

US Highway 287 - Land / Office / Warehouse

12850 US Highway 287
Fort Worth, TX 76052
Tarrant County
\$1,999,000

» **Approx. 1/3 mile from planned Wal-Mart site at 287 & Avondale-Haslet Rd.**

- * **Prime location on busy US Hwy 287 in rapidly growing area - NW Tarrant County**
- * **Great freeway visibility - Property located on east side of 287**

* Ideal for businesses such as:

- * Retail
 - * Office
 - * Distribution / Trucking
 - * Industrial
 - * Storage / Parking
 - * Nursery / Garden / Hardscape
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- Land:**
- * Approx. 10.5 acres
 - * Approx. 1160' frontage
 - * Fenced
 - * 2 water wells - high capacity
 - * Irrigation pond
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Warehouse Building:

- * Approx. 10,000 sf total - built 2004
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Office Building:

- * Approx. 6000 sf total - built 2004
 - * Approx. 5000 sf office space
 - * Approx. 1000 sf warehouse space - doors on 3 sides for servicing customers
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- Leasing:**
- * 100% building occupancy
 - * \$12,500 monthly NNN income
 - * 1-year NNN lease
 - * Tenant pays taxes, insurance, utilities, and maintenance
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DO NOT DISTURB on-site tenant business personnel

Contact Carol Barnes:

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