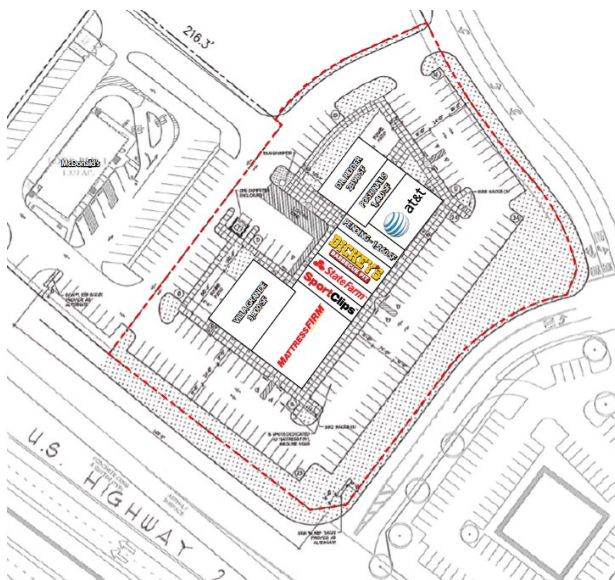


# CROSSROADS CORNERS

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**  
 191 University Blvd.  
 Denver, CO 80206

Phone: 720.649.0202

# CROSSROADS CORNERS

13100 NW Highway 287—Fort Worth, Texas

## AVAILABILITY

Suite Number	Square Footage
No Current Availability	Contact Us About Future Availability

## 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	The UPS Store	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

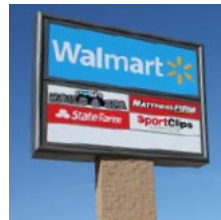
## DEMOGRAPHICS

### Traffic Counts

NW US-287: 38,456 Vehicles Per Day

### Population—

	2023 Total Population Estimate	2028 Total Pop. Est. Growth	2023 Avg. Household Income
1 Miles	2,587	13.68%	\$156,216
3 Miles	27,050	60.46%	\$163,467
5 Miles	57,344	97.75%	\$153,684



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