



# Metrics

SWC McPherson Blvd & Brewer Rd  
Fort Worth TX 76123

## Location

SWC McPherson Blvd & Brewer Rd  
Fort Worth, TX 76123

## Size

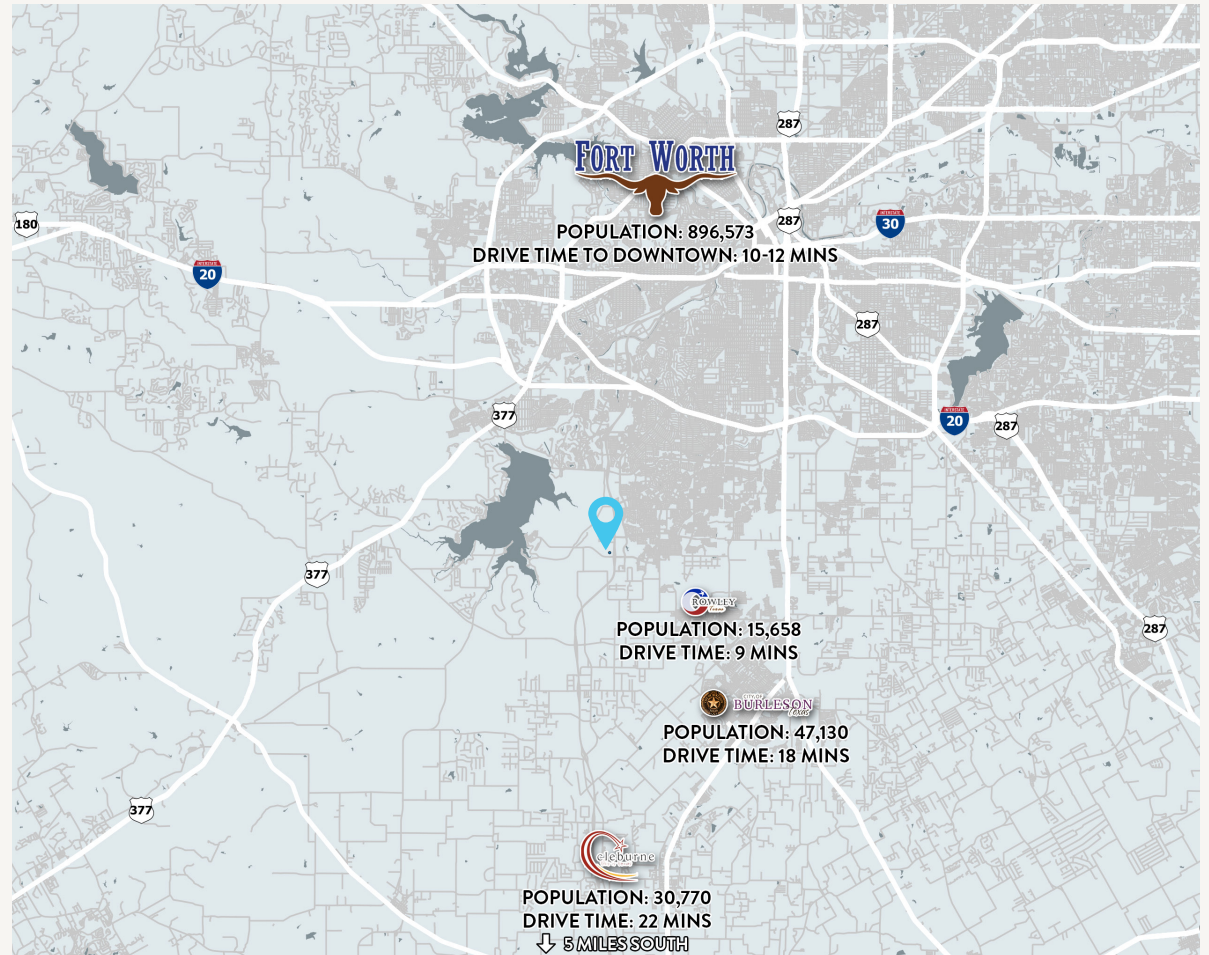
Total Land - 3.52 AC  
Lot 3 - 1.217 AC  
Lot 2 - 1.67 AC  
Lot 1 - .63 AC

## Utilities

Water & Sewer to site

## Traffic Counts

Chisholm Trail Pkwy 34,210 VPD	McPherson Blvd 13,711 VPD
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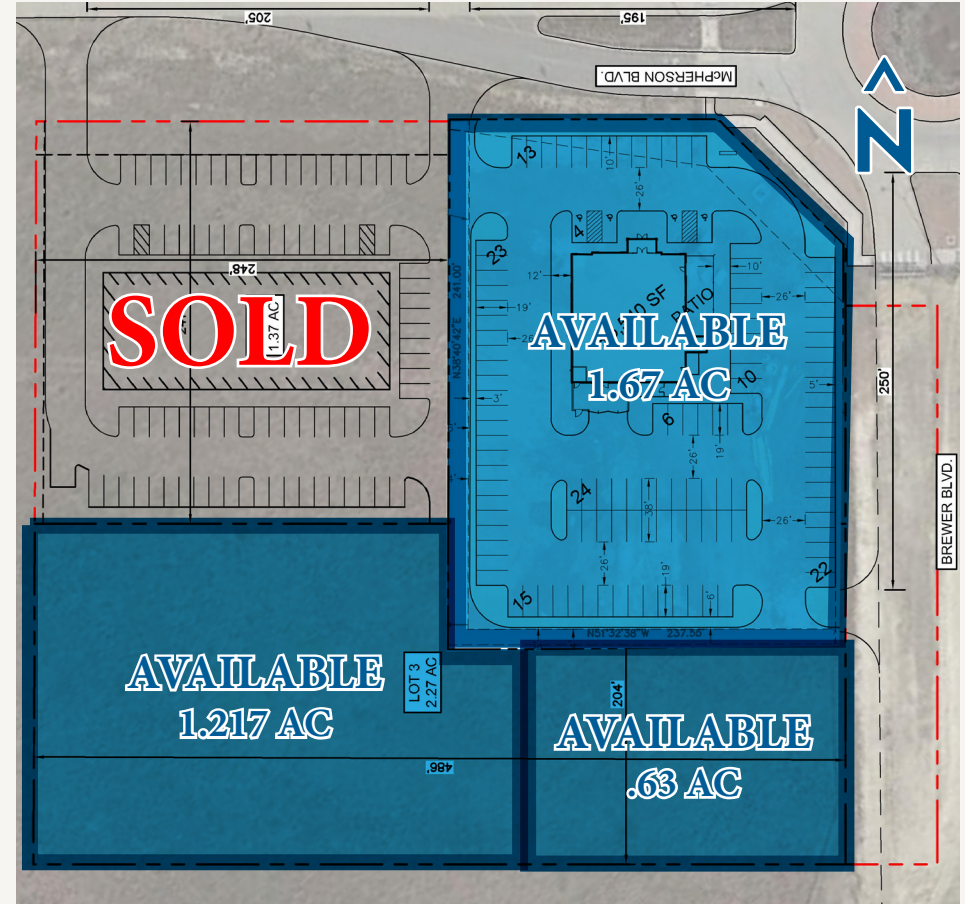
## Area Attractions



# Property Highlights

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1. Target under construction across the street and opening in 2026
2. One of the highest residential growth markets in DFW
3. 2 miles from Tarleton State University. New 80 acre campus with over 1,900 students currently enrolled. The \$41 Million 76,000 sf facility offers learning areas, common gathering spaces, offices and a large event area. \$63 Million funding approved to cover Phase 2 of the campus. Plans are for the campus to serve 9,000 students by 2030.
4. 2,650 multifamily units planned or recently completed in a 3 mile radius
5. Easy access from recently completed Chisholm Trail Parkway
6. Over \$148,000 average household income in 2 mile radius



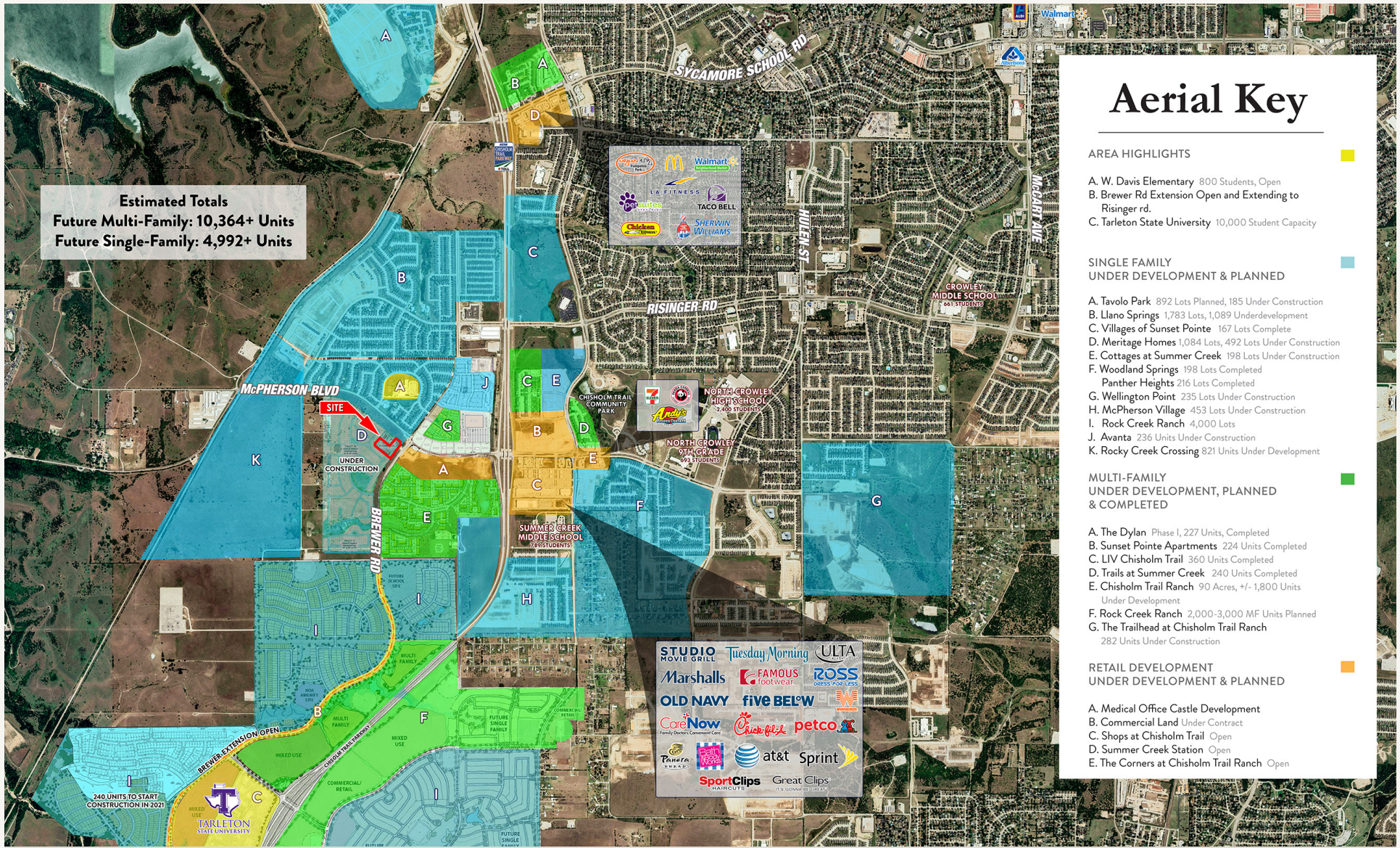
## 2025 Demographic Summary

	2 MILE	3 MILES	5 MILES
EST. POPULATION	29,583	64,022	166,928
EST. MEDIAN AGE	35.6	35.8	35.4
EST. AVG. HH INCOME	\$148,532	\$132,975	\$119,180



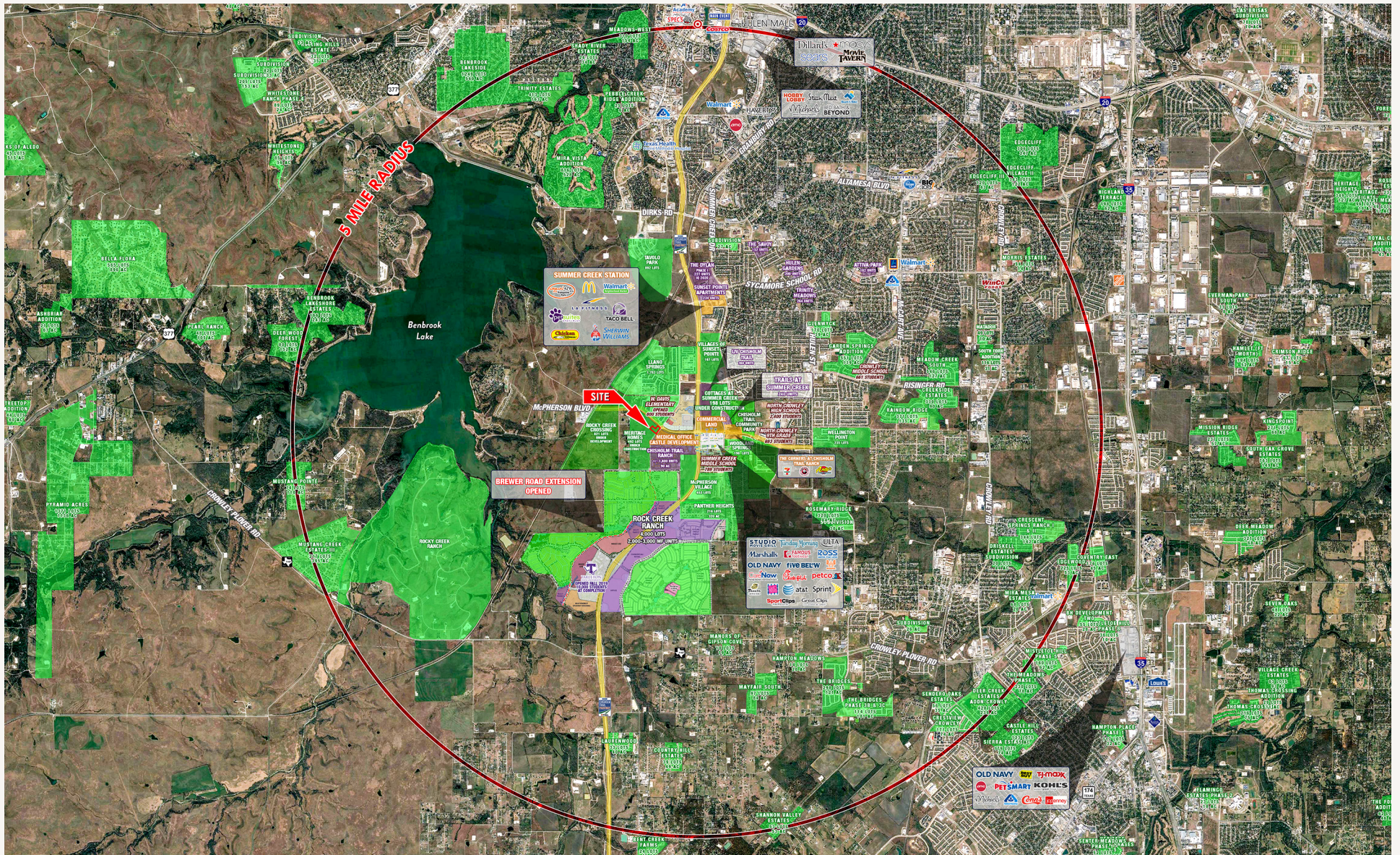
# Overview Aerial

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# Far Aerial

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Blvd & Brewer Rd  
Fort Worth, TX

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