12672 TIMBERLAND BLVD | FORT WORTH, TX

SUBLEASE OPPORTUNITY



InSite EFS

InSite EFS

PROPERTY DETAILS

OVERVIEW

Offering	For Sublease
Building Area	13,899 SF
Land Area	2.63 AC
Year Built	2018
APN	42212K-1-10
Zoning	Neighborhood commercial ("E") district
Parking	55 spaces
Pricing	Contact Broker for pricing

PROPERTY HIGHLIGHTS

- Fenced outdoor play areas with 3 covered pavilions and a basketball court.
- Monument signage along Timberland Blvd
- Point of access along Timberland Blvd
- Master Lease Term expires July, 31 2033

InSite EFS, LLC is offering a sublease opportunity at 12672 Timberland Boulevard in Fort Worth, Texas. The ±13,899 SF, single-story commercial facility sits on approximately 2.63 acres and is currently configured as a purpose-built early childhood education and preschool facility.

The property offers a turnkey educational environment, a functional interior layout, and generous outdoor areas, providing an opportunity for continued educational use or other compatible uses.

The property offers convenient access to major thoroughfares and surrounding residential, retail, and employment centers.

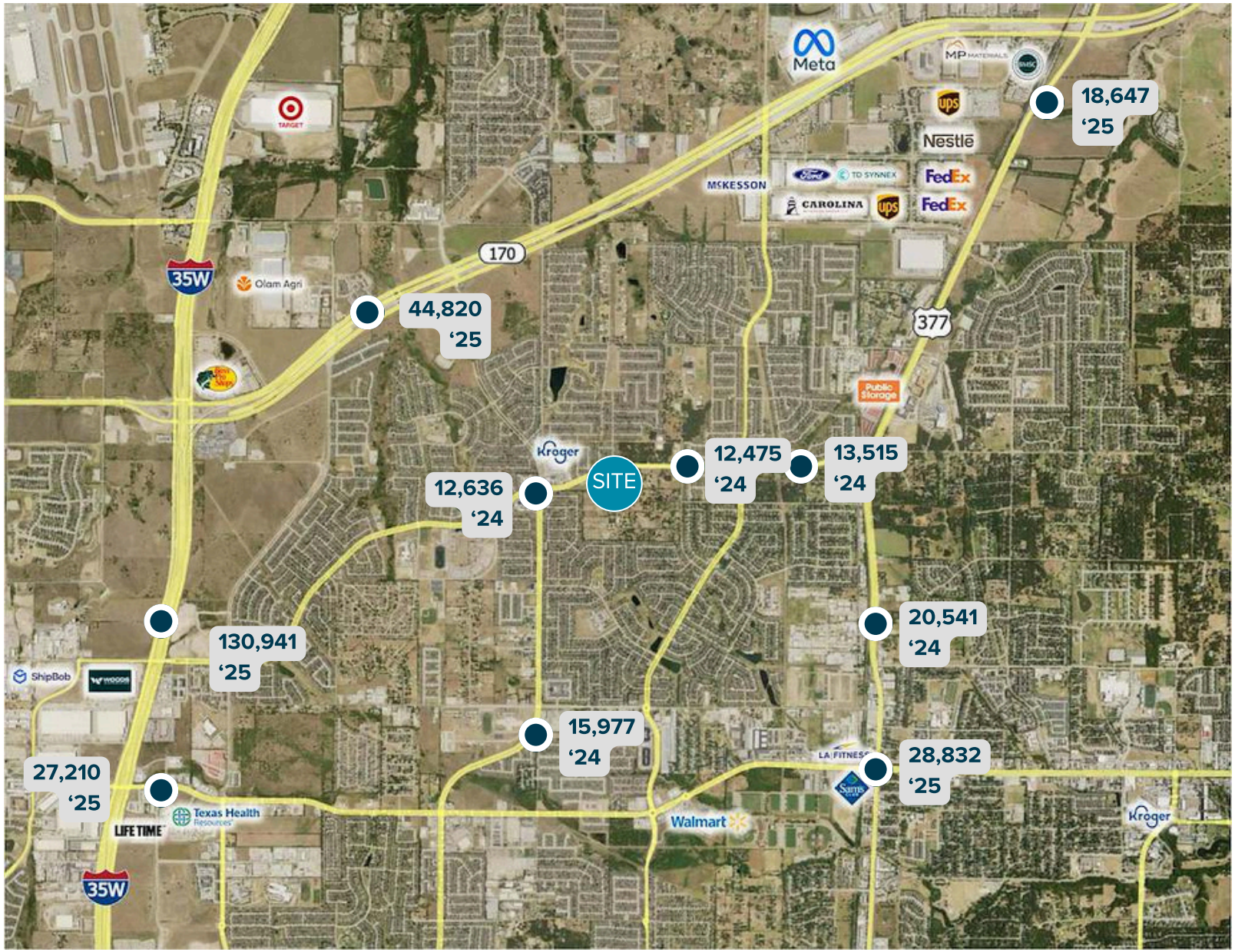


AERIAL



INSITE EFS

MARKET MAP
& TRAFFIC COUNTS



*VPD (Vehicles Per Day)

PHOTOS







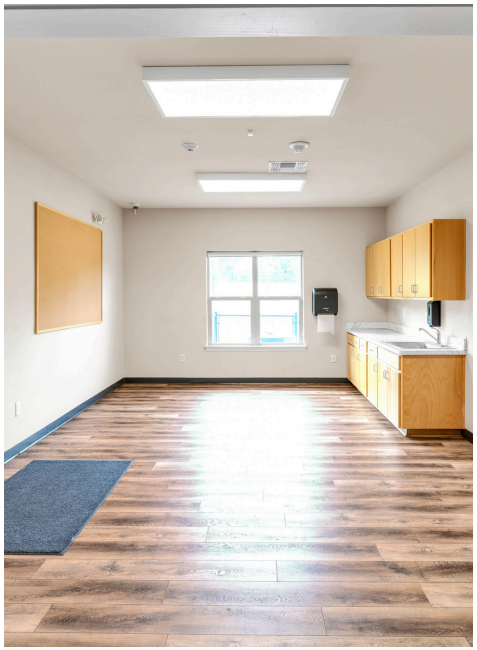






PHOTOS













PHOTOS





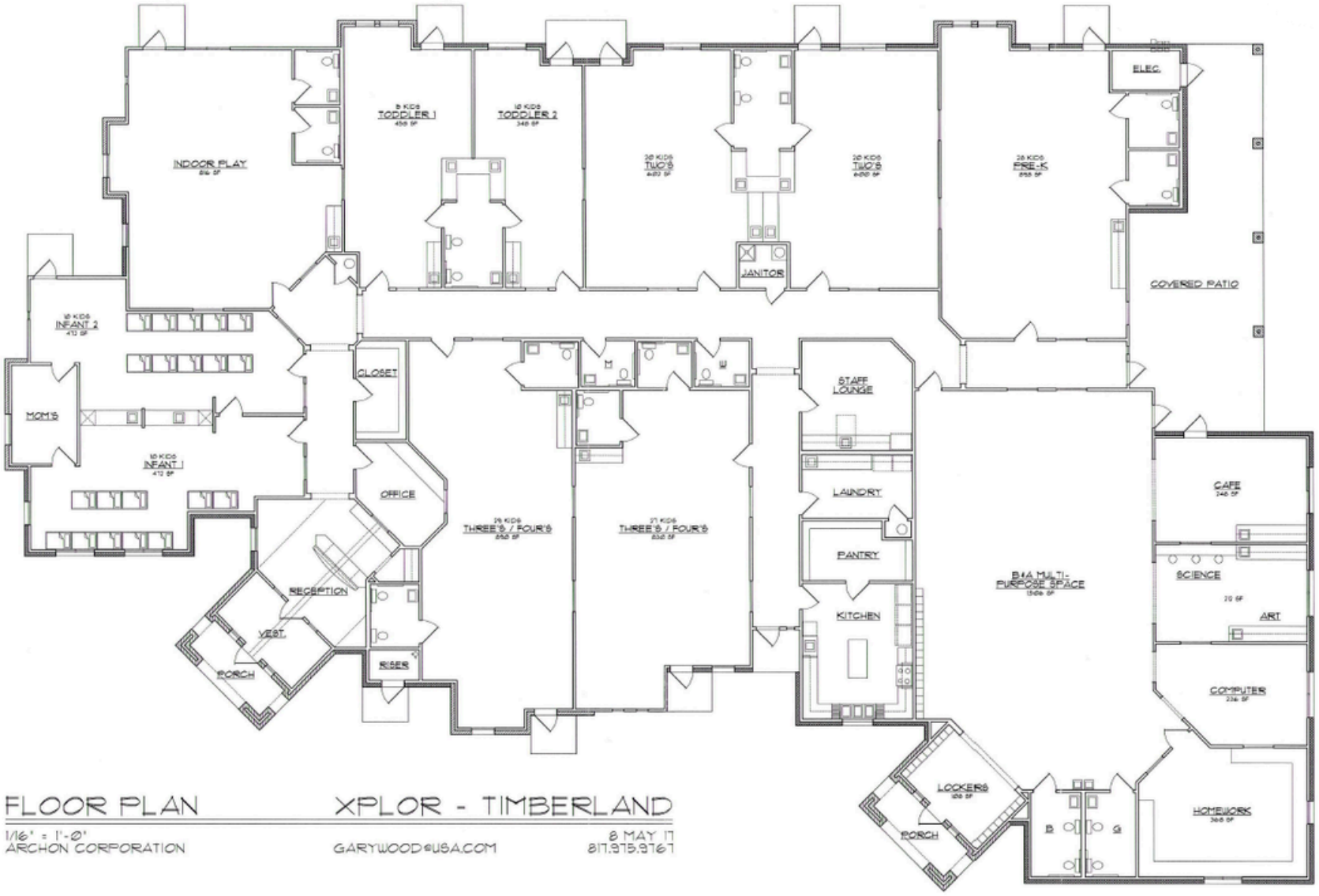




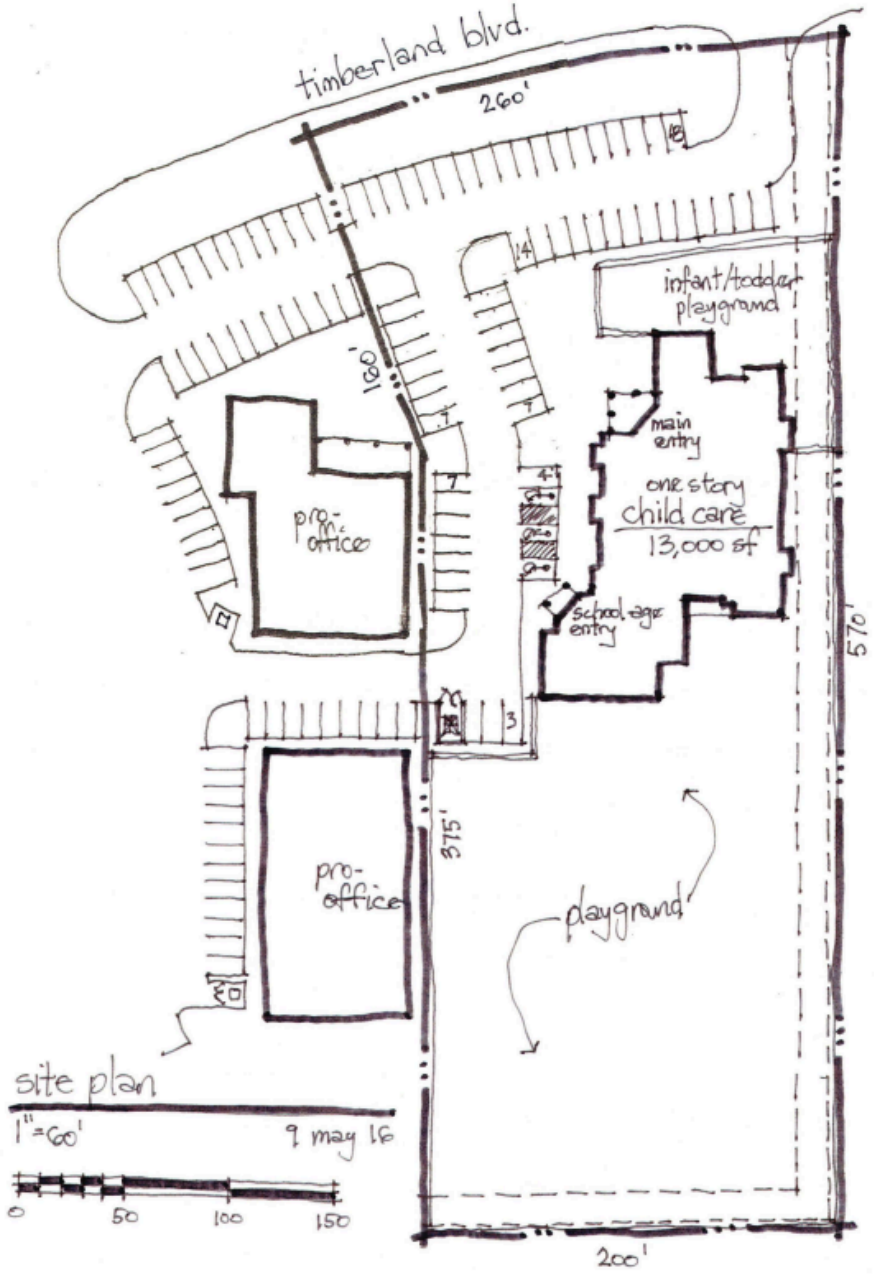




FLOOR PLAN

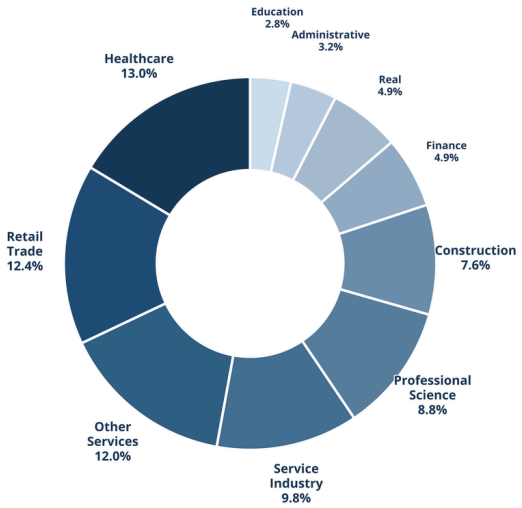

INDOOR PLAY
8 KIDS TODDLER 1
10 KIDS TODDLER 2
20 KIDS TWO'S
20 KIDS TWO'S
28 KIDS PRE-K
ELEC.
COVERED PATIO
JANITOR
10 KIDS INFANT 2
MOMS
10 KIDS INFANT 1
CLOSET
OFFICE
RECEPTION
VEST.
PORCH
RISER
M
W
26 KIDS THREE'S / FOUR'S
27 KIDS THREE'S / FOUR'S
STAFF LOUNGE
LAUNDRY
PANTRY
KITCHEN
B+A MULTI-PURPOSE SPACE
CAFE
SCIENCE
ART
COMPUTER
HOMEWORK
LOCKERS
PORCH
B
G
FLOOR PLAN
XPLOR - TIMBERLAND
1/16" = 1'-0"
ARCHON CORPORATION
GARYWOOD@USA.COM
8 MAY 17
817.975.9767

SITE PLAN

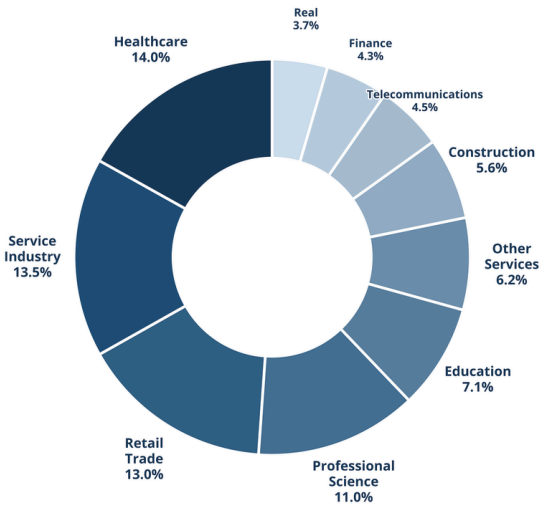

timberland blvd.
260'
infant/toddler playground
main entry
one story child care
13,000 sf
school age entry
pro-office
pro-office
570'
375'
playground
200'
site plan
1"=60'
9 may 16
0
50
100
150

INSITE EFS

FORT WORTH, TX



Business



Employee

TAPESTRY HOUSEHOLD SEGMENTS

CLASSIFICATION	HOUSEHOLDS (#)	HOUSEHOLDS (%)
Family Prosperity	24,449	35.8%
Suburban Shine	8,620	12.6%
Tech Trailblazers	8,059	11.8%
Mature Reflections	4,081	6.0%
Metro Vibes	1,498	2.2%

Click here for more detail on Esri Tapestry Segmentation

MARKET OVERVIEW

Fort Worth is a major economic and cultural center in North Texas and an increasingly attractive destination for business, education, healthcare, and institutional investment. As part of the Dallas–Fort Worth Metroplex, the city benefits from strong regional connectivity, sustained development, and access to one of the largest and most diverse economies in the country.

Fort Worth's economy is supported by a broad mix of industries, including aerospace and defense, aviation, logistics, manufacturing, healthcare, higher education, and professional services. Continued public and private investment, proximity to Dallas Fort Worth International Airport, and major employers including Lockheed Martin, American Airlines, Texas Health Resources, and several leading universities contribute to a dynamic and resilient economic environment.

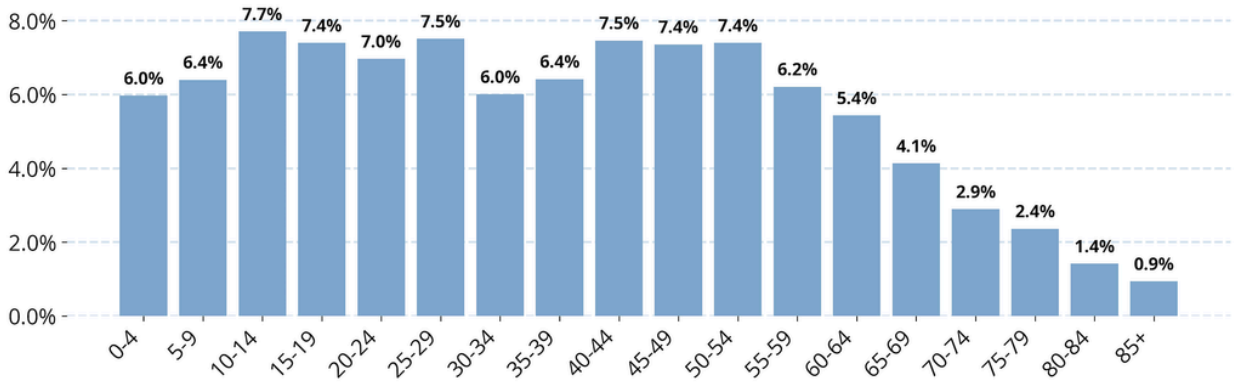


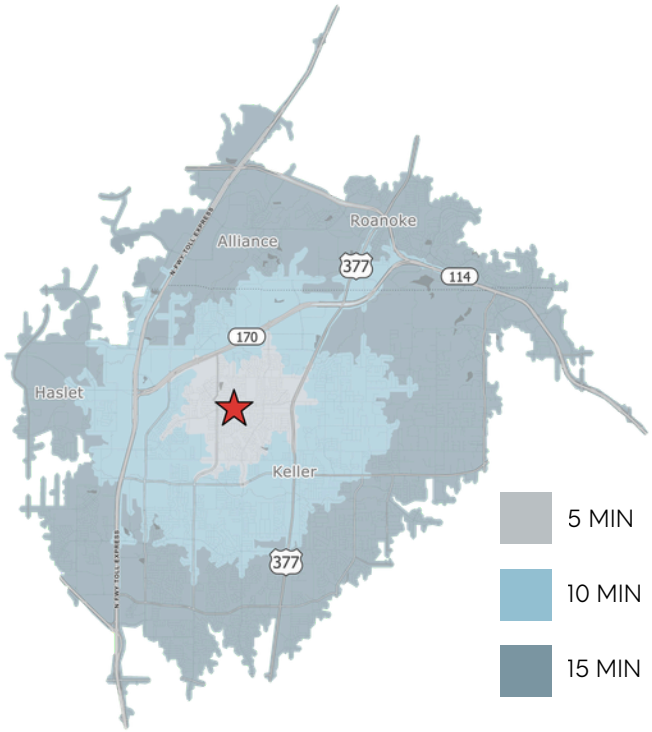


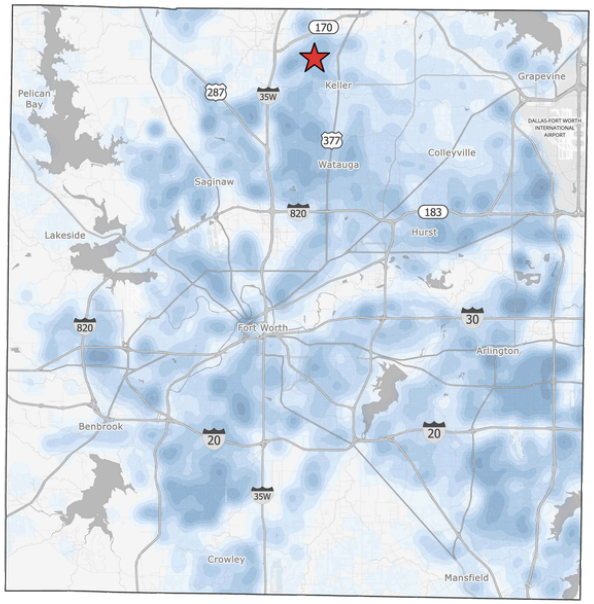


DEMOGRAPHICS

Age Distribution - 15 Minute Drivetime







Population Distribution

Drivetimes	5 MIN	10 MIN	15 MIN
Population (2026)	23,414	79,999	195,595
5 Year Growth (2025 - 2030)	0.90%	4.11%	5.00%
Median Household Income	$129,910	$133,408	$134,906
Total Households	7,145	27,043	68,295
Median Age	34.4	35.7	36.6
Owner Occupied	79.1%	64.4%	63.1%
Renter Occupied	17.4%	31.0%	32.8%

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