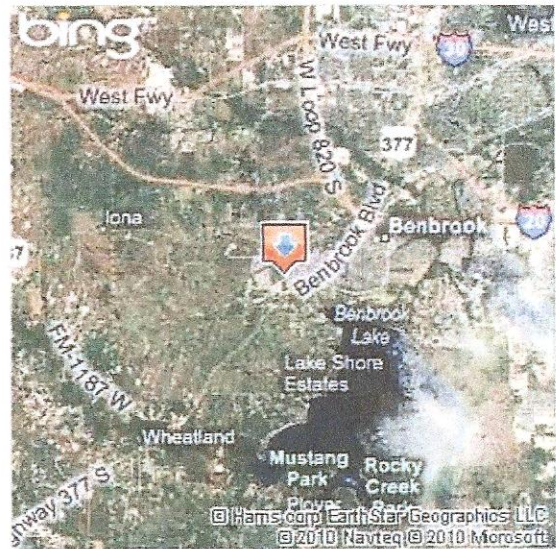


### Bing Maps

Rm 2871 & Jerry Dunn Pkwy, Benbrook, TX 76126

5.54 Acres of Commercial Land Located At The NW Corner OF FM 2871 And Jerry Dunn Pkwy., Benbrook, Tx.

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## Benbrook, Texas Statistics and Demographics

### LOCATION

Distance in miles to:

Fort Worth	0
Dallas	30
Houston	267
Los Angeles	1370
New York	1632

Benbrook is located in southwest Tarrant County, in the Fort Worth-Arlington Metropolitan Statistical Area (MSA), part of the Dallas-Fort Worth Metroplex. Benbrook was settled in 1850, and incorporated in 1947.

### POPULATION

Year	Benbrook	Tarrant County
1970	8,169	715,587
1980	13,579	860,880
1990	19,564	1,170,103
2000	20,208	1,410,740
2005	21,550	1,628,200
2009	23,900	1,807,750

### PUBLIC SAFETY

Number of full-time, uniformed police	40
Number of firemen (includes FT, PT, and volunteer)	16

### TAXATION

2008 Property Taxes (\$/\$100 valuation):

City	0.6775
Tarrant County	0.264
Fort Worth ISD	1.257
Tarrant County College	0.13796
Tarrant County Hospital District	0.227897
Total Effective Rate	2.564357

### EDUCATION

Benbrook is part of the Fort Worth Independent School District.

2008 total elementary school enrollment	1,722
Average student:teacher ratio	19:1
2008 6th grade and middle school enrollment:	1,350
Average student:teacher ratio	20:1
2008 High School enrollment:	1,628
Average student:teacher ratio	23:1

### DEMOGRAPHICS

Attribute	Benbrook	Tarrant County
Median Age	39.2	32
Ethnicity		
White	88.3%	71.2%
Black	4.4%	12.8%
Other	7.3%	16.0%
Hispanic	7.0%	19.7%
Median Family Income	\$63,529	\$54,068
Per capita Income	\$26,781	\$22,548

### TRANSPORTATION

Benbrook has access to several aviation facilities in the DFW Metroplex, and is only 23 miles southwest of DFW International Airport, the second busiest airport in the world.

Benbrook is located at the intersection of Interstate Highways 20 and 820 and US Highway 377 (Benbrook Blvd.) Benbrook is also served by State Highway 183 (Southwest Blvd.) and the former U.S. Highway 580 (Camp Bowie Blvd West).

#### 2006 Traffic volumes (ave. annual daily traffic)

Interstate 20	75,000
Interstate Loop 820	55,000
Benbrook Blvd (U.S. 377)	42,000
Southwest Blvd (S.H. 1830)	43,000
Camp Bowie West (Spur 580)	21,000
R.M. 2871	8,800

### LABOR FORCE

	Benbrook	Tarrant County
Total Civilian Labor Force	14,370	889,066
(as of 5/08)		
Unemployment Rate	3.6	4.4

#### Workers by Industry (2000 Census)

Industry	Benbrook	Tarrant County
Agriculture/Mining	75	3,338
Construction	570	51,185
Manufacturing	1,625	99,953
Wholesale Trade	350	31,801
Retail Trade	1,154	89,278
Transportation/Utilities	545	60,673
Information	377	27,580
Finance, Insurance,		
Real Estate	1,193	56,448
Professional/Management	901	70,418
Education, Health,		
Social Services	1,970	115,496
Arts, Entertainment &		
Recreation	522	50,832
Public Administration	569	24,415
Other Services	531	33,970

## PROPERTY SUMMARY

**DESCRIPTION:** Commercial land along FM 2871 known as the remainder of Tract II, out of the Edward Taylor Survey, #1560, and the William W Wilburn Survey #1639, Benbrook, Texas.

**SIZE:** 5.544 Acres

**LOCATION:** The Northwest corner of FM 2871 and Jerry Dunn Parkway. This site lies approximately 400 yards north of Highway 377 in Benbrook.

FM 2871 connects Highway 377 and Interstate 20.

**PRICE:** \$4.50 per square foot. Partial sales will be considered at a negotiated price.

**COMMENTS:** This attractive rectangular commercial site sits strategically between State Highway 377 and Interstate 20 creating excellent access from all portions of southwest Tarrant County.

This property lies near the scenic Whitestone Golf Club and is a few minutes from Benbrook Lake.

The property is surrounded by residential subdivisions and schools with active commercial development along Highway 377.

This property offers an excellent opportunity for professional or medical office development.

It also provides potential for church, assisted care facilities, or a number of commercial service uses.

**For more information, contact:**

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