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# The Village at Fossil Creek

## Fort Worth, Texas

### I-35W near Western Center Blvd

#### HIGHLIGHTS:

The I-35W corridor just north of I-820 is experiencing phenomenal growth. Exploding corporate and residential populations are underserved. Near Burlington Northern Headquarters. This site offers high profile visibility from Interstate 35W.

#### TRAFFIC COUNTS:

|                     |             |
|---------------------|-------------|
| Western Center Blvd | 32,000 VPD  |
| I-35W               | 155,000 VPD |

#### TRAFFIC GENERATORS / AREA BUSINESSES:

Fossil Creek 11 Theatres, Chili's, Macaroni Grill, On the Border, Shady Oak Barbeque, Holiday Inn Express, Residence Inn, Boston's Gourmet Pizza, Joe's Crab Shack, 24 Hour Fitness, Starbuck's, McDonalds, Legend Bank, Whataburger, Popeye's, Which Wich, Genghis Grill, Zio's Italian Cuisine, and many more...

#### DEMOGRAPHICS:

|                            | 1 MILE   | 3 MILE   | 5 MILE   |
|----------------------------|----------|----------|----------|
| 2011 Population            | 5,676    | 69,154   | 181,420  |
| 2011 Total Households      | 2,529    | 24,170   | 61,847   |
| 2006-2011 Hshlds % Growth  | %18.57   | %11.80   | %9.31    |
| 2006 Avg. Household Income | \$68,266 | \$74,666 | \$67,689 |



COMMERCIAL DEVELOPMENT



# OLD DENTON ROAD



# FUTURE I-35W FRONTAGE ROAD