



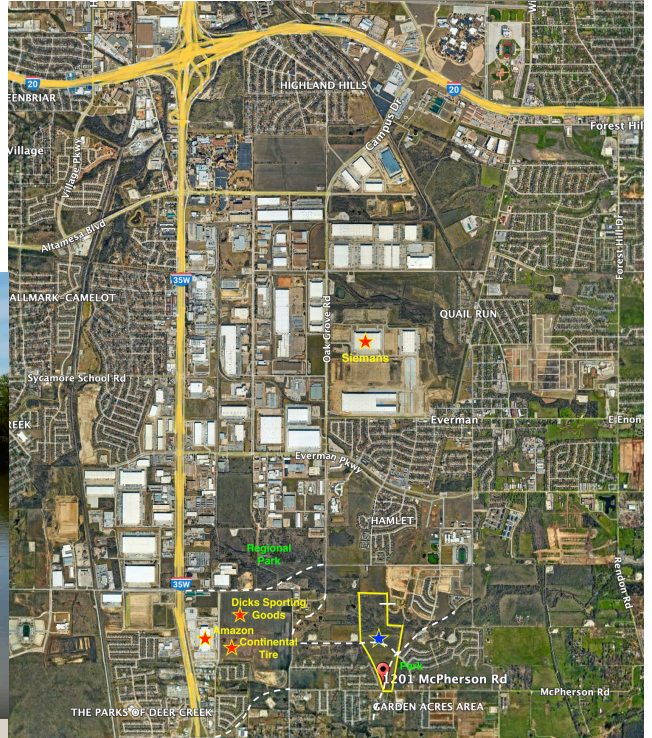
FIRSTLIGHT
COMMERCIAL REAL ESTATE

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 5-6 Acre lake; 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 (most new) all around, Parks with trails, Industrial Bldgs with millions of sf, Hugely hospital, Alcon, Miller Brewery, Spinx Airport, Amazon, Dicks Sporting Goods warehouse, etc

Extensive Planning & Engineering 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)
- * Preliminary plat approved

Contact Dawn Potthoff 817-320-3473
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