



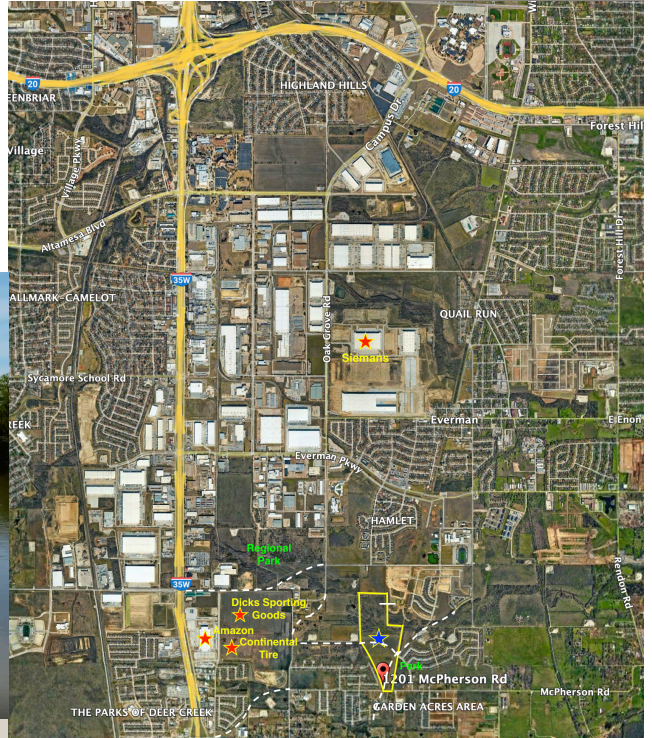
FIRSTLIGHT
COMMERCIAL REAL ESTATE

FOR SALE 72.8 AC WITH 5+ AC LAKE

"EQUUS LAKE VILLAGE"

Located in south Fort Worth Texas

South of I20, East of I35



1201 McPherson Rd
Fort Worth TX 76140

Rare development opportunity for +/-73 Acres with all utilities available; zoned for mid density Multi-Family; Duplex (together, the ability for 1000+/- residences); E-Commercial that could be used for services for residents & workers desperately needed around this area.

Area currently has numerous single family developments all around, Parks with trails- some planned & some exist; Industrial Bldgs with millions of sf, Hugely & FW hospitals, Spinx Airport, Amazon, Dicks Sporting Goods warehouse, Regional shopping centers, etc

Engineering work completed:

- * Phase I Environmental
- * Boundary and zoning surveys
- * 1 ft. LIDAR Contour Map
- * Surveyed Cross-Sections through creek
- * Natural Resources assessment
- * Flood study (accepted/approved by City, no CLOMR required - Includes HEC-RAS & HEC-HMS models/ post development 100-yr floodplain established
- * Drainage Study (approved by City)
- * Water/Sanitary Sewer study (approved)
- * Traffic impact analysis (approved) includes Ten SYNCHRO analysis reports
- * Preliminary plat approved

Contact Dawn Potthoff 817-320-3473

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