

Commercial Development Opportunity For Sale \$2,200,000

4335 Golden Triangle Blvd
Fort Worth, TX 76244

BORDERS ARE APPROXIMATED



+/- 4.829 acres on Hard Corner at Golden Triangle and N. Beach St. zoned Commercial Retail with over 250 ft. of road frontage. Excellent location in an area that is rapidly growing in both Commercial and Residential properties. Quick access to I-35 and Highway 377 to downtown Keller, Roanoke, and Southlake. New Alliance Development just around the corner. Proposed use: Retail, Office Park, Restaurant, Bank, Gas Station Health Care, Convenience store, etc. The adjoining tract of land to the west, +/- 5.49 acres, is also available for a conjoined sale. Contact agent for more information!

Traffic Count - Golden Triangle 27,503 VPD
Beach Street 19,130 VPD

Zoning – E Neighborhood Commercial
(City of Fort Worth) – Low Intensity

Demographics **3 Miles**
Population 82,832
Avg. HH Income \$149,342
Med Home Value \$412,600



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