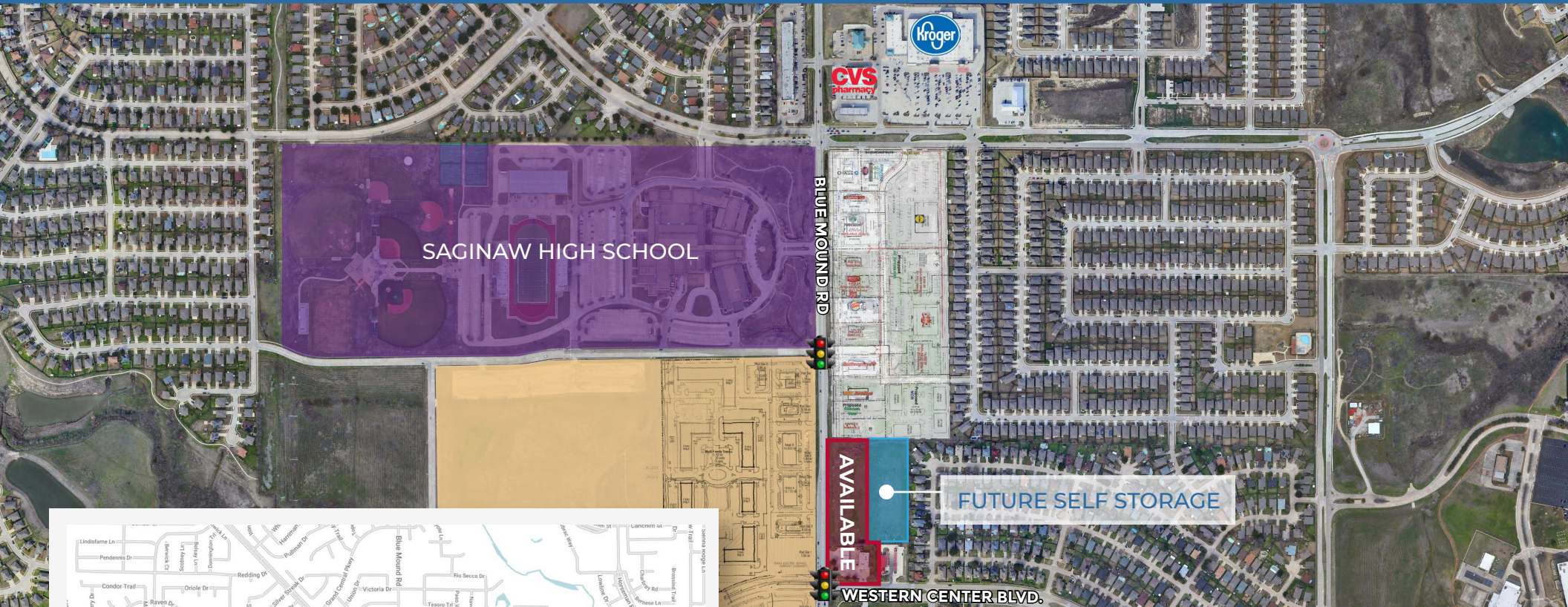


NEC WESTERN CENTER BLVD AND BLUE MOUND RD

FORT WORTH, TEXAS



SAGINAW HIGH SCHOOL

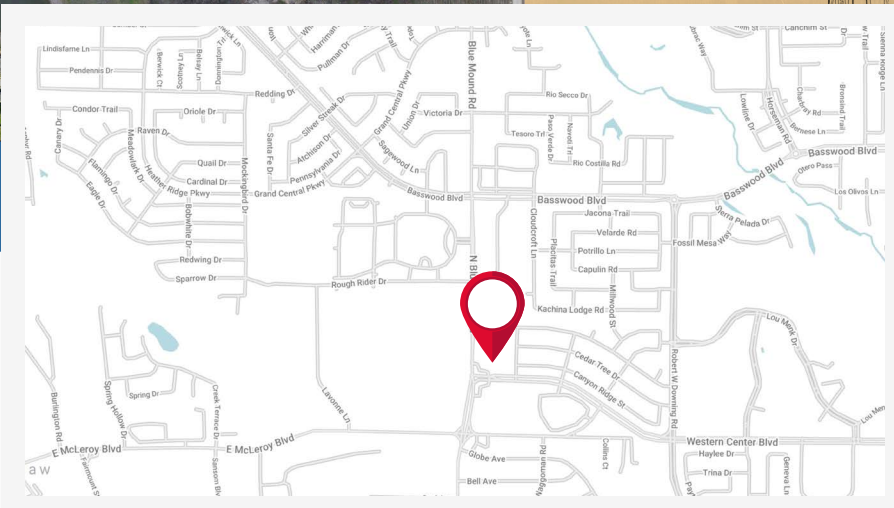
BLUE MOUND RD

AVAILABLE

FUTURE SELF STORAGE

WESTERN CENTER BLVD.

PAD SITES AVAILABLE



Malouf Interests Inc.
Old Parkland - Freedom Place
4143 Maple Ave, #325
Dallas, TX 75219

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✉️ js@maloufinterests.com

NEC WESTERN CENTER BLVD AND BLUE MOUND RD, FORT WORTH, TEXAS

AERIAL MAP

CALL FOR PRICING



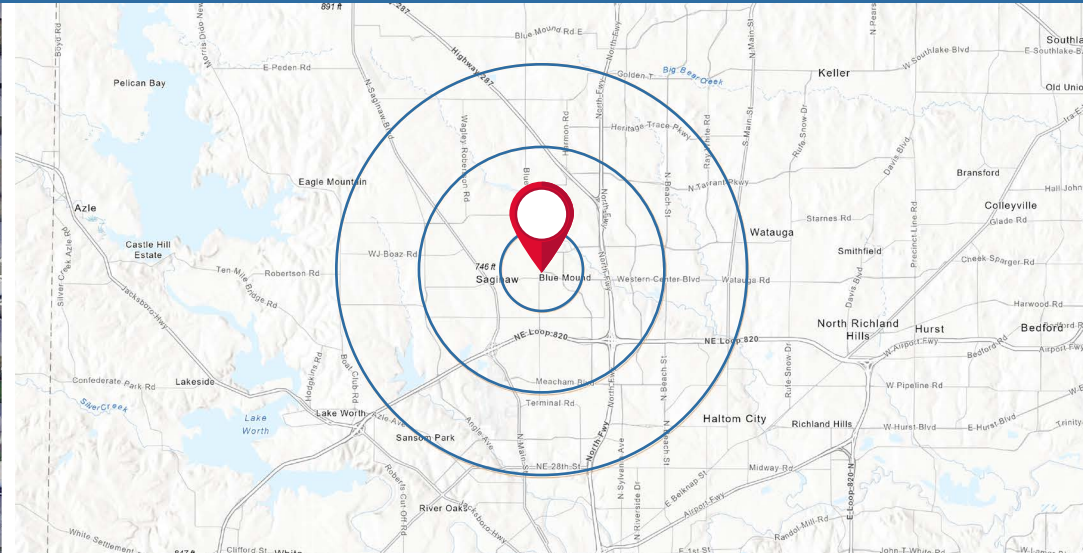
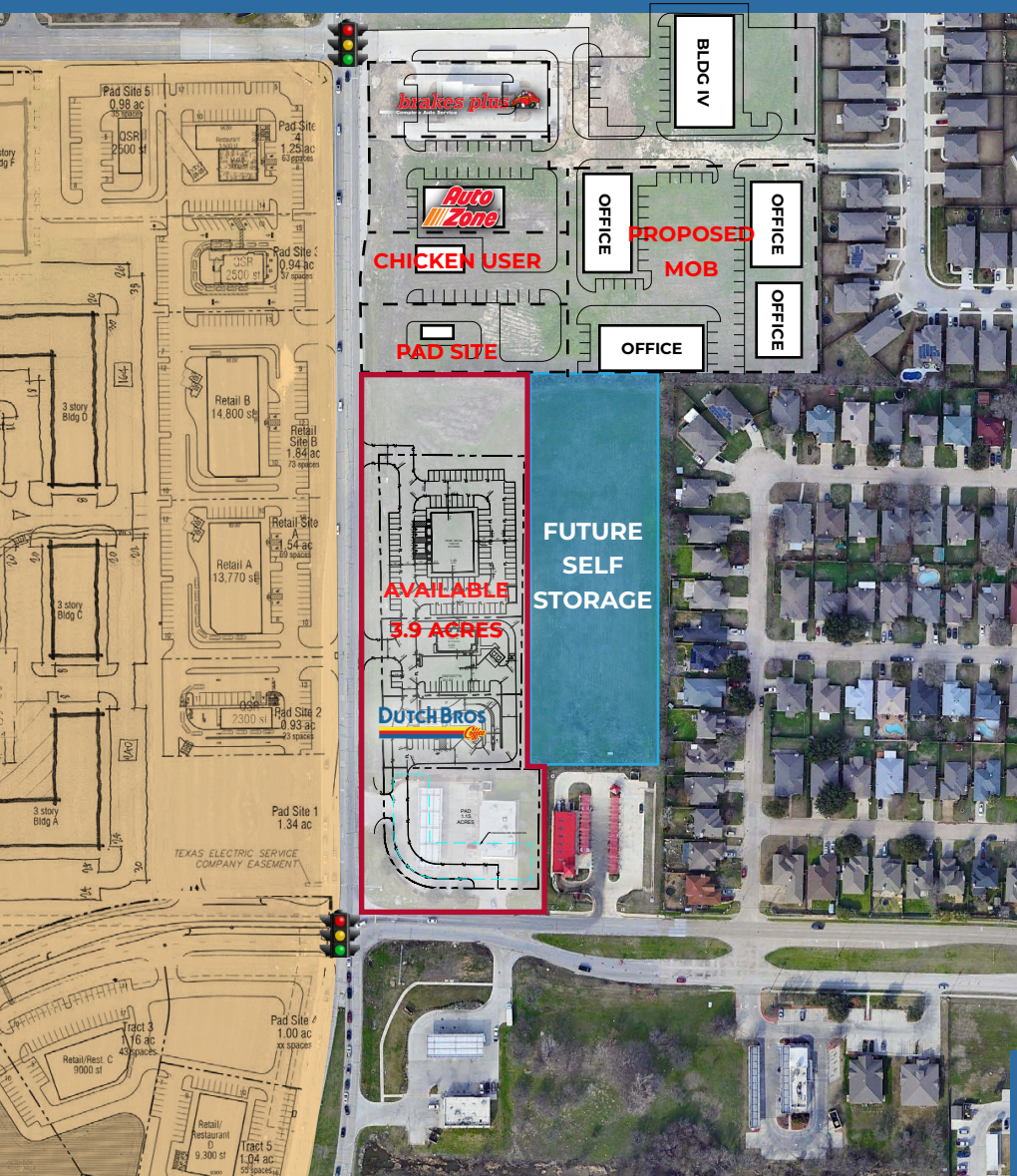
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DEMOGRAPHICS

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2021 Summary

	1 Mile	3 Miles	5 Miles
Population	11,642	89,636	260,976
Households	3,745	30,053	84,614
Families	2,989	22,135	64,670
Average Household Size	3.11	2.97	3.08
Owner Occupied Housing Units	3,183	21,142	60,721
Renter Occupied Housing Units	561	8,911	23,893
Median Age	32.3	32.5	32.1
Median Household Income	\$82,371	\$79,839	\$78,732
Average Household Income	\$94,713	\$92,214	\$92,344



Traffic Count

S Blue Mound Rd	23,460 VPD
Western Center Blvd	13,104 VPD
Watauga Smithfield Rd	4,330 VPD