



Pad Site for Lease or Build to Suit

SWC of Interstate 35 and Sycamore School Rd in Fort Worth, Texas

Location:

SWC of Interstate 35 and Sycamore School Rd
Fort Worth, Texas 76134
*In front of Home Depot



Land Size:

Approx. 20,100 sq. ft.
* Refer to Lot 2R2

Building Size:

Up to 5,000 sq. ft.

Development Plan:

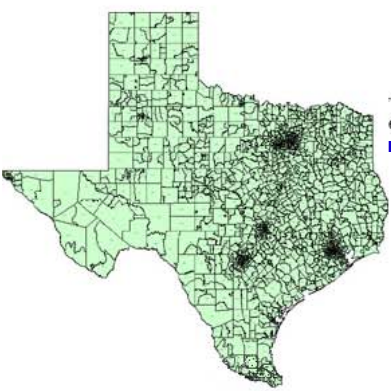
Owner will ground lease or build to suit for retail or restaurant tenant.

Traffic Counts:

Interstate 35 – 118,580 (1996)
Sycamore School – 18,520 (1999)
*All in cars per day

Demographics:

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	3,947	57,277	179,567
Employees:	3,105	21,732	51,912
Average HH Income:	\$51,752	\$52,868	\$54,559



*The information contained herein was obtained from sources believed to be reliable; however, John T. Evans Company, Inc. makes no guarantees, warranties or representations as to the completeness or accuracy thereof. This presentation is subject to change in price, corrections, prior sale or withdrawal without notice.

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