

FOR LEASE

# 1201 N Calhoun St

1201 N Calhoun St | Fort Worth, TX 76164



## PROPERTY HIGHLIGHTS

- 👁️ Zoned F1 Commercial
- 👁️ High traffic area, 2 min to I-35
- 👁️ 6,000+ SF warehouse with bay doors and 500 SF office space available
- 👁️ 2 miles from Fort Worth Stockyards

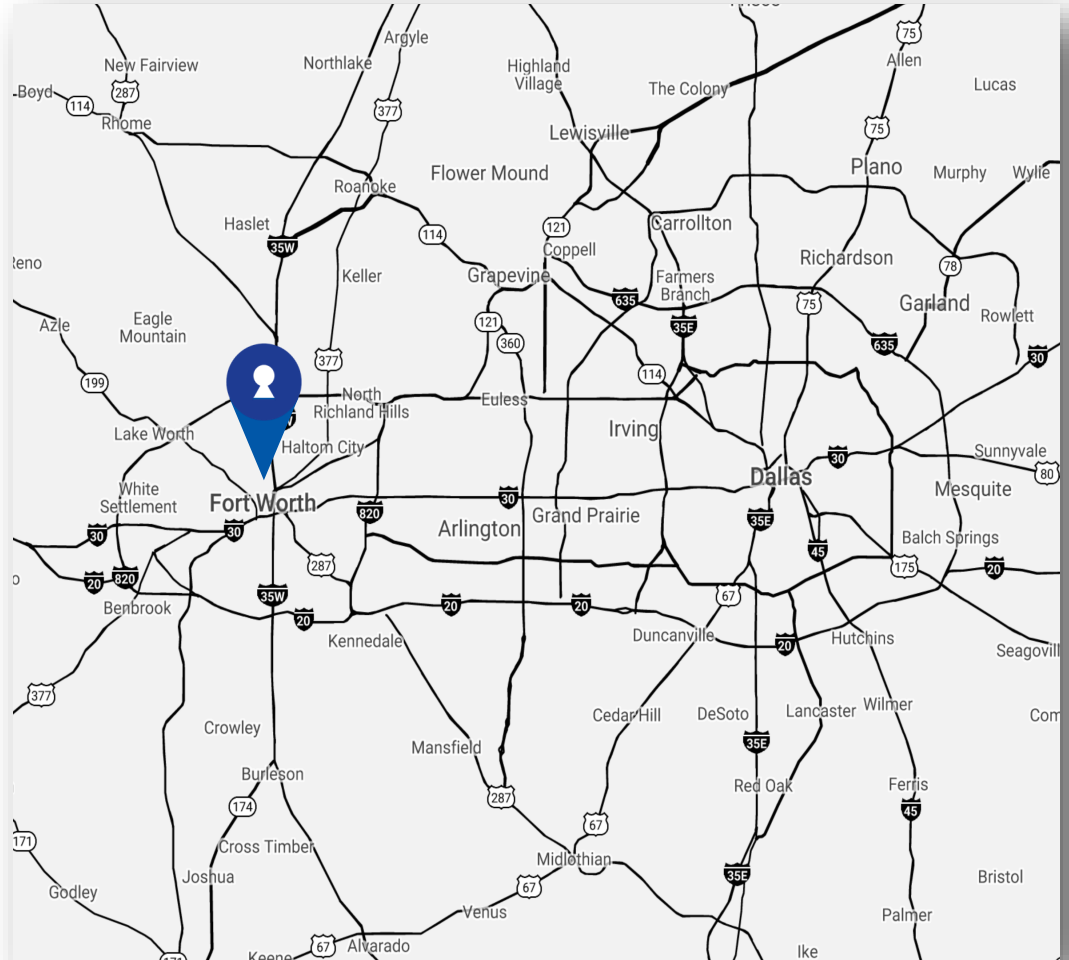
## DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	<b>7,345</b>	<b>46,806</b>	<b>102,777</b>	<b>294,415</b>
EMPLOYEES	<b>4,520</b>	<b>64,001</b>	<b>107,051</b>	<b>192,108</b>
AVG HH IINCOME	<b>\$60,412</b>	<b>\$82,733</b>	<b>\$74,851</b>	<b>\$75,772</b>
POPULATION GROWTH	<b>2.29%</b>	<b>2.27%</b>	<b>1.86%</b>	<b>1.37%</b>

\*STDBonline.com 2021

## TRAFFIC COUNT

18,440 VPD at Northside Dr & Commerce St



AREA MAP



**Fort Worth STOCKYARDS**

**FORT WORTH METAL RECYCLING**



**Cafe**  
**COUNTRY**



**Shelby**



**E NORTHSIDE DR**

**Airgas**  
an Air Liquide company



**trwd**  
Tarrant Regional Water District

**Cargill**

**KEELBY**  
AT SAMUEL'S AVE

**WEST FORK TRINITY RIVER**

**DAICO SUPPLY**

**N MAIN ST**

**N MAIN ST**

**UNITED STATES POSTAL SERVICE**

**FAMILY DOLLAR**

**United Way**  
United Way of Tarrant County

**The Original**

**LIBERTY TAX**

**QT**

**FORT WORTH HISPANIC CHAMBER OF COMMERCE**

**FORT WORTH LAUNDRY & DRY CLEANING**

**Little Caesars**

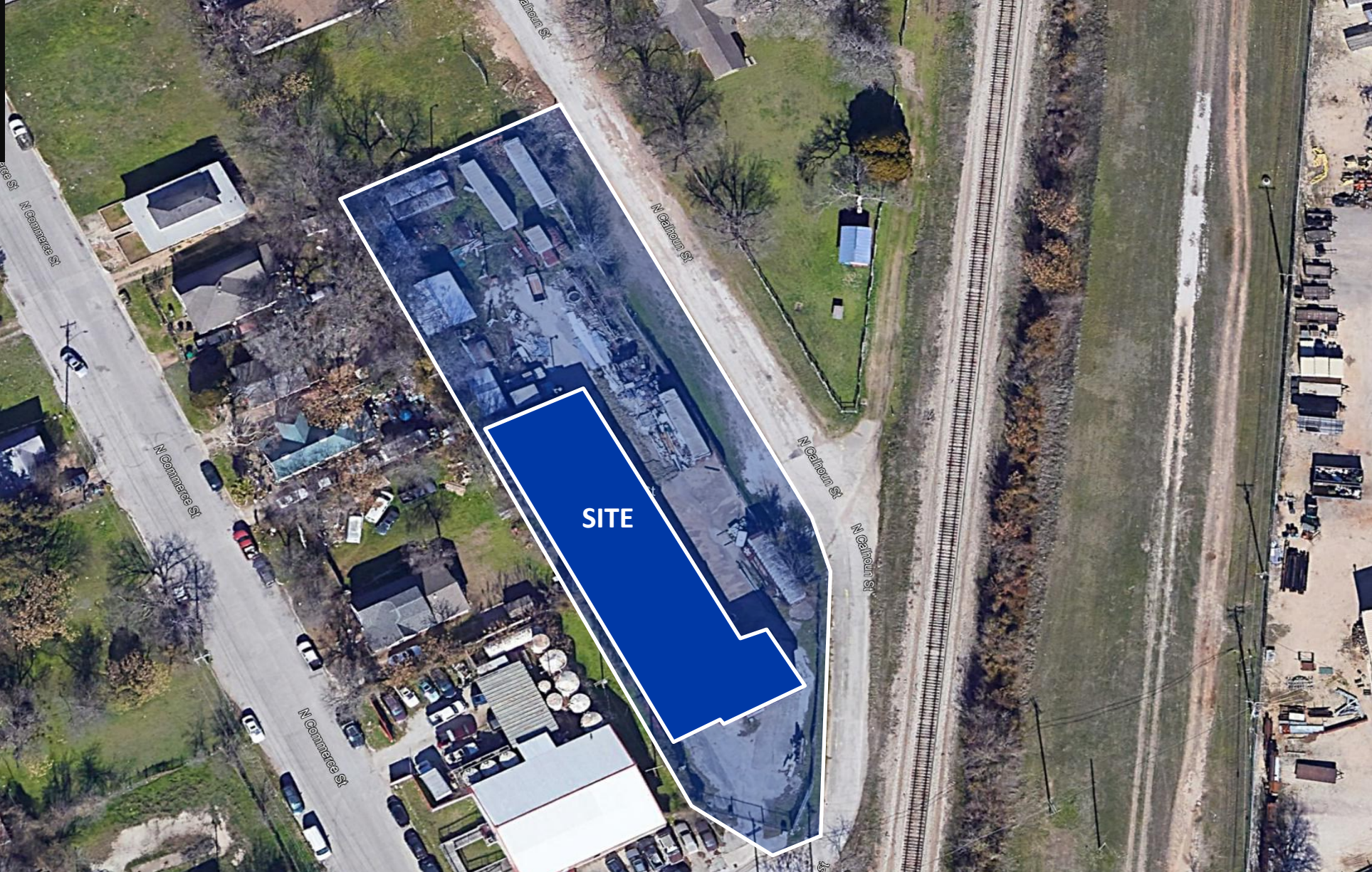
**salon**

**N MAIN ST**

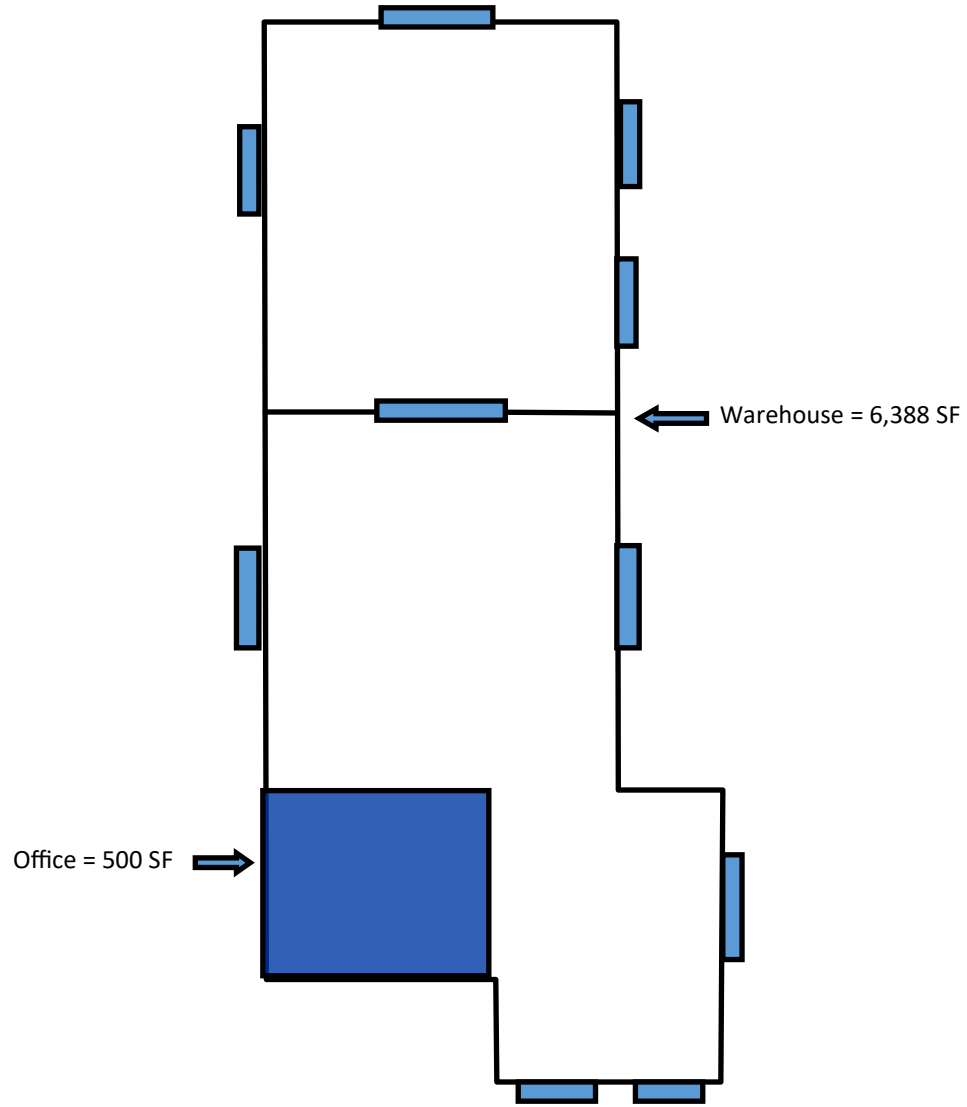
**DAICO SUPPLY**

**BRUNNEN**

SITE PLAN



FLOOR PLAN



PHOTOS

