

# FORT WORTH - WESTERN CENTER & FM 156

Southeast Corner of Western Center Boulevard & Blue Mound Road, Fort Worth, Texas 76131



GREENWAY INVESTMENT COMPANY

ESTABLISHED 1979

## PROPERTY OVERVIEW

Commercial property adjacent to 7-Eleven along Blue Mound Road (FM 156) in North Fort Worth. Area retailers include Kroger, CVS, Starbucks, Home Depot. Located within 3 miles of AllianceTexas - a master-planned development with approximately 50,000 employees.

## PROPERTY SIZE

3.72 acres  
Pad sites available

## ZONING

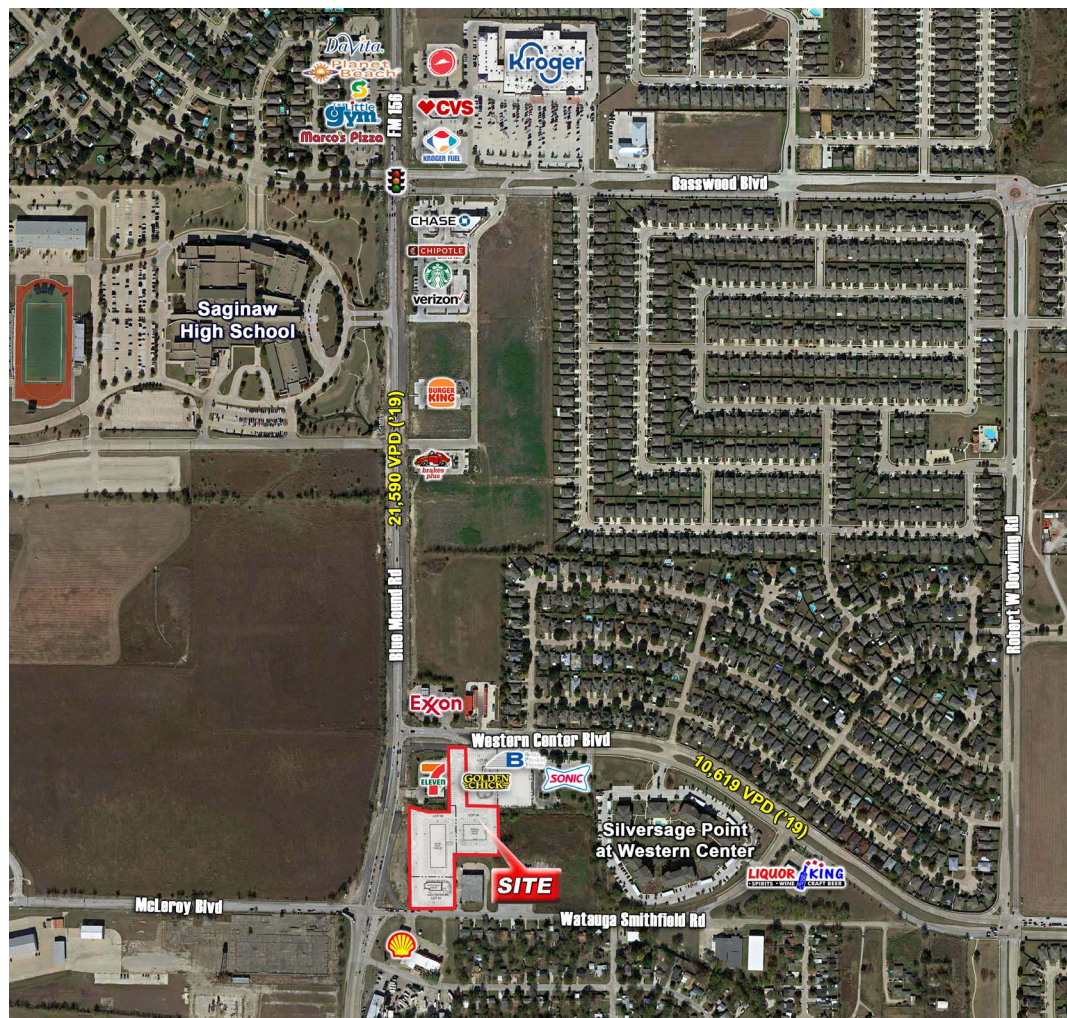
"E"Neighborhood Commercial

## TRAFFIC COUNTS

Blue Mound Road 21,590 VPD TxDot '19  
Western Center Blvd. 10,619 VPD TxDot '19

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
2022 Est. Population	12,326	91,723	278,446
Avg. HH Income	\$106,606	\$104,442	\$104,684
Daytime Population	15,315	89,381	236,404
Median Home Value	\$234,173	\$236,315	\$235,131



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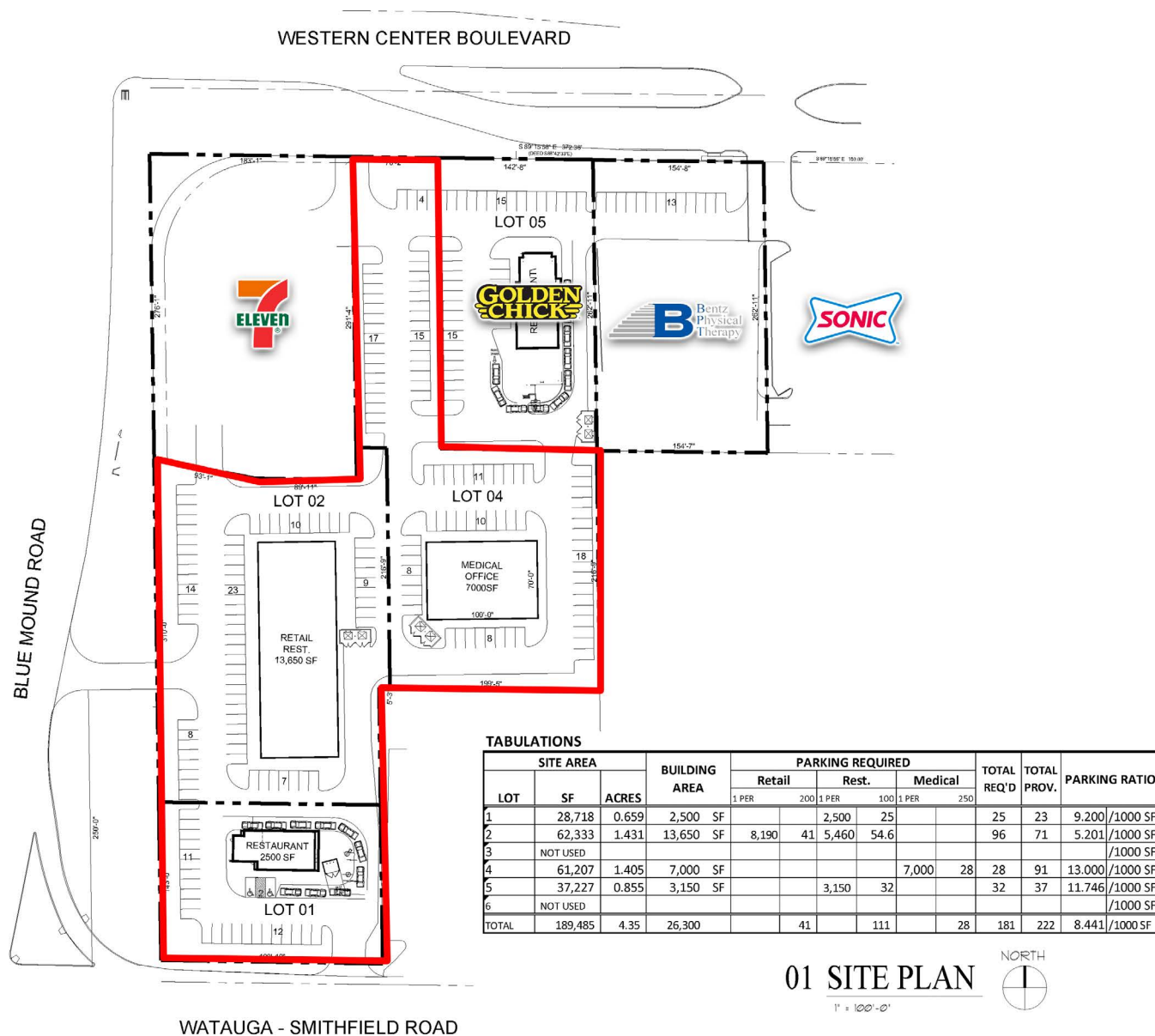
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