



**WOODCREST  
CAPITAL, LLC**

# 4.6 Acres Basswood Blvd

5601 Basswood Blvd | Fort Worth TX



Traffic Counts	
Basswood Blvd	16,780 VPD
Denton Hwy	33,360 VPD
N Tarrant Pkwy	20,630 VPD

Demographics	1-mile	3-mile	5-mile
Population	18,894	142,227	306,173
Households	6,100	50,251	108,563
Average HH Income	\$100,289	\$95,471	\$100,068

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

**LAND FOR  
SALE**

**(817) 927-0050**

**ACRES:  
+/- 4.6**

**WILL SUBDIVIDE**

**ZONING:**

**“E” Neighborhood  
Commercial**

**Woodcrest Capital, LLC**  
3113 South University Drive, Suite 600  
Fort Worth, TX 76109  
www.woodcrestcapital.com

*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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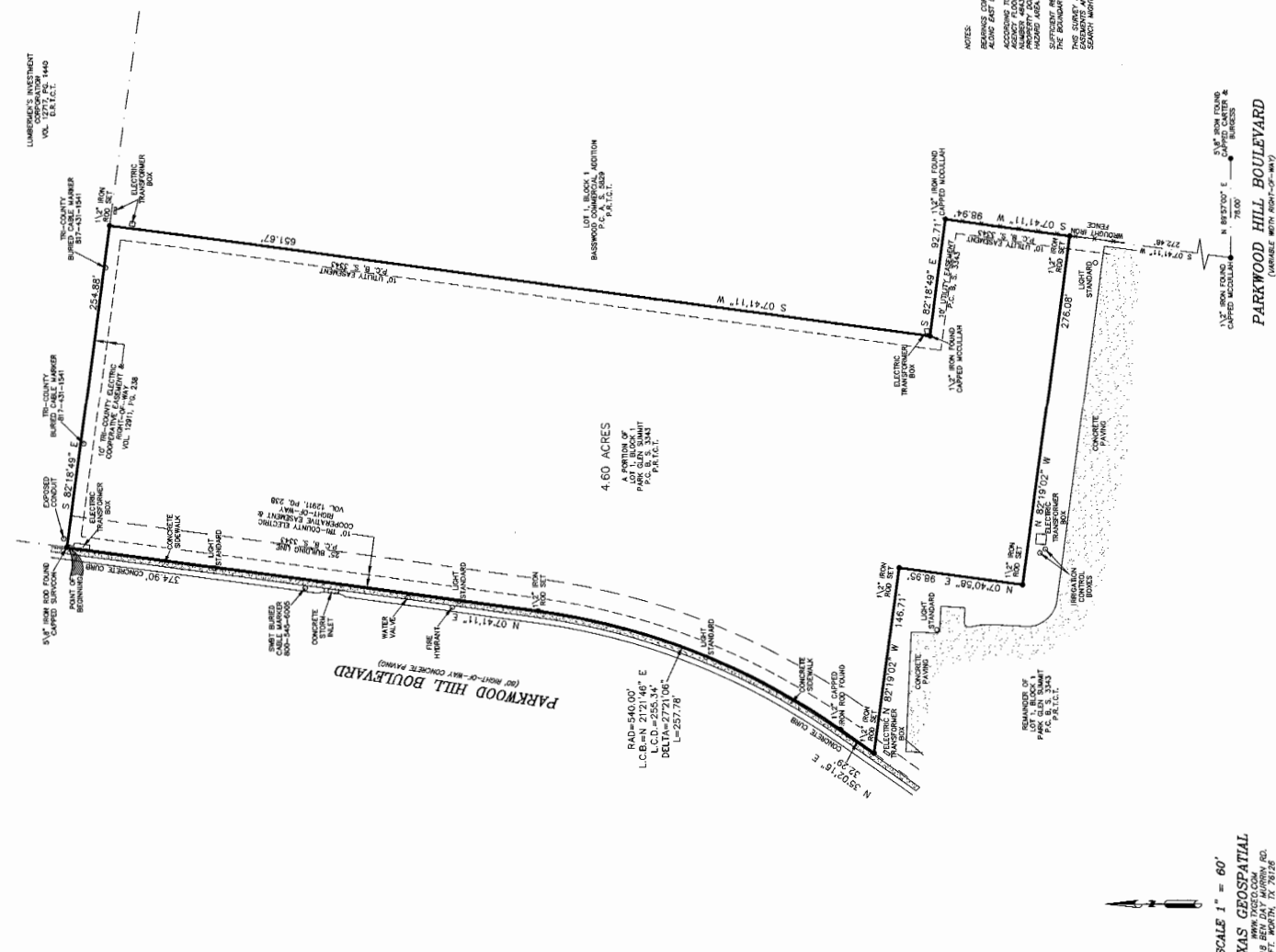
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**Survey Plat**  
 4.60 acres being a portion of  
 Lot 1, Block 1  
**PARK GLEN SUMMIT**  
 an Addition to the City of Fort Worth, Tarrant County,  
 Texas, according to the Plat thereof recorded in Cabinet B,  
 Slide 3343, Plat Records, Tarrant County, Texas.

**FIELD NOTES:**  
 4.60 acres being a portion of Lot 1, Block 1, PARK GLEN SUMMIT, an Addition to the City of Fort Worth, Texas, as shown on the Survey Plat of said Lot 1, Block 1, Slide 3343, Plat Records, Tarrant County, Texas and being more particularly described as follows:  
 Beginning at a 3/4" iron rod found capped Surcon, the northwest corner of said Lot 1, in the east line of said Lot 1, Block 1, PARK GLEN SUMMIT, an Addition to the City of Fort Worth, Texas, in deed to Lumberman's Investment Corporation by deed recorded in Volume 12717, Page 1440, Deed Records, Tarrant County, Texas;  
 THENCE S 82°18'49" E, along the common line of said Lot 1 and Lumberman's Investment Corporation tract, 254.88 feet to a 1 1/2" iron rod set, the northwest corner of Lot 1, Block 1, BASSWOOD COMMERCIAL ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas according to the Plat thereof recorded in Plat Cabinet A, Slide 3525, Plat Records, Tarrant County, Texas;  
 THENCE S 07°41'11" W, along the common line of said Lot 1 PARK GLEN SUMMIT and Lot 1 BASSWOOD COMMERCIAL ADDITION, 651.67 feet to a 1 1/2" iron rod found capped McCallan;  
 THENCE S 82°18'49" E, along the common line of said Lot 1 PARK GLEN SUMMIT and Lot 1 BASSWOOD COMMERCIAL ADDITION, 92.71 feet to a 1 1/2" iron rod found capped McCallan;  
 THENCE S 07°41'11" W, along the common line of said Lot 1 PARK GLEN SUMMIT and Lot 1 BASSWOOD COMMERCIAL ADDITION, 98.94 feet to a 1 1/2" iron rod set, from which a 1 1/2" iron found capped McCallan bears S 07°41'11" W, 272.48 feet, the southeast corner of said Lot 1, PARK GLEN SUMMIT and the southeast corner of said Lot 1, BASSWOOD COMMERCIAL ADDITION, from which a 5/16" iron rod found capped McCallan bears N 89°57'00" E, 76.00 feet, the southeast corner of said Lot 1, BASSWOOD COMMERCIAL ADDITION;  
 THENCE N 82°19'02" W, 276.08 feet to a 1 1/2" iron rod set;  
 THENCE N 07°40'29" E, 98.95 feet to a 1 1/2" iron rod set;  
 THENCE N 82°19'02" W, 146.71 feet to a 1 1/2" iron rod set in the common line of said Lot 1 PARK GLEN SUMMIT and PARKWOOD HILL BOULEVARD;  
 THENCE N 35°03'18" E, along 1/4" iron rod set, 222.22 feet to a curve to the left whose radius is 540.00 feet and whose long chord bears N 21°21'46" E, 256.34 feet;  
 THENCE along the common line of said Lot 1 PARK GLEN SUMMIT and PARKWOOD HILL BOULEVARD, 196.80 feet in a straight line, through a concrete cap of 2721'08", a distance of 257.78 feet to a 1 1/2" iron rod set at the end of said curve;  
 THENCE N 07°41'11" E, along the common line of said Lot 1, PARK GLEN SUMMIT and PARKWOOD HILL BOULEVARD, 374.80 feet to the POINT OF BEGINNING and containing 4.60 acres of land.



**NOTES:**  
 BEARINGS CONSIDERED BY PLAT CALL N 07°41'11" E  
 BEING EAST LINE OF SITE.  
 ACCORDING TO THE REGIONAL IMPROVEMENT MANAGEMENT PLAN, THE PROPERTY IS ZONED RM-10. THE PROPERTY IS SUBJECT TO A FLOOD HAZARD ZONE AND IS LOCATED WITHIN A 100 YEAR FLOOD HAZARD ZONE.  
 SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY.  
 THIS SURVEY WAS CONDUCTED BY THE SURVEYOR AND OTHER AUTHORITY THAT A COMPLETE TITLE SEARCH WOULD REVEAL.



THE SURVEYOR HAS THE HONORABLE AND AN ACCURATE PROPERTY SURVEY HEREON.  
 STEPHEN MIZELL  
 LICENSE NO. 67605  
 EXPIRES 09/01/2024  
 TEXAS SURVEYORS AND LAND SURVEYORS  
 SURVEYED ON THE GROUND JUNE 22, 2011

SCALE 1" = 60'  
 WWW.AZCO.COM  
 4918 FT. WORTH, TX 76126  
 FAX: 817-441-6605