

Clifford Crossing

9316-9336 Clifford Street
Fort Worth, Texas 76108



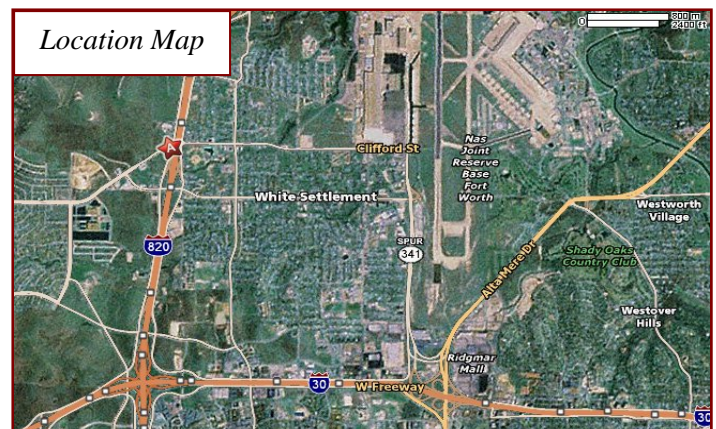
- **23,556 SF neighborhood shopping center**
- **Anchored by Albertsons**
- **Prominent Pylon Signage**
- **High traffic counts**

For Information:

(817) 731-6199 Phone
(817) 731-0899 Fax

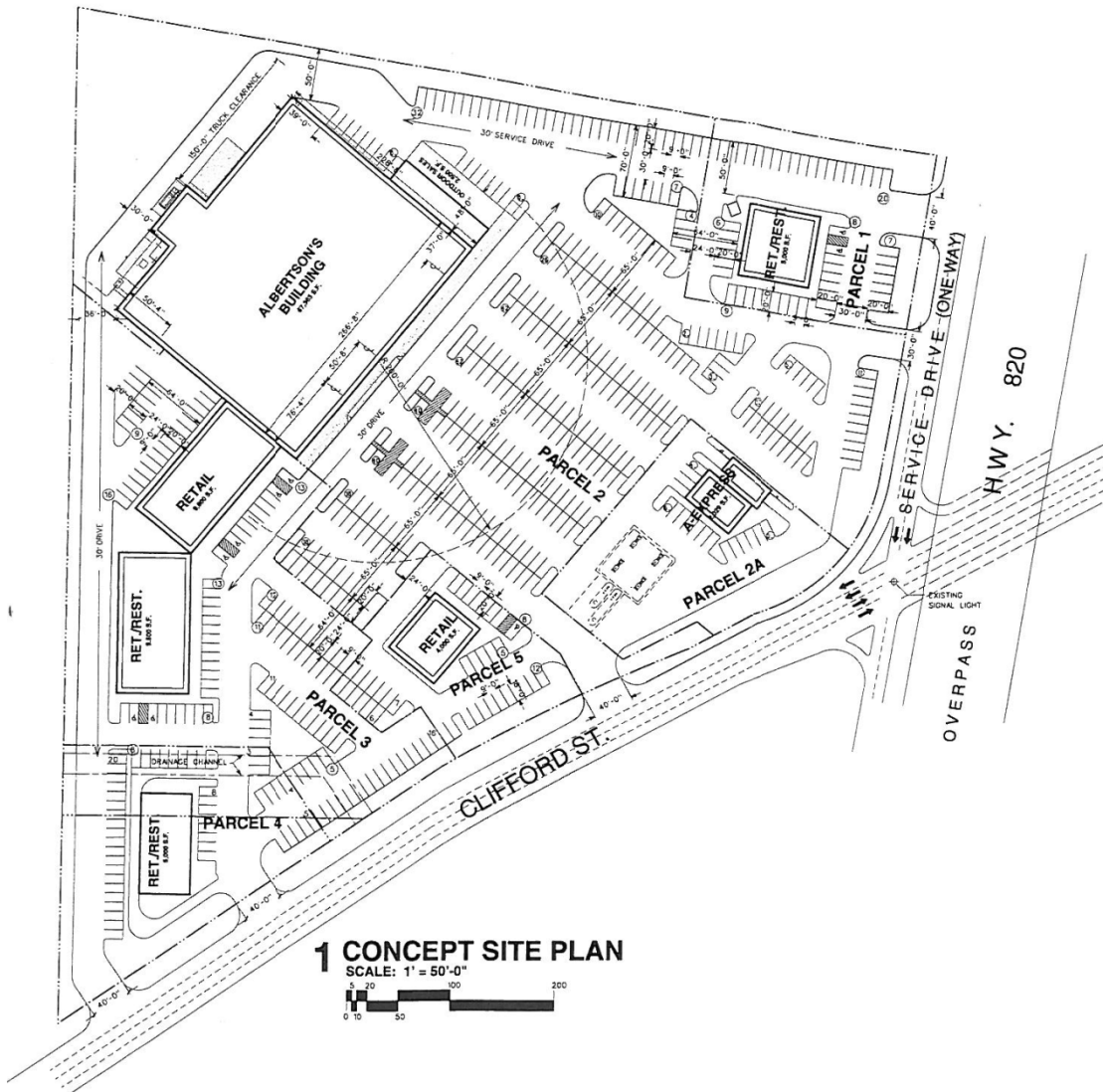
Hickman Investments, Ltd.

6777 Camp Bowie Blvd., Ste. 600
Fort Worth, Texas 76116



Highly visible, and easily accessible location on Clifford just west of Loop 820.

Clifford Crossing Site Plan



1 CONCEPT SITE PLAN
SCALE: 1" = 50'-0"
0 10 50 100 200

concept site plan

N.W.C. Clifford St. & 820
Ft. Worth, Texas

DRAWN BY: KH
DATE: 1/25/00
SCALE: 1" = 50'
ZONING: C (INTENSIVE COMMERCIAL)

tabulations

BUILDING AREA TABULATIONS (S.F.)

PARCEL No.	BLDG. S.F.	BLDG. TYPE
1	5,000 S.F.	RETAIL/REST
2	67,563 S.F.	ALBERTSON'S
2A	2,028 S.F.	CONV./CAS
3	16,200 S.F.	RETAIL
4	4,800 S.F.	RETAIL/REST
5	4,000 S.F.	RETAIL
TOTAL:	102,392 S.F.	

SITE AREA TABULATIONS (AC.)

PARCEL No.	LOT AREA	SITE COVERAGE
1	38,711 S.F. / 0.882 AC.	12.97
2	302,841 S.F. / 6.877 AC.	23.27
2A	36,583 S.F. / 0.840 AC.	3.27
3	10,984 S.F. / 2.541 AC.	18.88
4	44,353 S.F. / 1.016 AC.	10.87
5	25,073 S.F. / 0.578 AC.	19.37
TOTAL:	538,557 S.F. / 12.36 AC.	

PARKING TABULATIONS (REQ'D./PRV'D.)

PARCEL No.	SPACES	HC	S/P2
1	50/50		8/8
2A	337/337		4/4
3	30/30		4/4
4	48/48		4/2
5	10/38		1/1
TOTAL:	551/603		

CALLAWAY ARCHITECTS
DEVELOPMENT SERVICES

T.L. Callaway Architects, Inc.
1770 Preston Road
Dallas, Texas 75252
Tel: (972) 732-6881
Fax: (972) 732-8058



This site drawing was made with information furnished in our office or provided to our office by some concerned parties. We do not warrant the accuracy, reliability, utility or other site data of unknown nature or source. We do not hold ourselves to our office. No warranties or guarantees are given or implied.

ISSUED:
2/24/00
REVISIONS:
1/25/00
2/1/00
2/18/00
2/24/00
5/8/00
6/16/00
8/21/00

ARCUS REALTY CORPORATION
Arcus Realty Corp.
1480 Mosside Drive, Suite 241
Dallas, Texas 75251
Phone: (214) 750-8990
Fax: (214) 363-1997

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ALBERTSON'S CENTER
N.W.C. CLIFFORD ST. & HWY 820
FT. WORTH, TEXAS

DRAWN: KH CHECKED:

JOB NO. 9996.2

TITLE

CONCEPT SITE PLAN

SHEET

SP-1

