

# Pad Sites

## Benbrook, Texas

Interstate 20 / SW Loop 820 and Hwy 377

**ACREAGE AVAILABLE: 3.5 ACRES**  
(will subdivide)

**HIGHLIGHTS:**

The I-820 corridor at Hwy 377 / Benbrook Blvd. is experiencing dramatic growth. Exploding residential populations are underserved. Only five minutes from the Hulen Mall, ten minutes from TCU (Texas Christian University), and twenty minutes from downtown Fort Worth. High visibility from Interstate 820 and Hwy 377 makes this site extremely desirable for retailers, restaurants, hotels, etc.

**TRAFFIC COUNTS:**

Benbrook Blvd / Hwy 377 39,000 VPD  
I-820 / I-20 85,000 VPD

**TRAFFIC GENERATORS / AREA BUSINESSES:**

Weatherford International Regional Headquarters, Walmart Supercenter, Starbucks, Cracker Barrel, Comfort Suites, Best Western, Albertsons, McDonalds, Citibank, CVS, Whataburger, Jack in the Box, KFC, Motel 6, Walgreens, Waffle House, Race Trac, Dominos Pizza, Burger King, Quik Trip, Chicken Express, Braums, Sonic, BBVA Compass, Pizza Hut, Arby's, Bank of America, and many more...

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
2009 Population	6,574	40,647	123,322
2009 Total HH	2,703	17,365	55,617
2000-2009 HH Grwth	5.38%	19.54%	16.34%
2009 Avg. HH Income	\$71,025	\$92,142	\$76,261

**Hotel • Restaurant • Retail • Office / Medical**



**LEASING: (817) 395-0111**

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COMMERCIAL DEVELOPMENT

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## Area Retailers...



LEASING / SALES: (817) 395-0111