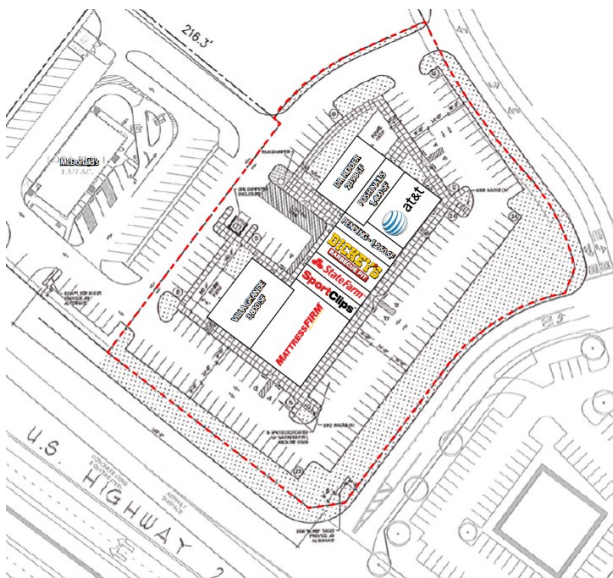


# CROSSROADS CORNERS

13100 NW Highway 287—Fort Worth, Texas



## SITE LOCATION



Email: [brad@kcenters.com](mailto:brad@kcenters.com)

Web: [www.kcenters.com](http://www.kcenters.com)

**KORNFELD REAL ESTATE LLC**

8400 E. Crescent Parkway, Suite 600  
Greenwood Village, CO 80111

Phone: 720.528.4107

# CROSSROADS CORNERS

13100 NW Highway 287—Fort Worth, Texas

## AVAILABILITY

Suite Number	Square Footage
134	1,360

## EXISTING TENANTS

Suite	Tenant	
100	Villa Grande Mexican Restaurant	3,800 SF
120	Mattress Firm	4,370 SF
130	Sport Clips	1,080 SF
134	State Farm Insurance	1,360 SF
138	Dickey's Barbeque Pit	1,927 SF
142	Poolwerx	1,260 SF
146	AT&T	2,400 SF
150	Posh Nails & Spa	1,400 SF
154	Ridder Orthodontics	2,398 SF

## DEMOGRAPHICS

### Traffic Counts

NW US-287: 38,456 Vehicles Per Day

### Population—

2019 Total Population Estimate

2024 Total  
Pop. Est.  
Growth

2019 Avg. Household Income

1 Miles	478	11.72%	\$155,772
3 Miles	27,118	35.67%	\$123,998
5 Miles	56,988	42.06%	\$114,666



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