

## Angle Ave - Quarry Falls Industrial Land



Land - Northwest Ft Worth Submarket Fort Worth, TX 76106	127 AC Lot	5,532,120 SF Lot	PD-917-K Zoning	\$16.6M Sale Price	\$130.7K Price/AC
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## Angle Ave



Land - Northwest Ft Worth Submarket Fort Worth, TX 76106	\$16.6M Sale Price	\$130,680 Price/AC	\$3.00 Price/SF	127 AC	5,532,120 SF	1,107 days On Market	PD-917-K Zoning
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### For Sale

Price	\$16,596,360	On Market	1,107 Days
Price/AC	\$130,680	Last Updated	Nov 3, 2021
Price/SF	\$3.00		<u>Update</u>
Sale Type	Investment		
Status	Active		

### Land

Type	2 Star Industrial Land		
Location	Suburban		
Zoning	PD-917-K		
Land AC - Gross	127.00 AC	Land SF - Gross	5,532,120 SF
Land AC - Net	120.00 AC	Land SF - Net	5,227,200 SF
Proposed Use	Industrial, Industrial Park, Warehouse		
Parcel	04229975		
Taxes	\$0.00/SF (2021)		
Opportunity Zone	Yes		
Walk Score®	Car-Dependent (5)		
Transit Score®	Minimal Transit (21)		

### Assessment

2021 Assessment		
Land	\$119,311	\$0.10/SF

### Demographics

	1 mile	3 miles
Population	9,013	91,330
Households	2,676	27,025
Median Age	28	31.10
Median HH Income	\$37,354	\$50,914
Daytime Employees	455	26,090
Population Growth '21 - '26	▲ 4.47%	▲ 4.49%
Household Growth '21 - '26	▲ 4.37%	▲ 4.50%

### Traffic

Collection Street	Cross Street	Traffic Vol	Last Measu...	Distance
Angle Ave	Sansom Park Dr SE	11,445	2020	0.33 mi
Angle Ave	NW 35th St NW	8,737	2018	0.46 mi
Rock Island St	NW 32nd St SW	2,298	2020	0.47 mi
NW 32nd St	Rock Island St NW	747	2020	0.50 mi
NW 32nd St	Rock Island St SE	778	2020	0.52 mi
Macie Ave	Marine Cir NW	604	2018	0.52 mi
Rock Island St	NW 31st St SW	1,773	2020	0.55 mi
Angle Ave	Montecito Way NW	7,954	2020	0.60 mi
NW 35th St	Chestnut Ave E	1,113	2018	0.60 mi
Rock Island St	NW 30th St NE	1,832	2020	0.66 mi

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### Sale Notes

- Part of the 341-acre Quarry Falls Industrial Park Planned Development.
- Located in northwest Fort Worth (Meacham/Fossil Creek submarket), inside Loop 820 and just west of Meacham Airport.
- Excellent visibility to Loop 820 with easy access to IH-35W.
- The tracts are five miles north of downtown and about 30 minutes from DFW International Airport.
- Public roadway and utility access improvements are being or have been made to and along Old Decatur Road, which provides access to the tracts from the west; access from the south is via Angle Avenue, a divided boulevard.
- BNSF Railway bounds the property on the east; existing railway easements and spur access rights are in place.

### Sale Contacts



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### Income & Expenses

<b>Expenses</b>	2021	Per AC
Taxes	\$3,417	\$26.91

Source: CoStar Research