

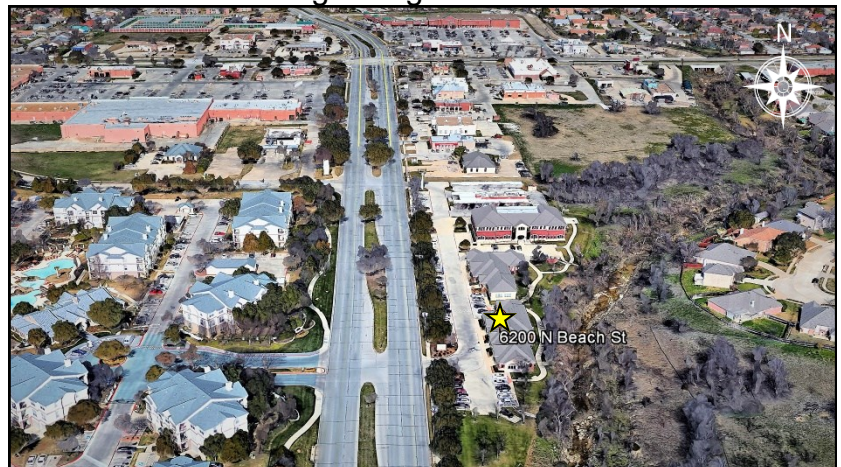


**6200 N. Beach Street  
Ft. Worth, TX**

### Property Information:

- ◆ **Size: 809 Square Feet**
- ◆ **Term: 3-5 years**
- ◆ Electrical Service metered separately
- ◆ Fossil Creek I is highly visible on N. Beach Street, located near the intersection of Western Center Boulevard, where combined traffic counts exceed 60,000 vehicles per day.
- ◆ Convenient to I-35W and Loop 820; near numerous restaurants, retail and banks.
- ◆ Fossil Creek I is located 10 minutes from Downtown Fort Worth, 10 minutes from the Alliance Texas (and 15 minutes from the DFW Airport (4th largest airport in the United States)).

Well positioned in the heart of north Tarrant County's explosive growth corridor, Fossil Creek is nestled in an area of tremendous residential growth and is one of the fastest growing communities in Texas

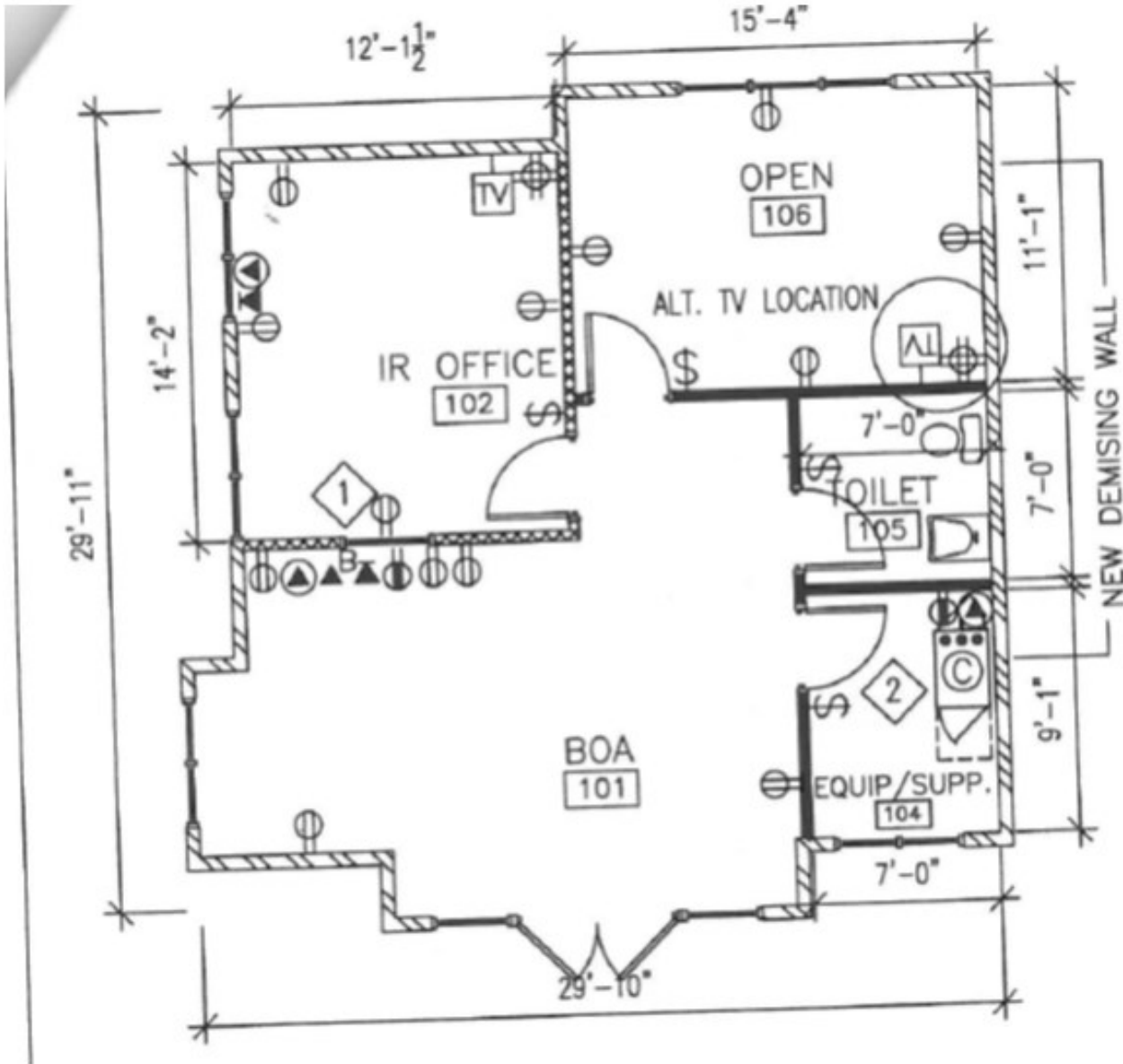


**For more information, please contact:**

**Brian Tobey** tobey@makens.com  
ph: 817-540-3229 x214

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**Demographics: (2016)**

**3 mile**

**5 mile**

Population: 116,391 290,555

Average HH Income: \$91,167 \$92,10

**Traffic Count (2009):**

**North Beach Street - 37,776 VPD**

**Western Center Blvd. - 26,884 VPD**

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THE MAKENS COMPANY  
Broker

# For Lease

## Fossil Creek Office Park I

6200 N. Beach Street

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