

6401 McCullar Rd



Land - East Northeast Ft Worth Submarket
Haltom City, TX 76117

6.5 AC Lot 283,140 SF Lot M-1 Zoning Not Disclosed Sale Price

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Not Disclosed Sale Price 6.5 AC 283,140 SF 1,108 days On Market M-1 Zoning

For Sale

Price	Not Disclosed		
Sale Type	Investment	On Market	1,108 Days
Status	Active	Last Updated	Oct 22, 2021
			Update

Land

Type	2 Star Industrial Land		
Location	Urban		
Zoning	M-1		
Land AC - Gross	6.50 AC	Land SF - Gross	283,140 SF
Topography	Level		
Proposed Use	Industrial, Warehouse		
Parcel	41503775		
Taxes	\$0.00/SF (2021)		
Walk Score®	Car-Dependent (14)		

Assessment

2021 Assessment		
Land	\$44,345	\$0.80/SF

Demographics

	1 mile	3 miles
Population	7,516	80,492
Households	2,818	30,740
Median Age	35.80	35.60
Median HH Income	\$51,062	\$54,569
Daytime Employees	4,569	44,738
Population Growth '21 - '26	▲ 3.81%	▲ 4.19%
Household Growth '21 - '26	▲ 3.66%	▲ 4.10%

Traffic

Collection Street	Cross Street	Traffic Vol	Last Measu...	Distance
State Hwy 183	E Belknap St SW	18,684	2020	0.30 mi
State Hwy 183	-	21,000	2017	0.30 mi
Gerome St	Allena Ln S	70	2018	0.40 mi
W Broadway Ave	Bldv 26 E	2,271	2020	0.44 mi
W Broadway Ave	Richland Plaza Dr E	5,854	2020	0.46 mi
Carson St	Walker St N	6,196	2018	0.50 mi
Carson St	Ellison Ave N	9,558	2018	0.55 mi
Richland Plaza Dr	W Broadway Ave S	2,056	2020	0.58 mi
Baker Blvd	Gerome St E	8,056	2020	0.59 mi
Baker Blvd	-	9,700	2017	0.61 mi

Made with TrafficMetrix® Products

Sale Highlights

- Owned by municipality.
- Flat
- Utilities present

Sale Notes

EDC owned property, council meets once a month. To speed the process, please submit an LOI for consideration of a special meeting to discuss development detail. Use and preliminary site plan required. Metrics on Job creation and potential sales tax revenue is helpful.

Sale Contacts



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Income & Expenses

Expenses	2021	Per AC
Taxes	\$1,138	\$175.15

Source: CoStar Research