



**WOODCREST**  
CAPITAL, LLC

**23 Acres FM 1187**  
801 W Rendon Crowley Rd | Fort Worth TX



Traffic Counts	
I-35W	125,085 VPD
Crowley Plover Rd	3,605 VPD
E Main St	4,200 VPD

Demographics	1-mile	3-mile	5-mile
Population	9,713	60,071	164,781
Households	3,168	20,486	55,381
Average HH Income	\$86,054	\$93,333	\$90,007

\*Demographics provided by CoStar Group, www.costar.com, 2021 dataset

**LAND FOR  
SALE**

**(817) 927-0050**

**ACRES:  
+/- 23.07**

**WILL SUBDIVIDE**

**ZONING:**

**“A-5” One Family  
Detached Residential**

**Woodcrest Capital, LLC**  
3113 South University Drive, Suite 600  
Fort Worth, TX 76109  
www.woodcrestcapital.com

*The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*

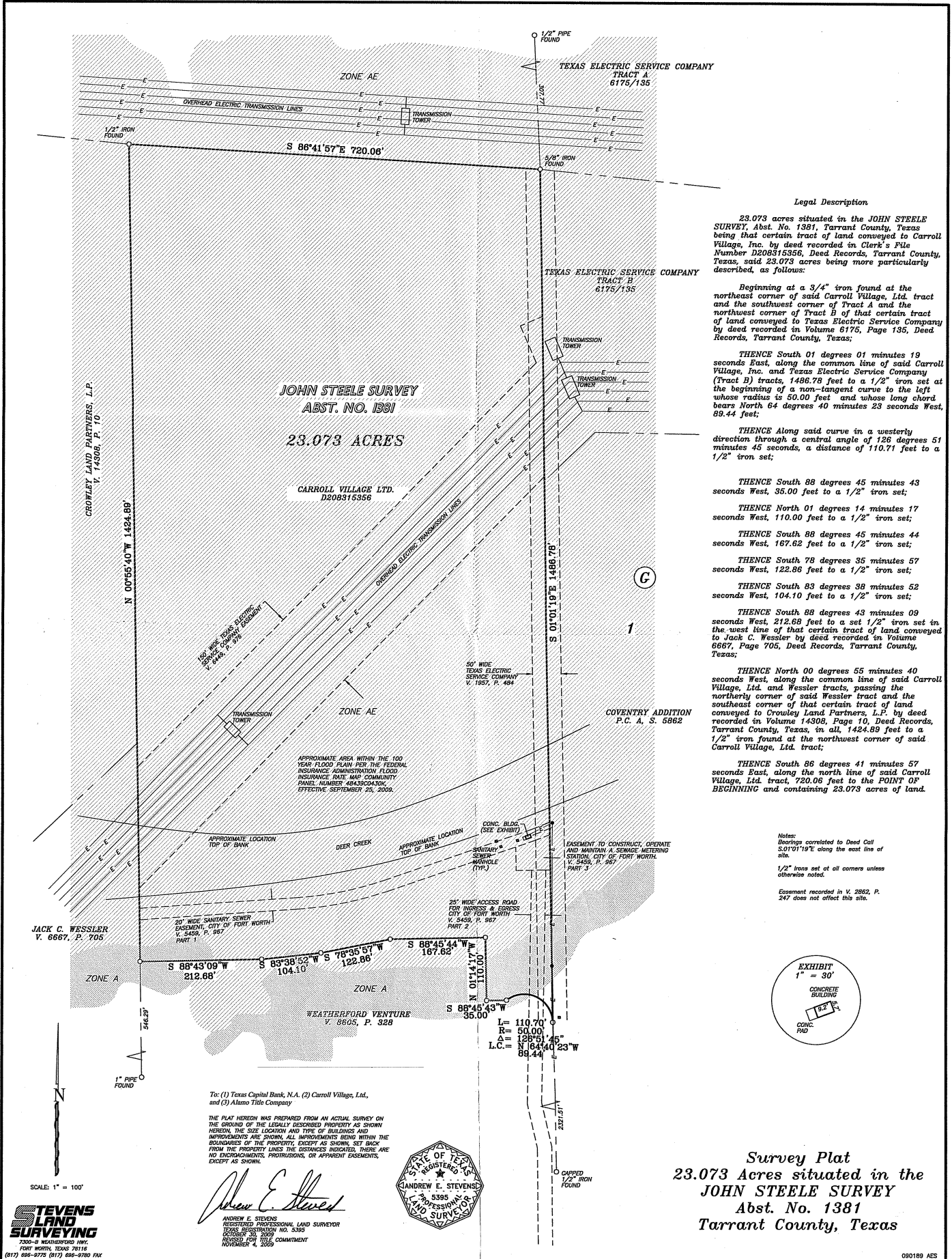
**(817) 927-0050 | woodcrestcapital.com**

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Fort Worth, TX 76109

23 ACRES FM 1187 | Fort Worth, Texas



**TEVENS LAND SURVEYING**  
2500-H WEATHERFORD, INC.  
FORT WORTH, TEXAS 76116  
(817) 696-9775 (817) 696-9780 FAX

To: (1) Texas Capital Bank, N.A. (2) Carroll Village, Ltd., and (3) Alamo Title Company

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND OF THE LEGALLY DESCRIBED PROPERTY AS SHOWN HEREON, THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, EXCEPT AS SHOWN, SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED, THERE ARE NO ENCROACHMENTS, PROTRUSIONS, OR APPARENT EASEMENTS, EXCEPT AS SHOWN.

*Andrew E. Stevens*  
ANDREW E. STEVENS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5395  
EXPIRES 09/01/2019  
RENEWED FOR 2019  
COMMITMENT  
NOVEMBER 4, 2009

