



**WOODCREST  
CAPITAL, LLC**

# 18 Acres I-35 & Western Center

5851 North Freeway | Fort Worth TX



Traffic Counts	
I-35 W	149,189 VPD
I-820	130,899 VPD
Old Denton Road	6,140 VPD

Demographics	1-mile	3-mile	5-mile
Population	13,552	90,215	283,700
Households	5,601	31,268	94,578
Average HH Income	\$77,946	\$87,424	\$86,391

\*Demographics provided by CoStar Group, www.costar.com, 2020 dataset

**LAND FOR  
SALE**  
**(817) 927-0050**

**ACRES:  
+/- 17.412**  
**WILL SUBDIVIDE**

**ZONING:  
“G” Intensive  
Commercial**

**Woodcrest Capital, LLC**  
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Fort Worth, TX 76109  
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*The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*

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