



**WOODCREST**  
CAPITAL, LLC

# 3.6 Acres I-35 & McPherson

10824 South Freeway | Fort Worth TX



Traffic Counts	
I-35	125,090 VPD
McPherson Blvd	6,125 VPD

Demographics	1-mile	3-mile	5-mile
Population	5,339	55,513	179,791
Households	1,593	18,069	60,439
Average HH Income	\$80,870	\$78,312	\$80,485

\*Demographics provided by CoStar Group, www.costar.com, 2020 dataset

**LAND FOR  
SALE**

**(817) 927-0050**

**ACRES:  
+/- 3.57**

**WILL SUBDIVIDE**

**ZONING:  
"I" Light  
Industrial**

**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.*

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