

**FOR
SALE**

**4236 Karen
.30 AC
\$150,000**

**7020 Edgemere
.30 AC
\$250,000**

**7024 Edgemere
.51 AC
\$375,000**

**7019 Edgemere
.90 AC
\$375,000**

Lake Worth, TX

7019, 7020 and 7024 Edgemere Place + 4236 Karen Lane

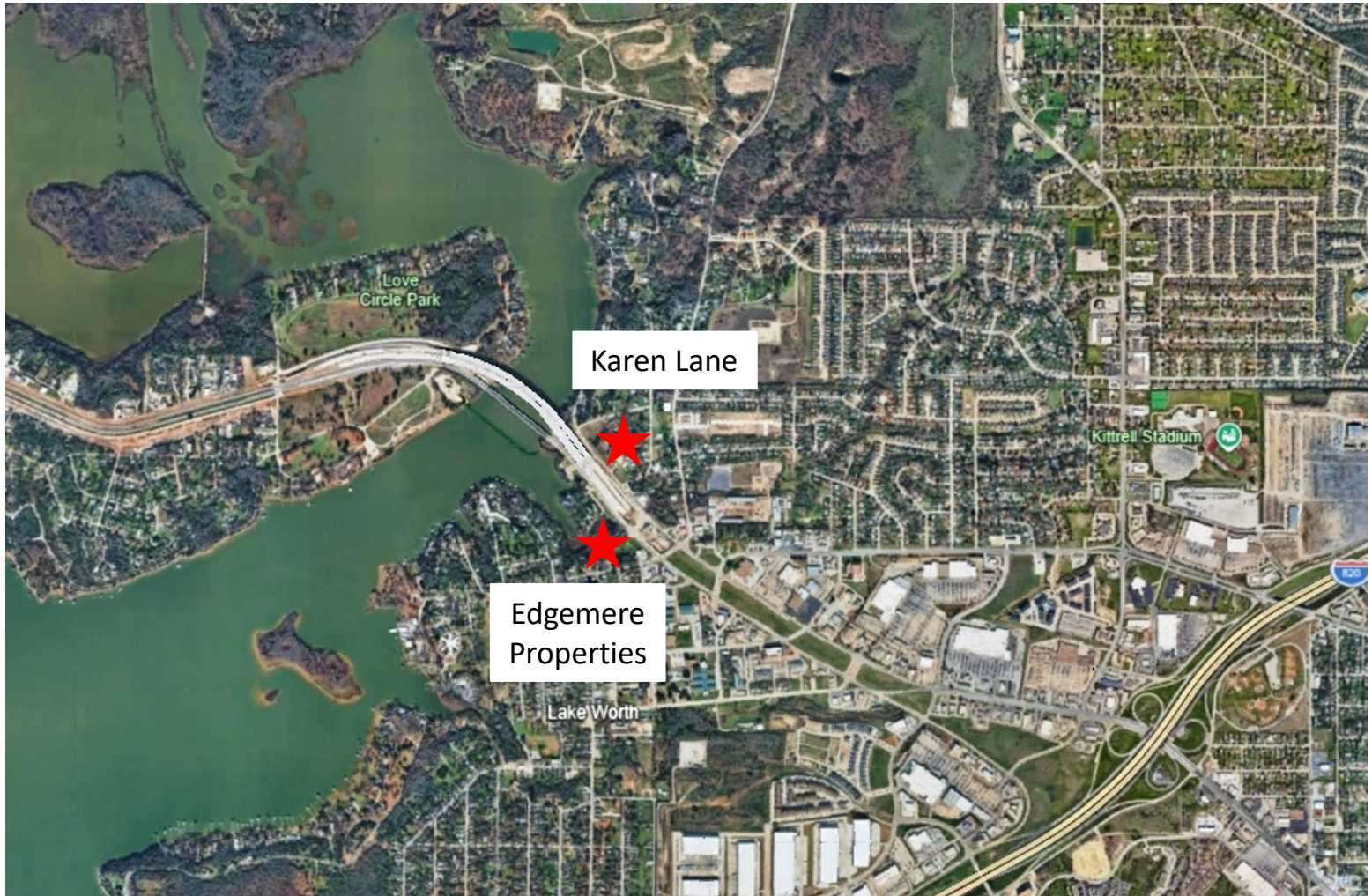


JERRY BOLZ
817-808-8997
jerry.bolz@worthcre.net

SALE INFORMATION

GREG MACH
817-980-8983
greg.mach@worthcre.net

Proximity to Hwy 199 (Jacksboro Hwy)



- Edgemere properties are approximately 1.7 acres in total
- All part of City of Lake Worth's newly created commercial corridor
- Great visibility to Hwy 199/Jacksboro Hwy

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Vehicles Per Day

Approximately **42,880** vehicles per day. (7100 block of Hwy 199)

This heavy volume makes SH 199 a critical regional commuter artery in northwest Tarrant County.

Demographic Snapshot

Population	1 MILE	3 MILES	5 MILES
2025 Estimated Population	12,313	88,460	199,937
2030 Projected Population	12,793	91,344	208,780
Proj. Annual Growth 2025 to 2030	0.77%	0.64%	0.87%
Daytime Population			
2025 Daytime Population	7,958	72,457	209,642
Workers	1,500	29,622	117,477
Residents	6,458	42,835	92,165
Income			
2025 Est. Average HH Income	\$75,554	\$89,723	\$103,254
2025 Est. Median HH Income	\$60,988	\$67,067	\$77,033
Households & Growth			
2025 Estimated Households	4,056	28,595	70,579
2030 Estimated Households	4,314	30,119	75,514
Proj. Annual Growth 2025 to 2030	1.24%	1.04%	1.36%

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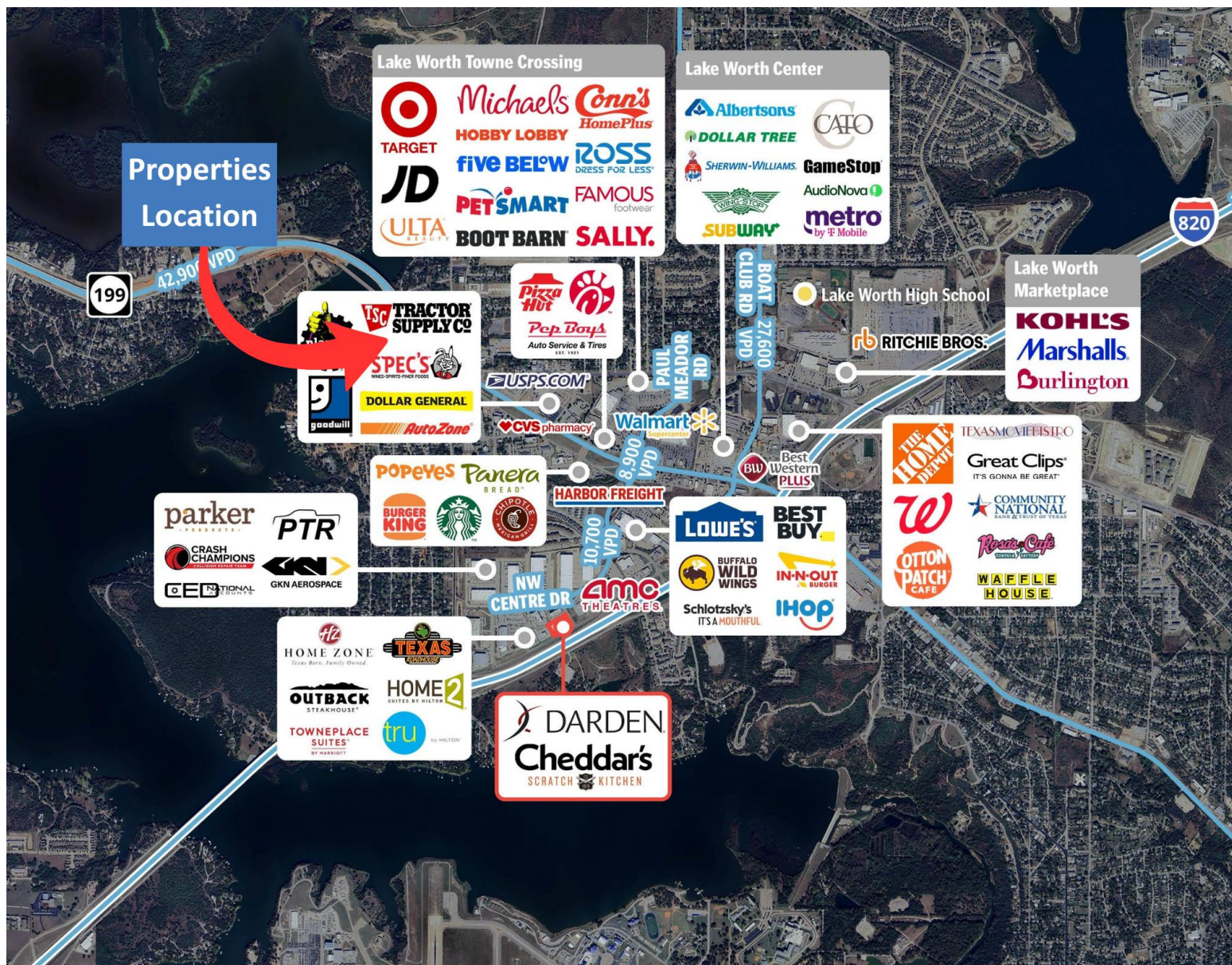
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WORTH
COMMERCIAL
REAL ESTATE

Area Restaurant & Retail



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