

9101 NW Hwy 287



Land - Alliance Submarket
Fort Worth, TX 76131

6.77 AC Lot 294,901 SF Lot I Zoning Not Disclosed Sale Price

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Not Disclosed Sale Price 6.77 AC 294,901 SF 381 days On Market I Zoning

For Sale

Price: Not Disclosed
Sale Type: Investment
Status: Active
On Market Last Updated: 381 Days Dec 6, 2021
[Update](#)

Land

Type: 2 Star Industrial Land
Location: Suburban
Zoning: I

Land AC - Gross: 6.77 AC Land SF - Gross: 294,901 SF
Land AC - Net: 6.77 AC Land SF - Net: 294,901 SF
Topography: Level Dimensions: Irregular

On Sites: Raw land
Off Sites: Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water
Current Use: Vacant
Proposed Use: Industrial

Frontage: 1,129' on Hwy 287
Parcel: 04962966
Taxes: \$0.02/SF (2021)
Walk Score®: Car-Dependent (6)

Assessment

2021 Assessment
Land: \$176,941 \$0.60/SF

Demographics

	1 mile	3 miles
Population	12,778	78,766
Households	4,016	24,665
Median Age	31.20	31.90
Median HH Income	\$97,253	\$99,342
Daytime Employees	2,238	20,367
Population Growth '21 - '26	▲ 14.20%	▲ 9.61%
Household Growth '21 - '26	▲ 14.09%	▲ 9.57%

Traffic

Collection Street	Cross Street	Traffic Vol	Last Measu...	Distance
Harmon Rd	Hwy 81 Svc Rd S	7,338	2020	0.50 mi
Blue Mound Rd	Heritage Trace Pkwy N	10,000	2017	0.55 mi
Blue Mound Rd	Heritage Trace Pkwy N	10,464	2020	0.57 mi
Harmon Rd	Covey Dr S	5,571	2020	0.61 mi
Harmon Rd	Running River Ln W	3,284	2018	0.72 mi
Not Available	Not Available No	1,958	2020	0.79 mi
Harmon Rd	Blue Mound Rd W	8,900	2017	0.82 mi
Harmon Rd	Blue Mound Rd W	9,231	2020	0.84 mi
Heritage Trace Blvd	Sills Way E	4,766	2020	0.91 mi
Blue Mound Rd	Hidden Lake Rd SE	18,424	2020	0.96 mi

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Sale Contacts



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Income & Expenses

Expenses	2021	Per AC
Taxes	\$4,958	\$732.41

Source: CoStar Research