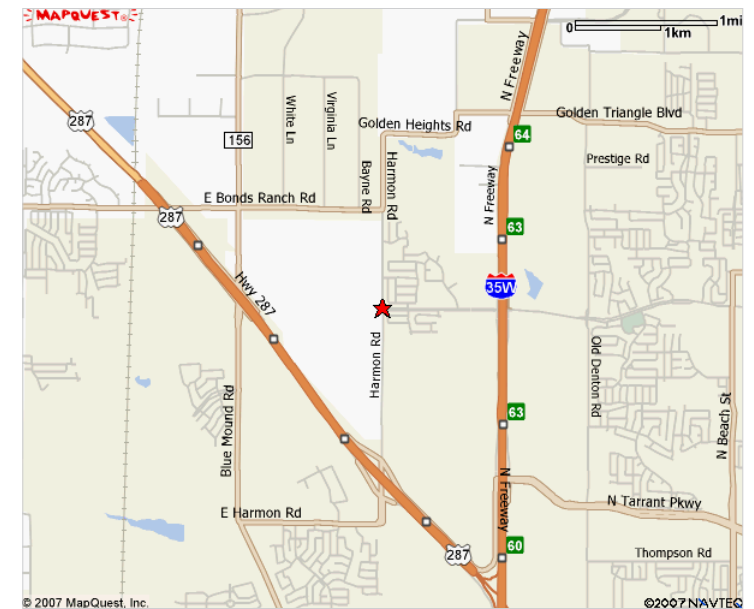


**Residential Development - 200 Acres**  
**857 single-family lots & 9.6 acres commercial**



**Heritage Trace Parkway & Harmon Road  
Fort Worth, TX**



**Location:** The subject property is located on the west side of Harmon Road south of Heritage Trace Parkway in the City of Fort Worth, Tarrant County, Texas.

**Size:** The property is comprised of 200 acres of unimproved land.

**Frontage:** The property has approximately 3,000 linear feet of frontage along the west side of Harmon Road.

**Traffic Counts:**

Harmon Road	±1,127 vehicles per day (City of Ft. Worth 2007)
Heritage Trace Parkway	±13,844 vehicles per day (City of Ft. Worth 2007)

**Zoning:** "A-5" One-Family: One-family detached dwellings (min. lot size 5,000 sq. ft.), churches, schools, parks, etc.  
"A-7.5" One-Family: One-family detached dwellings (min. lot size 7,500 sq. ft.), churches, schools, parks, etc.

**Utilities:** All utilities are available to the site.

**Price:** Available upon request.

**Demographics:**

	<u>Radius</u>	<u>Population</u>	<u>Average Household Income</u>
	1 mile	22	\$78,210
	3 miles	17,021	\$69,203
	5 miles	93,241	\$71,895

**Comments:** The property is platted for 857 lots ranging in size from 4,400 sq ft to 7,500 sq ft, with 65% of the lots at 5,500 sq ft. 9.6 acres will be left for commercial use and future development.

The project is generating interest from local and national builders and we currently have lots under contract with two home builders (300 lots and 310 lots, respectively.).

