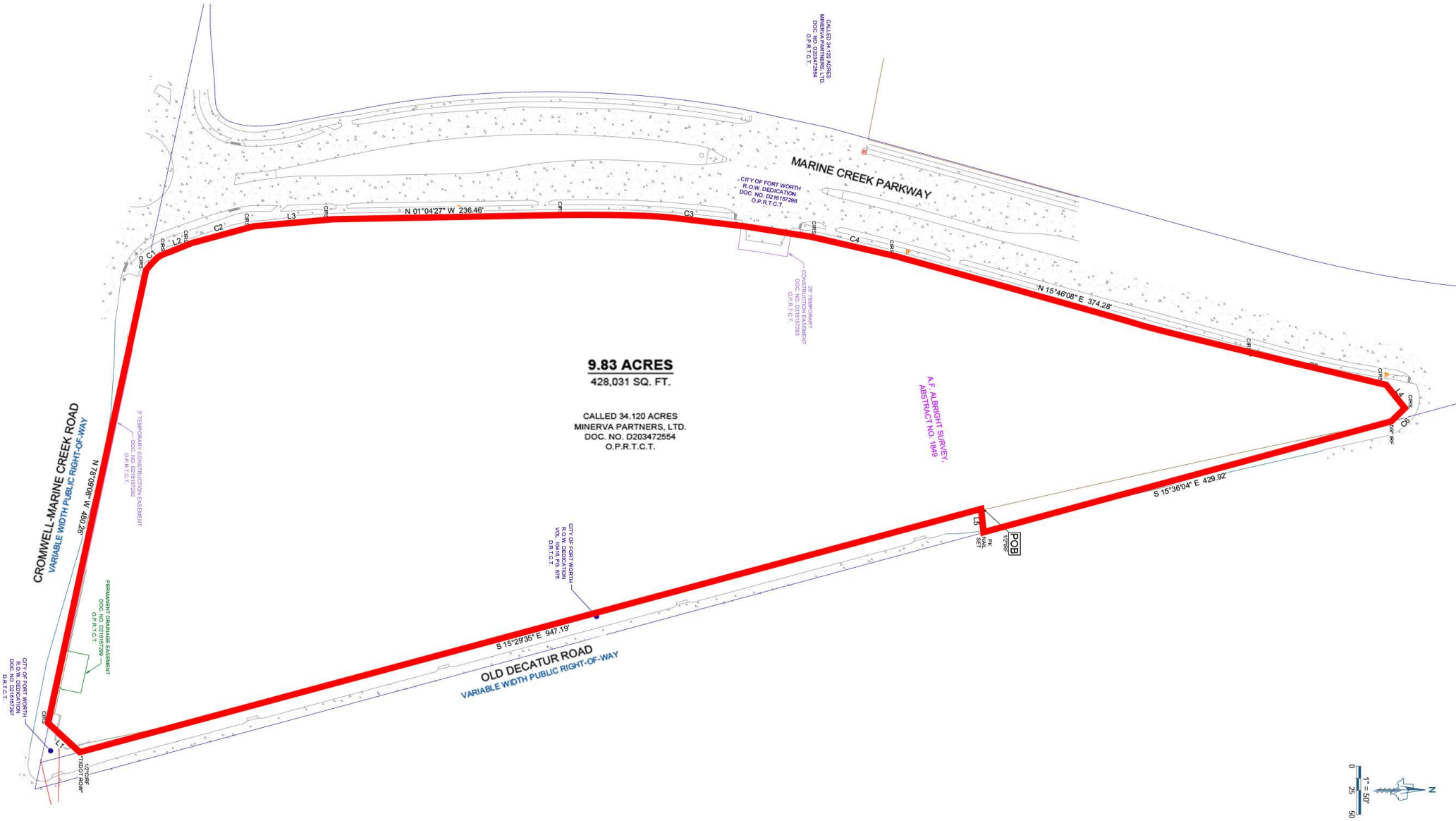
Marine Creek Pkwy: 16,832 VPD (TXDOT, 2022)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2023 Population	16,395	84,638	205,366
2028 Projected Pop.	17,257	90,592	236,320
Daytime Pop.	9,342	65,557	176,556
Avg HH Income	\$104,071	\$104,675	\$98,993



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13,433 VPD (22)

SITE
±9.83 AC

Public Storage

Future
CVS

Old Decatur Rd

Cromwell-Marine Creek Rd

Marine Creek Pkwy

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