



**9100 N.W. Highway 287**

48,103 SF on 13.7 Acres in Fort Worth

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# 9100 N.W. Highway 287

Fort Worth, Texas 76177

## Property Summary

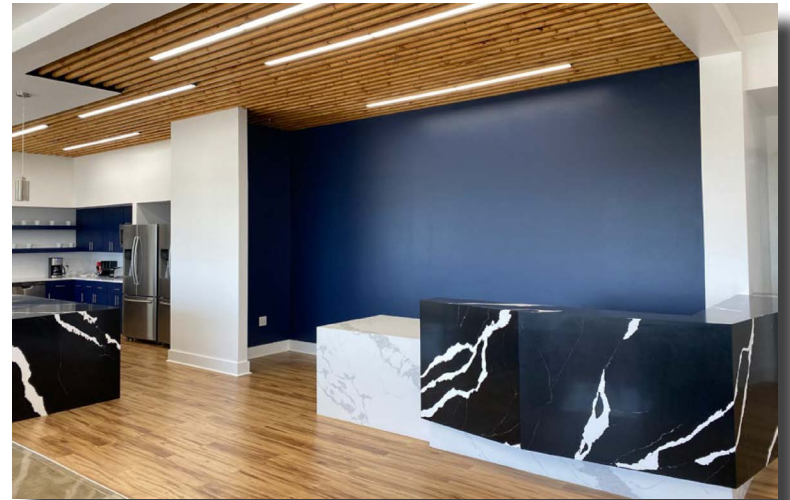
<b>Address:</b>	9100 N.W. Highway 287 Fort Worth, TX 76177
<b>Rentable Area:</b>	48,103 SF
<b>Warehouse:</b>	18,900 SF
<b>1st Floor Office:</b>	12,400 SF
<b>2nd Floor Office:</b>	11,800 SF
<b>Auxiliary Warehouse:</b>	5,003 SF
<b>Land:</b>	13.7 Acres
<b>Improved Land:</b>	6.75 Acres
<b>Dock Doors:</b>	Two (2)
<b>Grade Level Doors:</b>	Twenty-three (23) 10' x 14'
<b>Clear Height:</b>	20' in Main Warehouse
<b>Clear Height:</b>	16' -18' in Auxiliary Warehouse
<b>Power:</b>	Heavy Power
<b>Year Built:</b>	2019
<b>Yard:</b>	Fenced
<b>Zoning:</b>	Light Industrial





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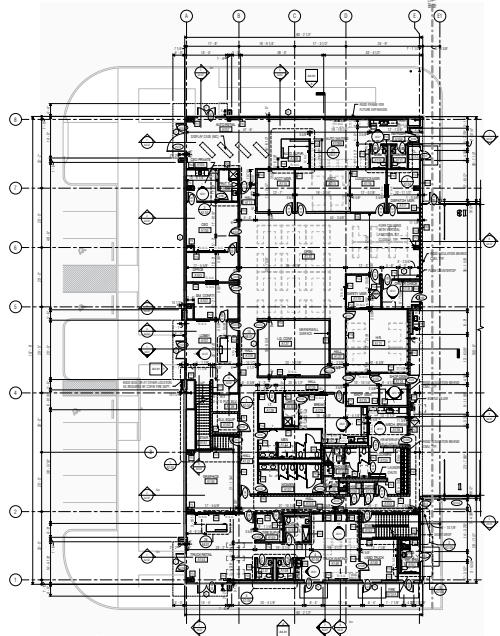
Click [HERE](#) for Video Tour

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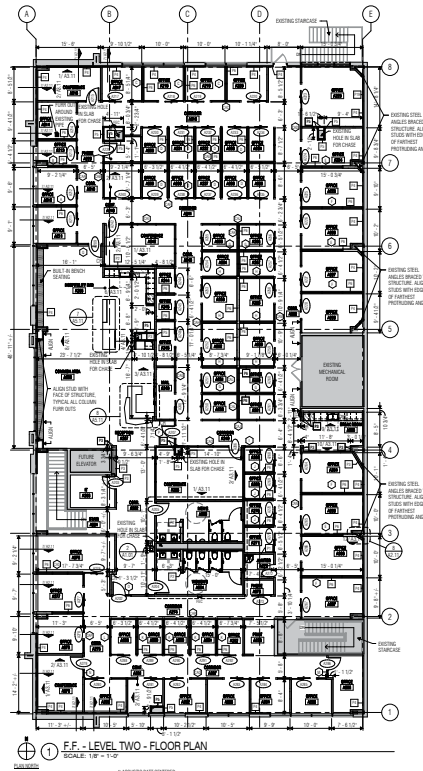
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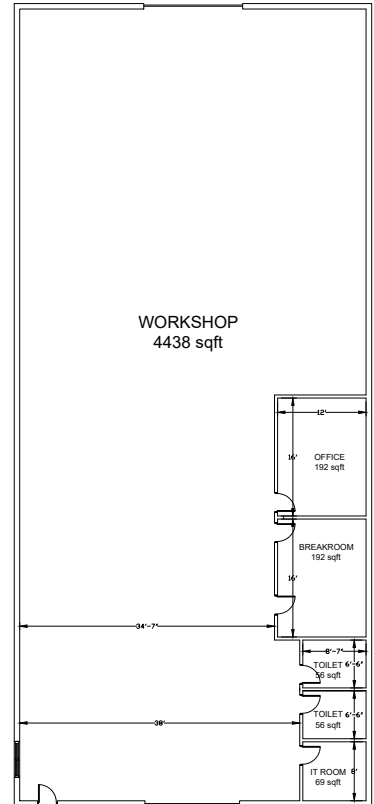
Warehouse - Level One Office Floor Plan



Level One Office Floor Plan



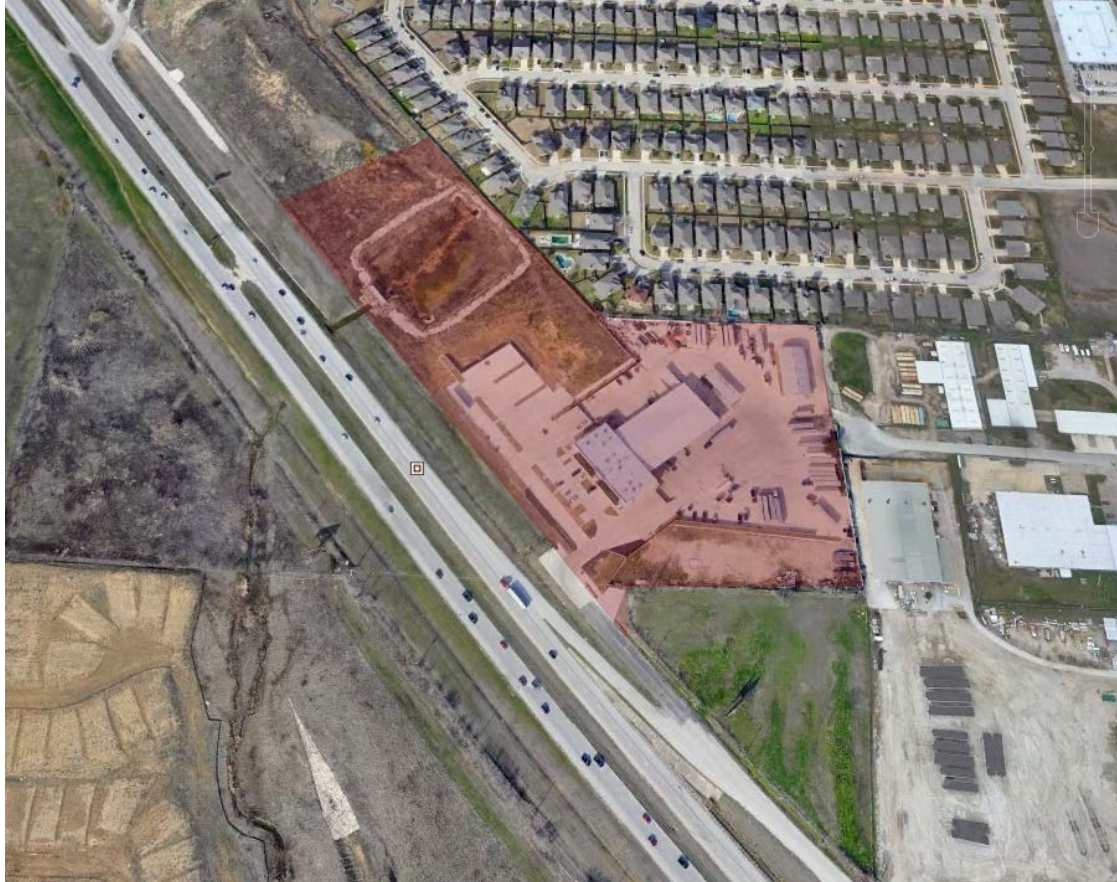
Level Two Floor Plan



Auxiliary Warehouse

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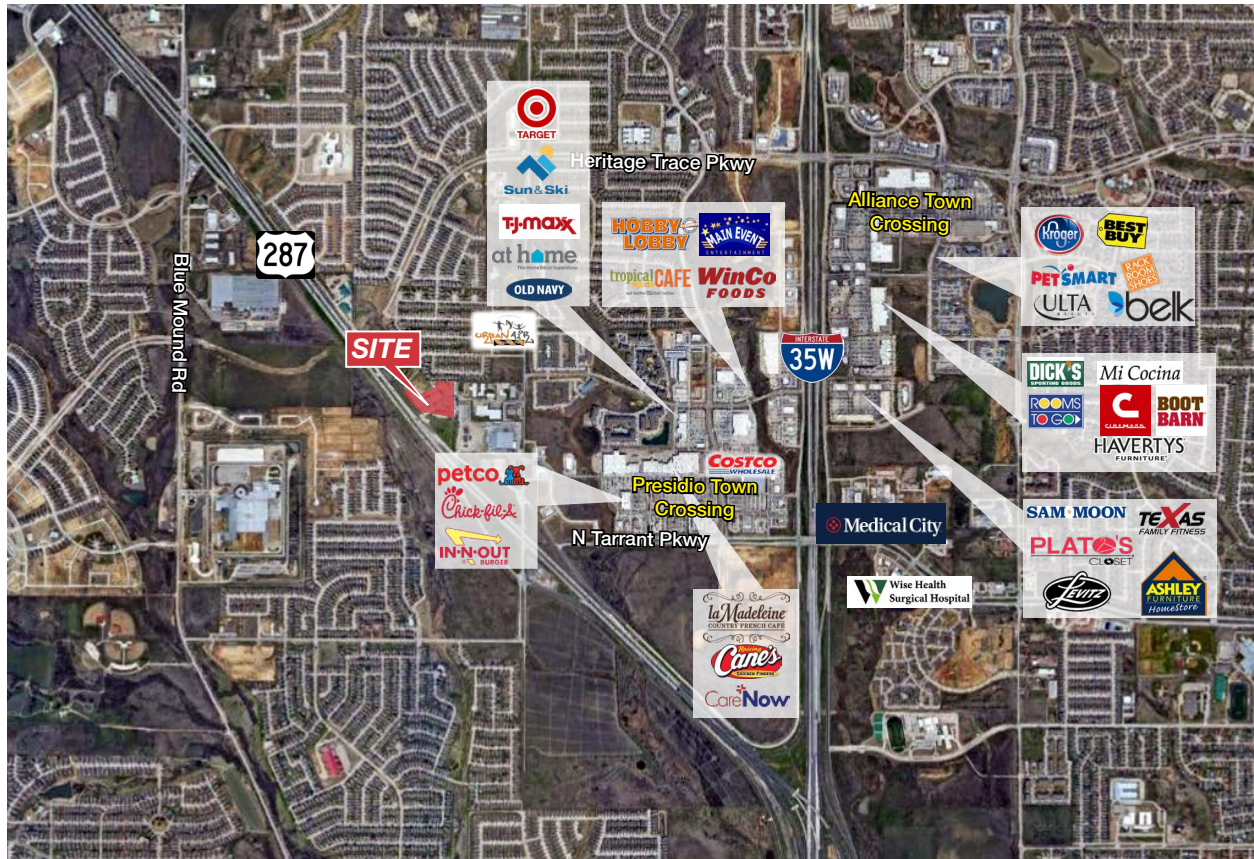




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## Area Amenities



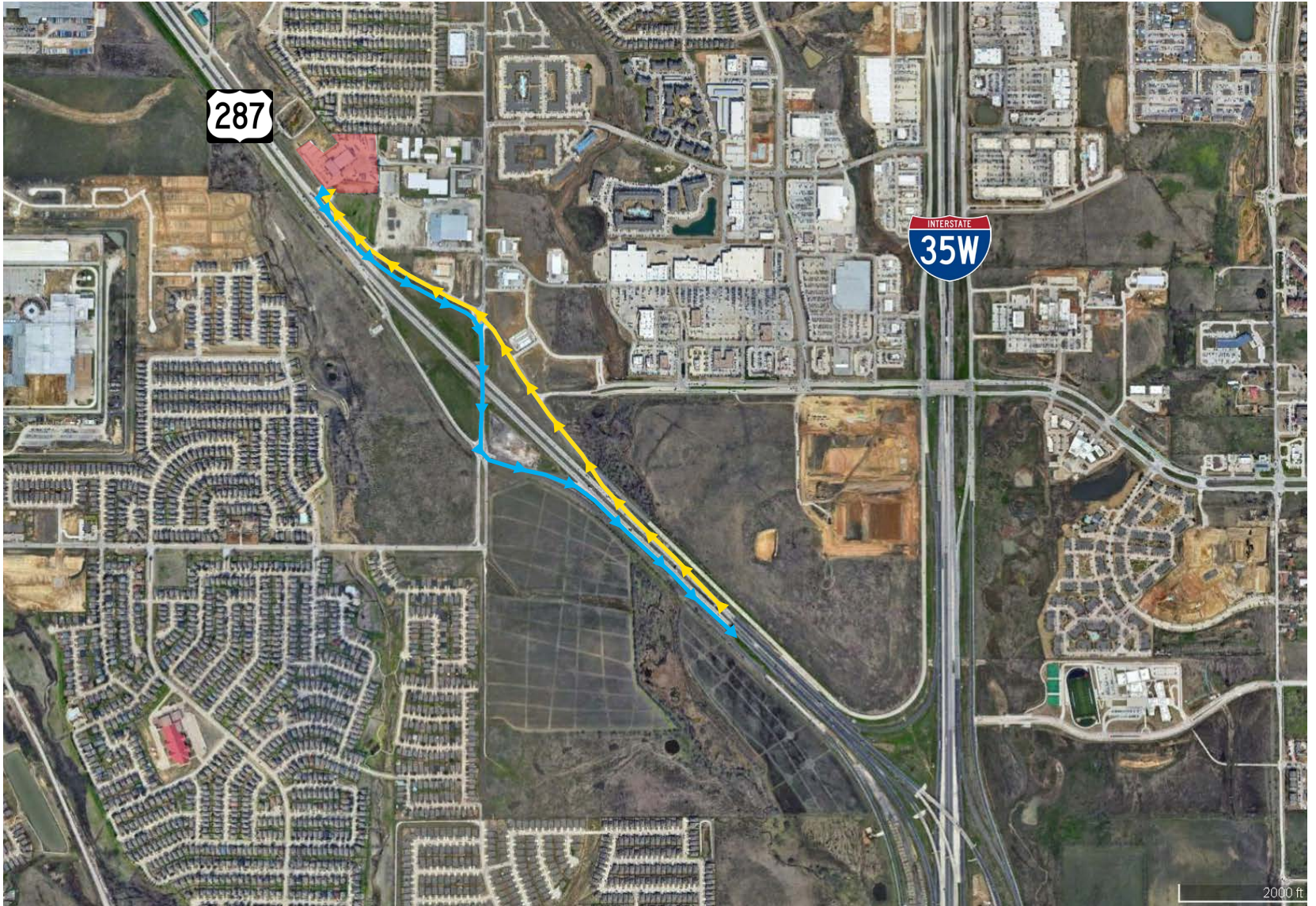
- DFW Airport 24 Miles
- Alliance Airport 7.5 Miles
- Fort Worth Central Business District 11 Miles



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Ingress/Egress



2000 ft

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About



- LABOR COSTS ARE 7% LESS (FORT WORTH CHAMBER OF COMMERCE)
- STATE & LOCAL TAXES ARE 35% LESS (FORT WORTH CHAMBER OF COMMERCE)
- 12TH LARGEST CITY IN THE UNITED STATES
- 3RD FASTEST GROWING CITY IN THE UNITED STATES
- TOP 5 CITIES TO BUY A HOME (FORBES)
- WORLD-RENOWNED DOWNTOWN FOR SAFETY AND AMENITIES
- TOP 10 CITY FOR YOUNG PROFESSIONALS (FORBES)

## Demographics

	1 MILE	3 MILES	5 MILES
Total Population	11,360	76,001	216,371
Total Households	3,572	23,995	71,380
Average Household Size	3.20	3.10	3.00
Average Household Income	\$100,461	\$110,159	\$104,276

Source: CoStar 2020

## Traffic Counts

- I-35W 114,399 VPD
- Highway 287 43,725 VPD

Source: CoStar2020





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For additional information please contact:

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