

178 acres Retail/Commercial | 124 acres Multi-Family

ROCK CREEK RANCH

Development Opportunity in Southwest Fort Worth, TX



CBRE

OPPORTUNITY HIGHLIGHTS



Availabilities:
±178.6 acres (Commercial/Retail)
±124 acres (Multifamily)



Co-located with 1,017 acres
of single family homes being
developed by DR Horton



Excellent Visibility on
Chisholm Trail, with future
NTTA Interchange for
both north and south



Path of growth for Fort Worth
along the Chisholm Trail

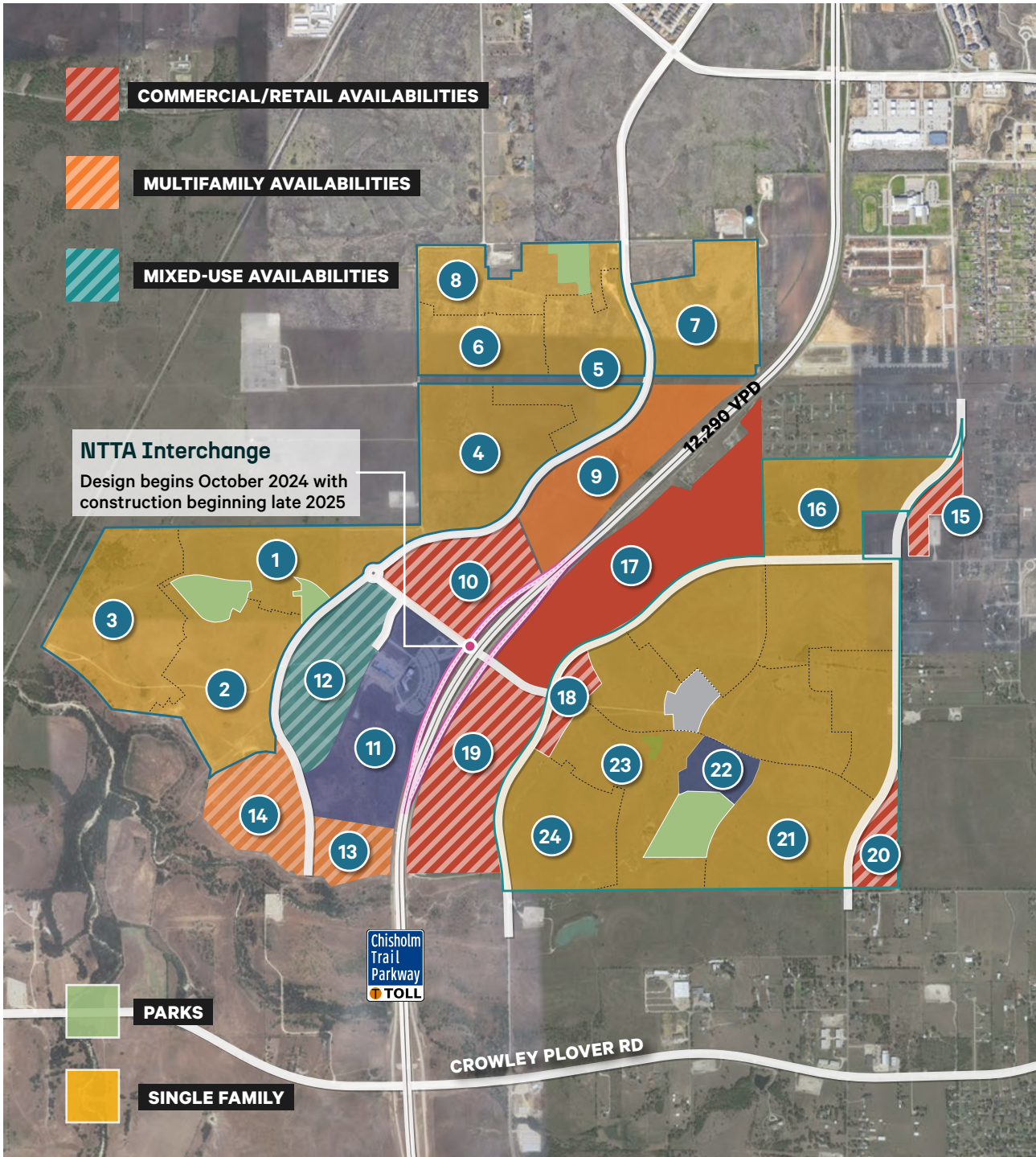


Adjacent to Tarleton State
University's Fort Worth Campus



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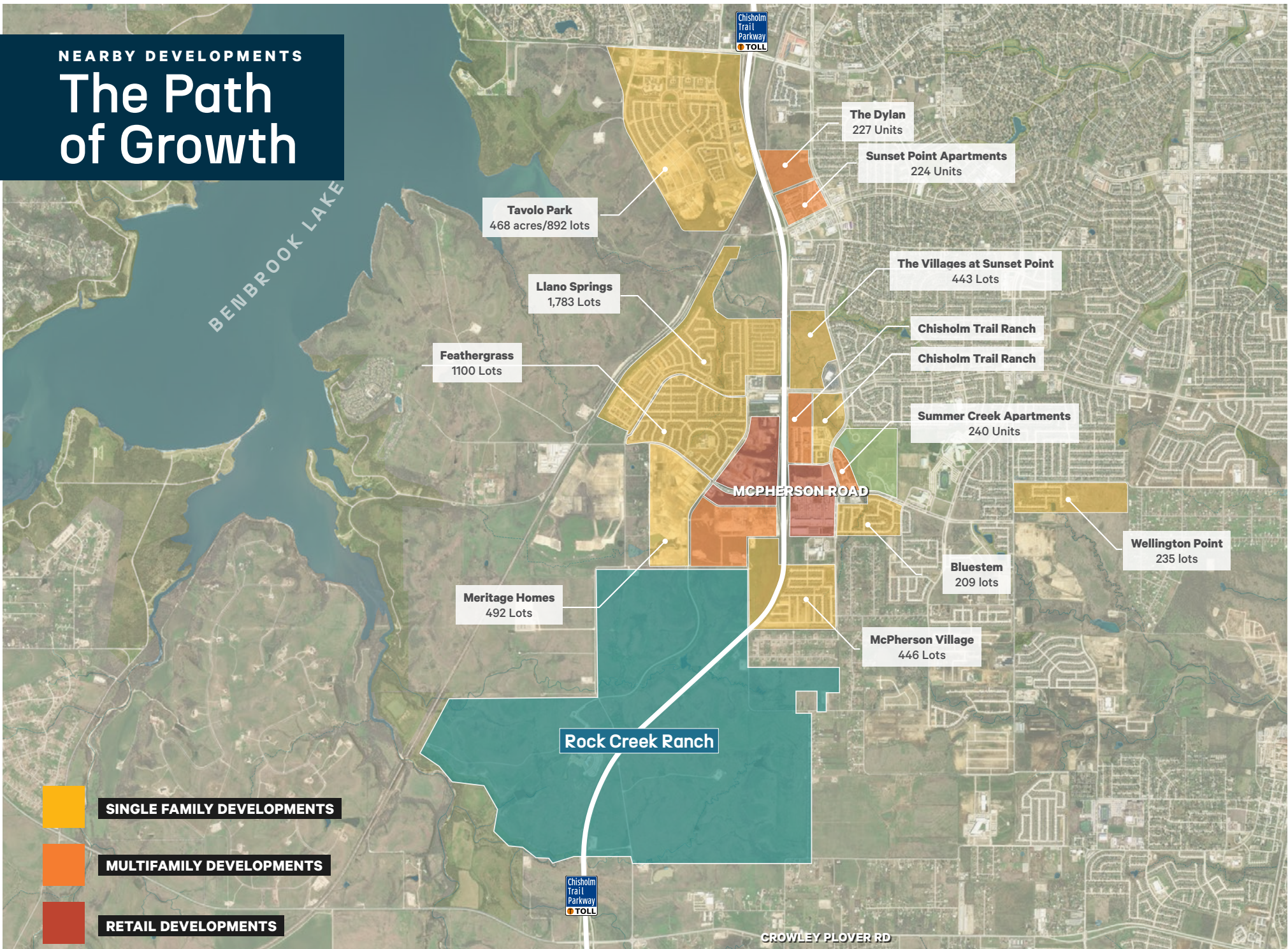
SITE PLAN

Rock Creek Ranch

Parcel	Acres	Type	Zoning
1	82.5	Single Family Residential	A-5
2	61.2	Single Family Residential	A-5
3	47.3	Single Family Residential	A-5
4	54	Single Family Residential	A-5
5	62.9	Single Family Residential	A-5
6	37.9	Single Family Residential	A-5
7	65.6	Single Family Residential	A-5
8	61.9	Single Family Residential	A-5
9	63.8	High Density Multifamily	D
10	52.5	General Commercial	F
11	88	Community Facilities	CF
12	58.2	High-Intensity Mixed Use	MU-2
13	22	High Density Multifamily	D
14	44.1	High Density Multifamily	D
15	13.6	Neighborhood Commercial	E
16	63.2	Single Family Residential	A-5
17	119.8	General Commercial	F
18	12.9	Neighborhood Commercial	E
19	82.1	Intensive Commercial	G
20	17.5	Neighborhood Commercial	E
21	80.6	Single Family Residential	A-5
22	16.6	School	A-5
23	85.9	Single Family Residential	A-5
24	64.6	Single Family Residential	A-5
25	31	Single Family Residential	A-5
26	9.9	Gas Well	A-5
27	62.3	Single Family Residential	A-5
28	62.3	Single Family Residential	A-5
29	42.9	Single Family Residential	A-5
30	50.9	Single Family Residential	A-5

NEARBY DEVELOPMENTS

The Path of Growth



NEARBY DEVELOPMENTS

Nearby Retail



H-E-B
Proposed Site

SAJADO

7-ELEVEN

SONIC

TACO A CASA
Arby's

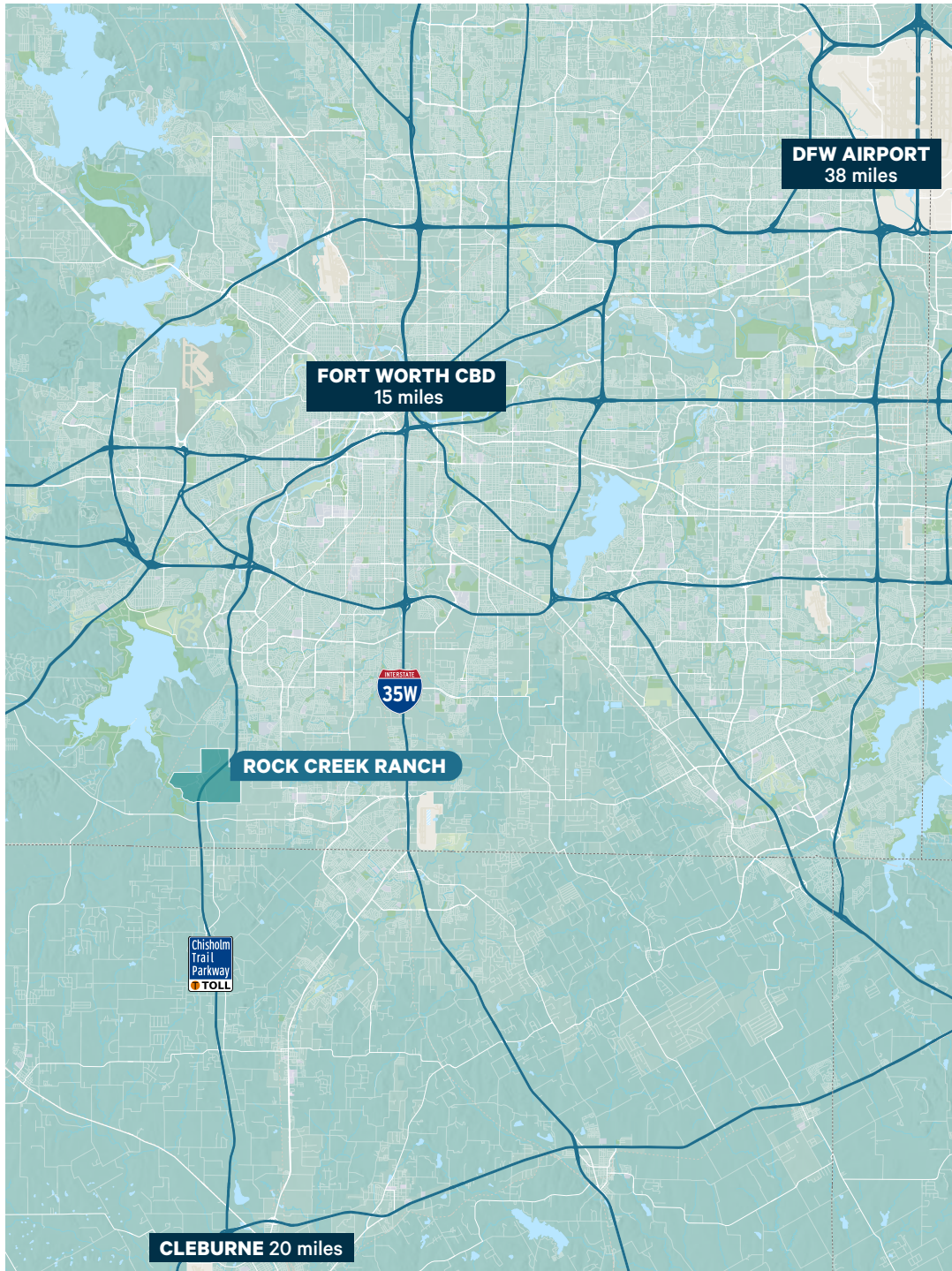
Cane's

Pape's

SMOOTHIE KING

SHOPS AT CHISHOLM TRAIL RANCH
Bonchon Fort Worth Aria Nail Bar LUXX Nail Salon
DOLLAR TREE PET SUPPLIES PLUS
Bath & Body Works GREAT AMERICAN COOKIES
Marshalls FIVE BELOW pOpshelf crumbl
CareNow Great Clips SportClips STUDIO MOVIE GRILL
ROSS ULTA FAMOUS CLUB PILATES
DRESS FOR LESS footwear
T EUROPEAN SILK CENTER WENDY BURGER HOTTWORX DUTCH BROS

Rock Creek Ranch



Demographics

	3 Miles	5 Miles	10 Miles
2023 Population - Current Year Estimate	22,109	97,753	430,581
2028 Population - Five Year Projection	30,291	112,906	457,378
2020-2023 Annual Population Growth Rate	11.04%	3.83%	1.69%
2023-2028 Annual Population Growth Rate	6.50%	2.92%	1.21%
2023 Households - Current Year Estimate	7,459	33,446	154,711
2028 Households - Five Year Projection	10,301	38,618	164,392
2020-2023 Annual Household Growth Rate	11.46%	3.95%	1.76%
2023-2028 Annual Household Growth Rate	6.67%	2.92%	1.22%
2023 Average Household Income	\$132,374	\$110,496	\$101,492
2028 Average Household Income	\$146,944	\$125,092	\$114,475
2023 Businesses	233	1,463	11,842
2023 Employees	1,917	13,914	131,278

LAND FOR SALE

178 acres Retail/Commercial
124 acres Multi-Family

Rock Creek Ranch

Commercial Land Development
Opportunity

FOR MORE INFORMATION:

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