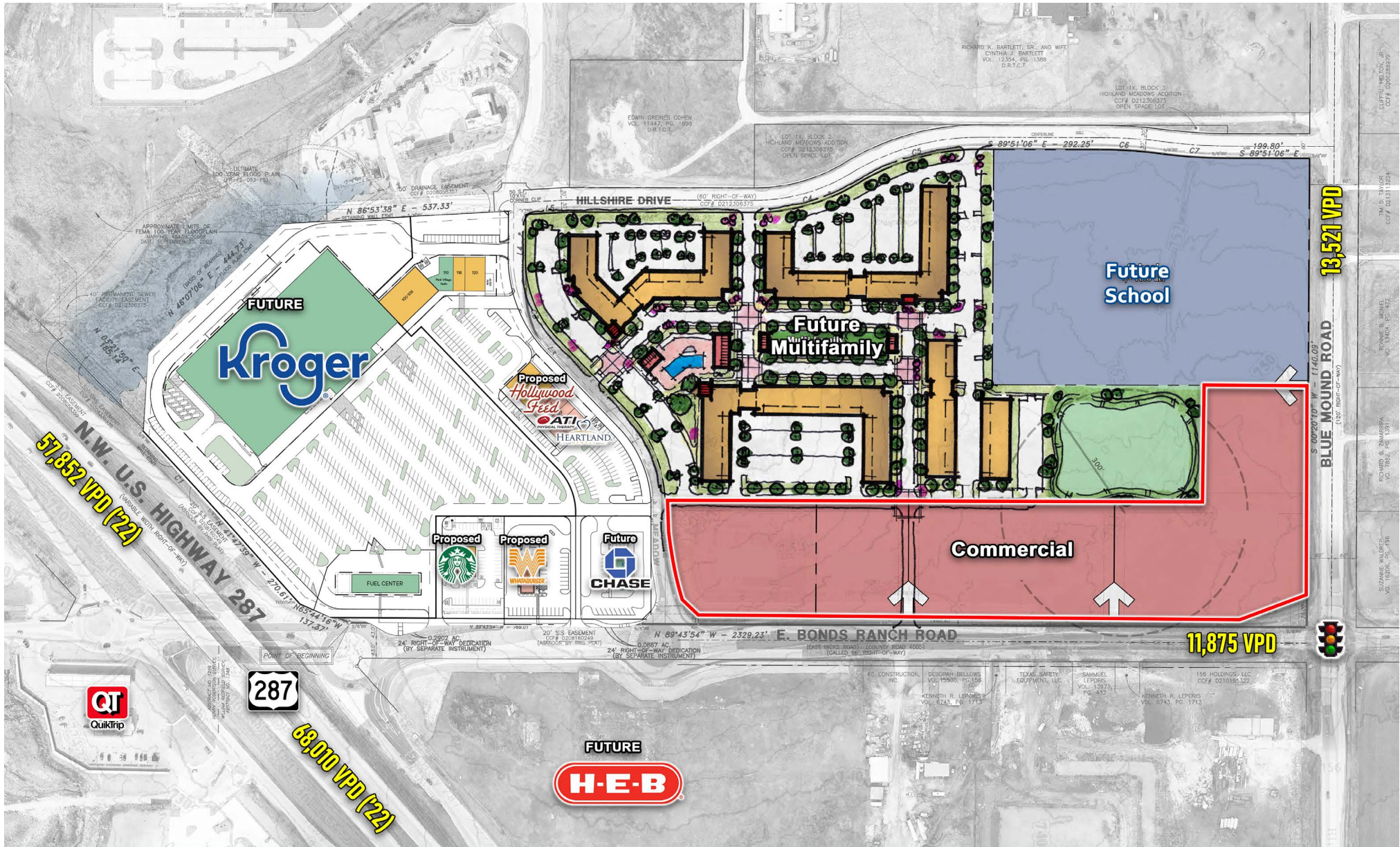


Copper Ranch

RETAIL/RESTAURANT SPACE FOR LEASE

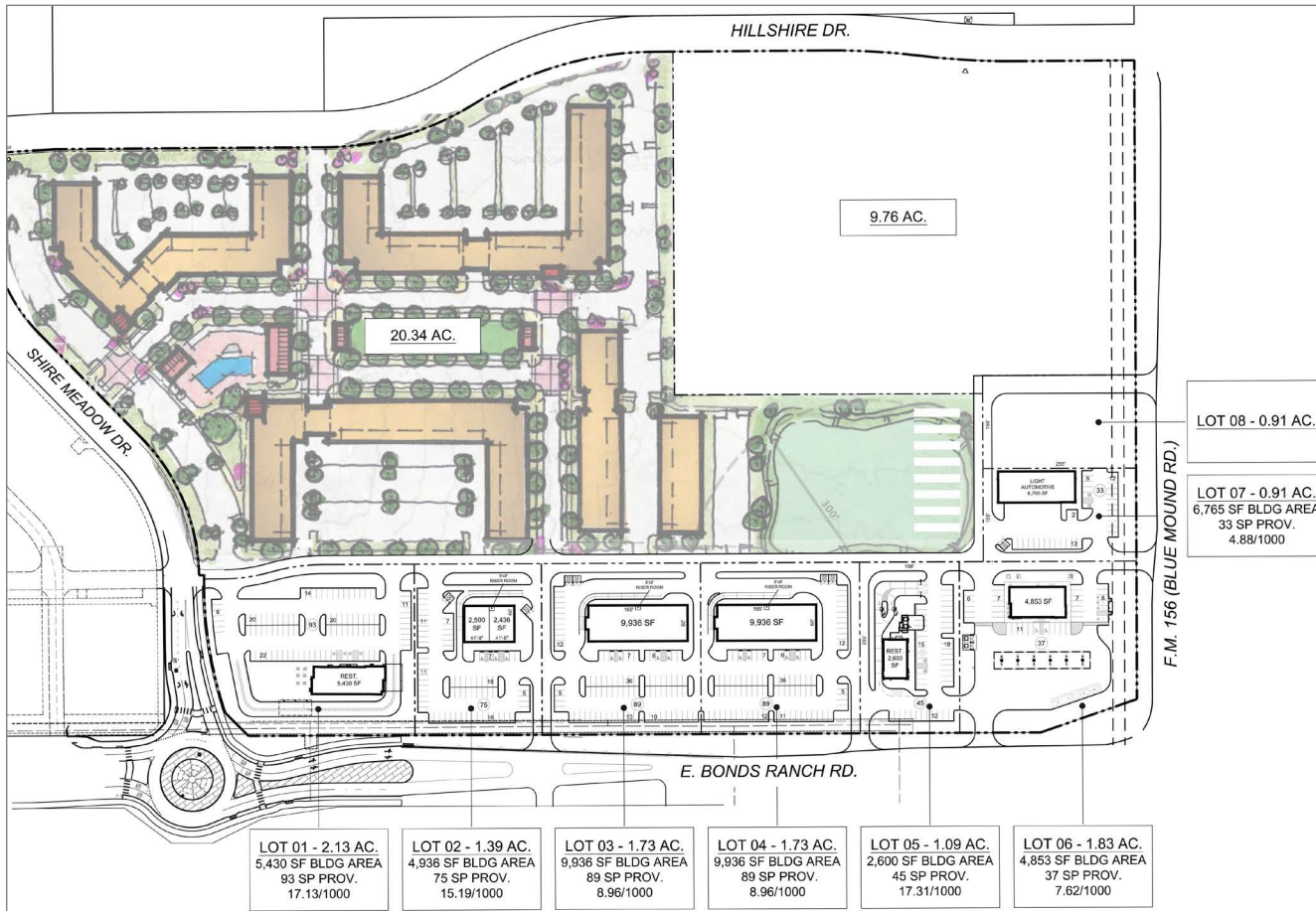


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D DIRECT RETAIL
 partners



LOCATION

NWC of Bonds Ranch Rd & FM-156 S/Blue Mound Road in Fort Worth, Texas 76131

AVAILABLE

- Pads for ground lease or build to suit
- Shallow depth retail center spaces for lease

TRAFFIC COUNTS

11,875 VPD
Bonds Ranch Rd

13,521 VPD
Blue Mound Rd

2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	8,463	68,625	213,595
2028 Projected Population	10,135 19.77% Increase	79,207 15.42% Increase	250,375 17.22% Increase
Avg HH Income	\$130,816	\$132,116	\$127,618

PROPERTY HIGHLIGHTS

- Mixed Use Development off of the heavily trafficked HWY 287 & Bonds Ranch Rd.
- Future Northwest ISD Developmental School serving 400 Students.
- Approximately 400 Class-A Multi-Family Units

NEARBY RETAILERS



