



**PROPERTY DESCRIPTION**

- Infill pad site ready for development located in Lake Worth on main thoroughfare for the area, close proximity to Hwy 820 interchange
- Access available from three sides of the property with great visibility & location
- Lake Worth is located 10 miles west of downtown Fort Worth; Property benefits from central location within a corridor connected by Hwy 820 & Hwy 199

**AVAILABLE SPACE**

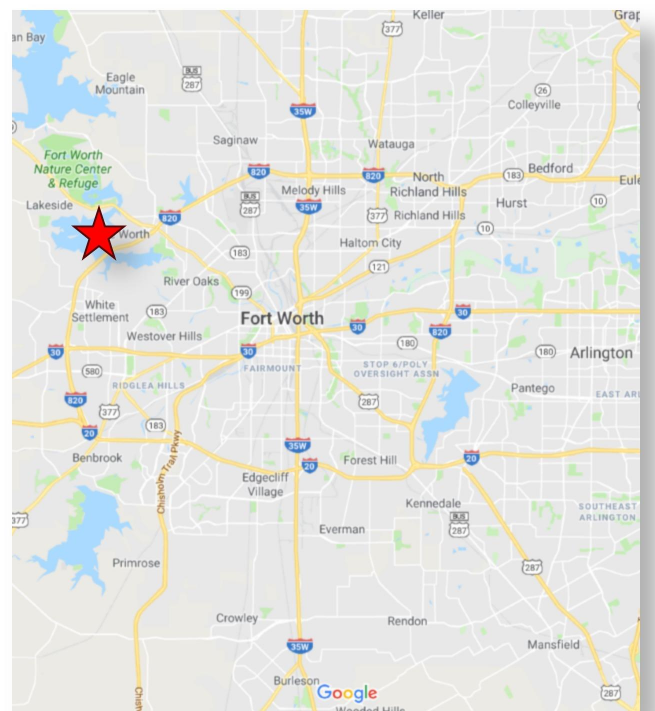
+/- 1.26 AC Available for Build-to-Suit or Lease

**TRAFFIC COUNTS**

Hwy 820: 66,810 VPD (TXDOT 2016)  
Lake Worth Blvd: 35,120 VPD (TXDOT 2016)

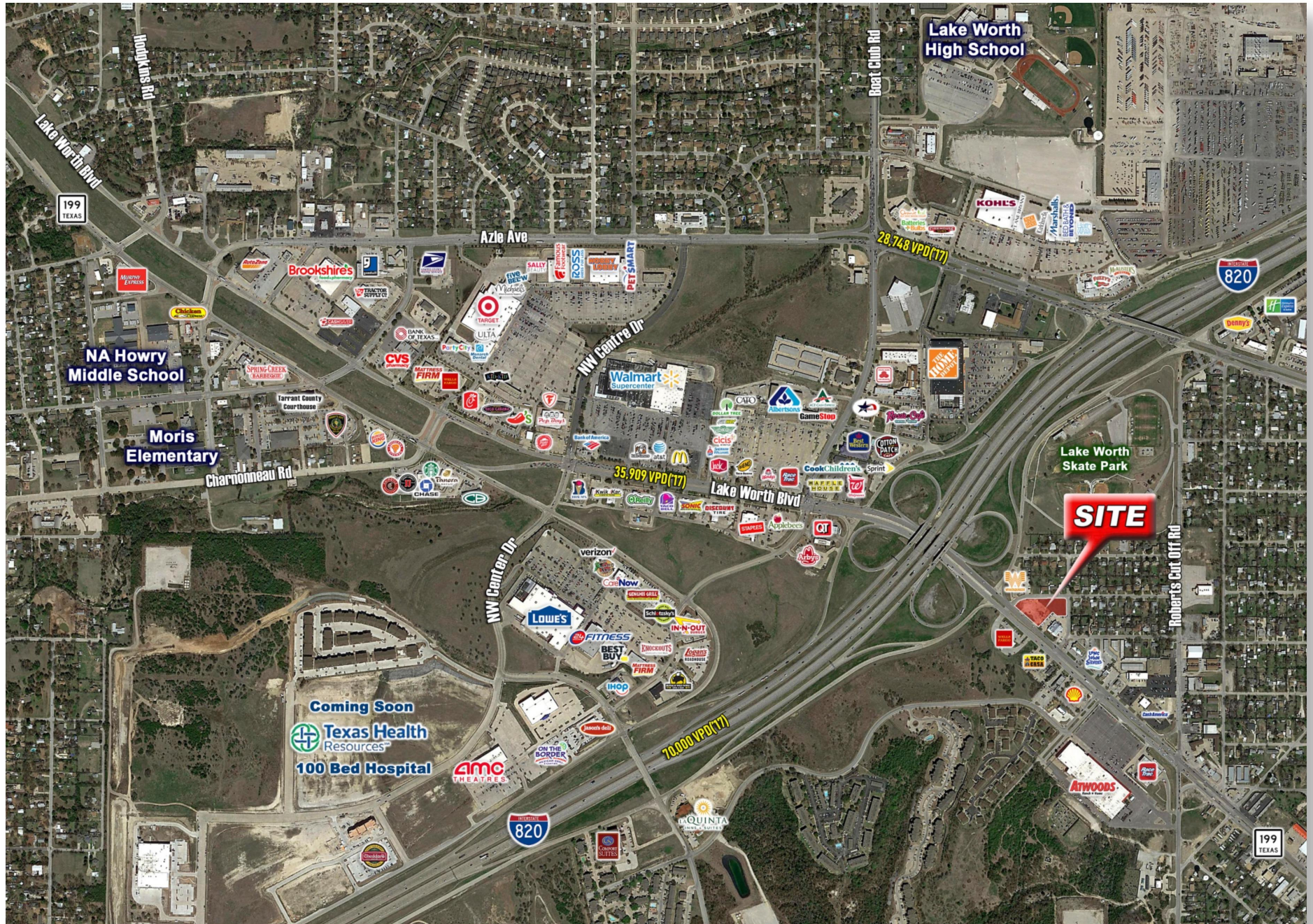
**DEMOGRAPHICS**

	3 Mi.	5 Mi.
Population (2017)	64,263	176,029
Avg Househld Income (2017)	\$63,458	\$72,944



**FOR MORE INFORMATION:**

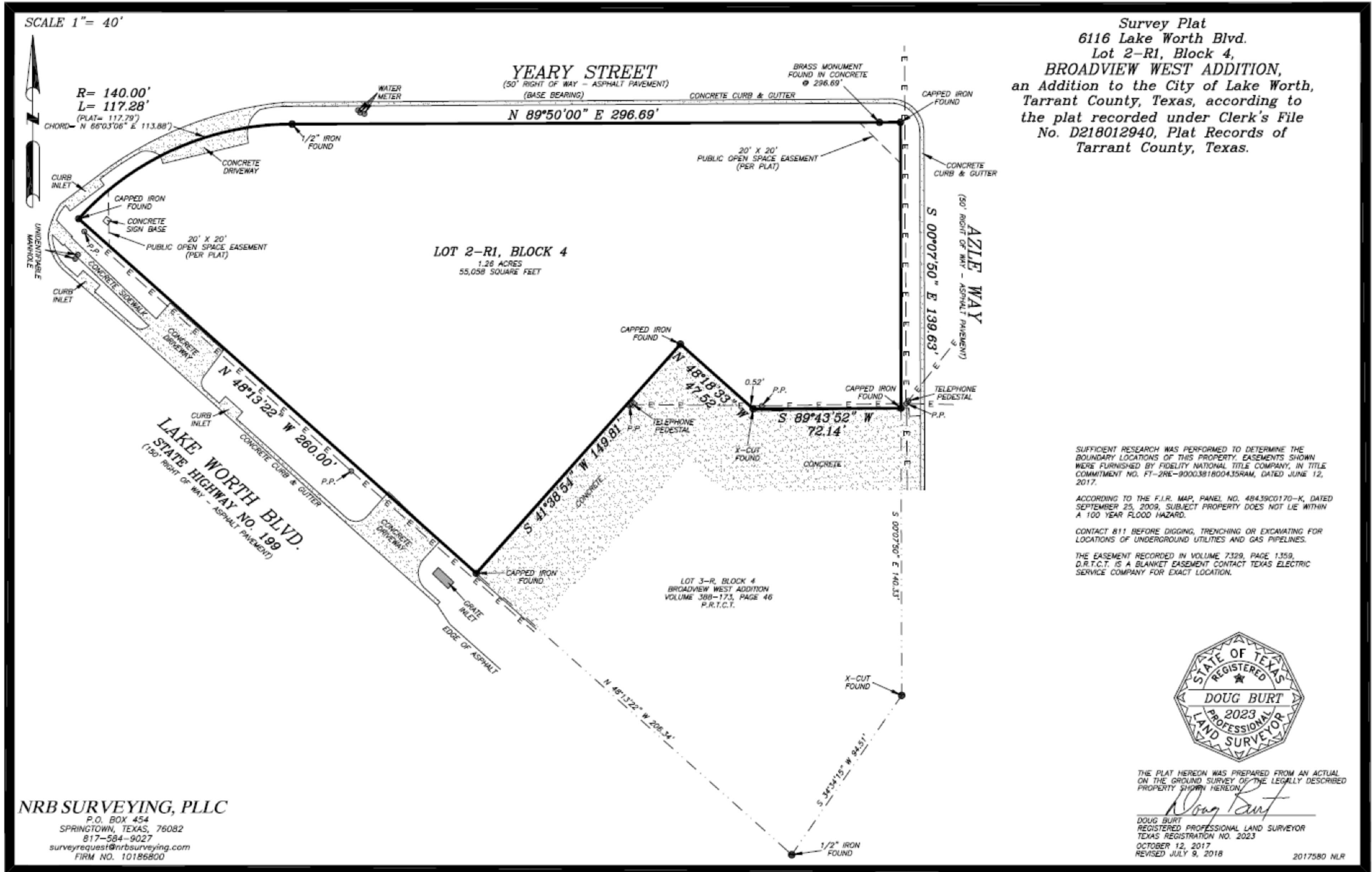
**Mac Helms**  
mac@huntprop.com or 214-360-9600





Google Earth

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Survey Plat  
6116 Lake Worth Blvd.  
Lot 2-R1, Block 4,  
BROADVIEW WEST ADDITION,  
an Addition to the City of Lake Worth,  
Tarrant County, Texas, according to  
the plat recorded under Clerk's File  
No. D218012940, Plat Records of  
Tarrant County, Texas.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN WERE FURNISHED BY FIDELITY NATIONAL TITLE COMPANY, IN TITLE COMMITMENT NO. FT-2RE-900038180043584M, DATED JUNE 12, 2017.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48439C0170-K, DATED SEPTEMBER 25, 2009, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

CONTACT 811 BEFORE DIGGING, TRENCHING OR EXCAVATING FOR LOCATIONS OF UNDERGROUND UTILITIES AND GAS PIPELINES.

THE EASEMENT RECORDED IN VOLUME 7329, PAGE 1359, D.R.T.C.T. IS A BLANKET EASEMENT CONTRACT TEXAS ELECTRIC SERVICE COMPANY FOR EXACT LOCATION.



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

*Doug Burt*

DOUG BURT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 2023  
OCTOBER 12, 2017  
REVISED JULY 9, 2018

**NRB SURVEYING, PLLC**  
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