

3504-3540 Altamesa Blvd • Property Summary

Fort Worth, Texas



LAND

Type	2 Star Commercial Land
Land AC - Gross	0.68 AC
Land SF - Gross	29,754 SF
Dimensions	Irregular
Topography	Level
Parcels	04962109

ZONING & USAGE

Proposed Use	Commercial
--------------	------------

TRAFFIC & FRONTAGE

Traffic Volume	31,311 on McCart Ave & Altamesa Blvd SW (2018)
	32,681 on McCart Ave & Carlton St S (2022)
Frontage	Altamesa Blvd McCart

Made with TrafficMetrix® Products

CURRENT CONDITION

Grading	Raw land
Infrastructure	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets,

TRANSPORTATION

Airport	45 min drive to Dallas/Fort Worth International Airport
Walk Score®	Very Walkable (82)
Transit Score®	Some Transit (33)

PROPERTY CONTACTS

Recorded Owner	Margaux Altamesa Prtnrs Ltd 14900 Landmark Blvd Dallas, TX 75254
----------------	--

LAND NOTES

Located at the Northwest corner of Altamesa Blvd and McCart Avenue.



Telemachus Evens, EDFP

The City of Fort Worth, Texas
Revitalization Coordinator

Phone 817.392.2680

Cell 817.718.4596

Telemachus.Evens@FortWorthTexas.gov

FortWorthTexas.Gov



Aaron Farmer

The Retail Coach, LLC
President

Office 662.844.2155

Cell 662.231.0608

AFarmer@theretailcoach.net

www.TheRetailCoach.net