



TRANSWESTERN

REAL ESTATE  
SERVICES

# FOR SALE/LEASE

+/- 149,005 Total SF with +/- 44,196-91,829 SF Industrial Available  
1901-1923 Windsor Place Fort Worth, TX 76110





# PROPERTY SUMMARY

ADDRESS	1901-1923 Windsor Place Fort Worth, TX 76110
PRICE	\$14,000,000
LEASE RATE	Contact Broker
SQUARE FOOTAGE	149,005 SF Total
NUMBER OF BUILDINGS	1 Mixed-Use Warehouse
LAND AREA	5.55 Acres
LOADING	Eight (8) Dock High and Five (5) Oversized Grade Level Doors
POWER	Three Phase Power 2500 Amp 277/480V
ZONING	I - Light Industrial
SUBMARKET	South Central Ft Worth
DETAILS	<ul style="list-style-type: none"><li>• Sprinklered &amp; Partially Air Conditioned</li><li>• Rail Served with 4 Rail Doors</li><li>• 24' Clear Height</li><li>• Fenced &amp; Secured</li></ul>



# FLOOR PLAN

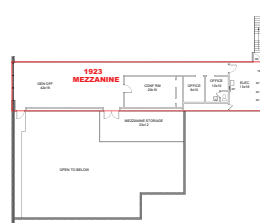
## LEASE AREAS:

1901	1,645
1901 MEZZANINE	2,233
1903	1,566
1905	1,837
1907	1,600
1911	15,189
1913	813
1915	8,306
1923	91,829
1923 MEZZANINE	1,963
1917, 1919, 1921	9,674

## OTHER AREAS:

COMMON AREA #1	4,857
COMMON AREA #2	1,681
COVERED DOCK	5,812

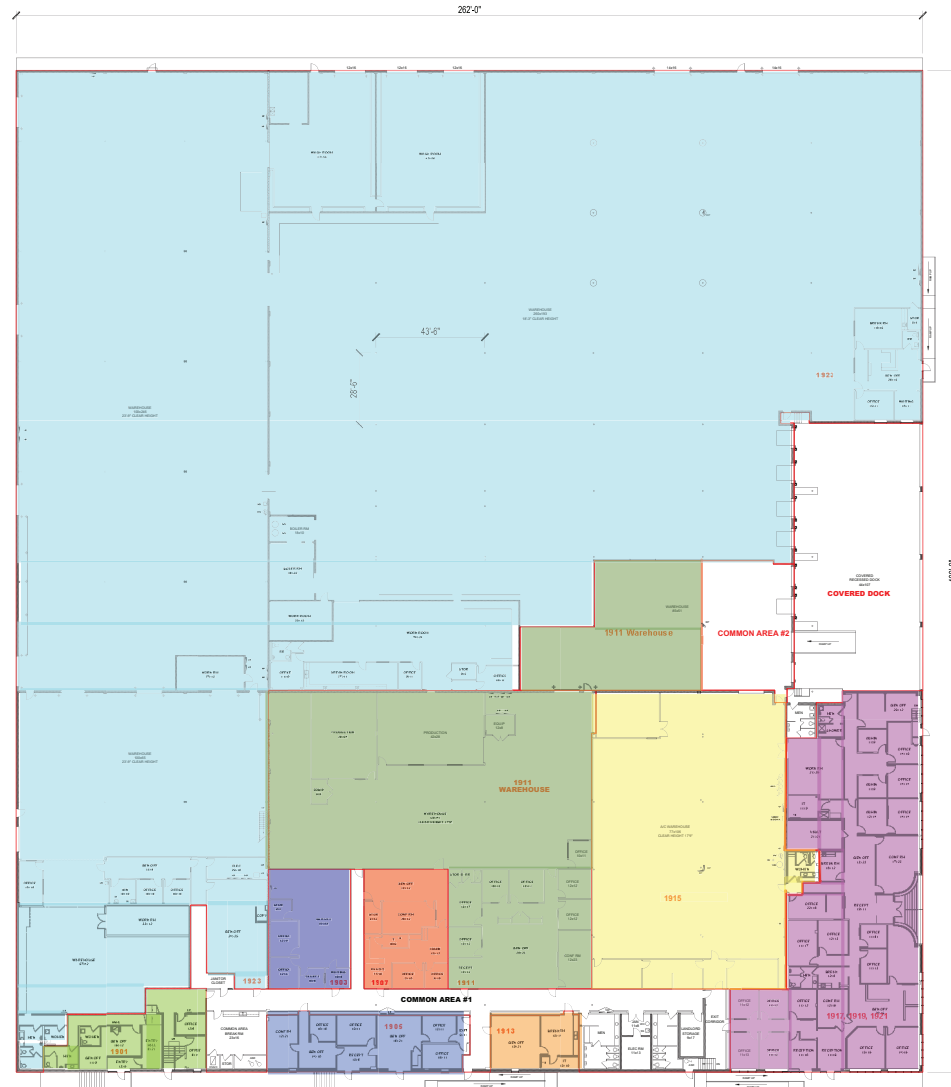
**TOTAL: 149,005**



MEZZANINE - STE 1923

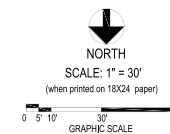


MEZZANINE - STE 1901



**FLOOR PLAN**  
**1901-1923 WINDSOR PLACE**  
**FORT WORTH, TEXAS**

Revised: 8/31/21



# FLOOR PLAN INDUSTRIAL LEASE AVAILABLE

+/- 44,196-91,829 SF of Industrial space available that is rail served with heavy three phase power 2,500 amp 277/480v

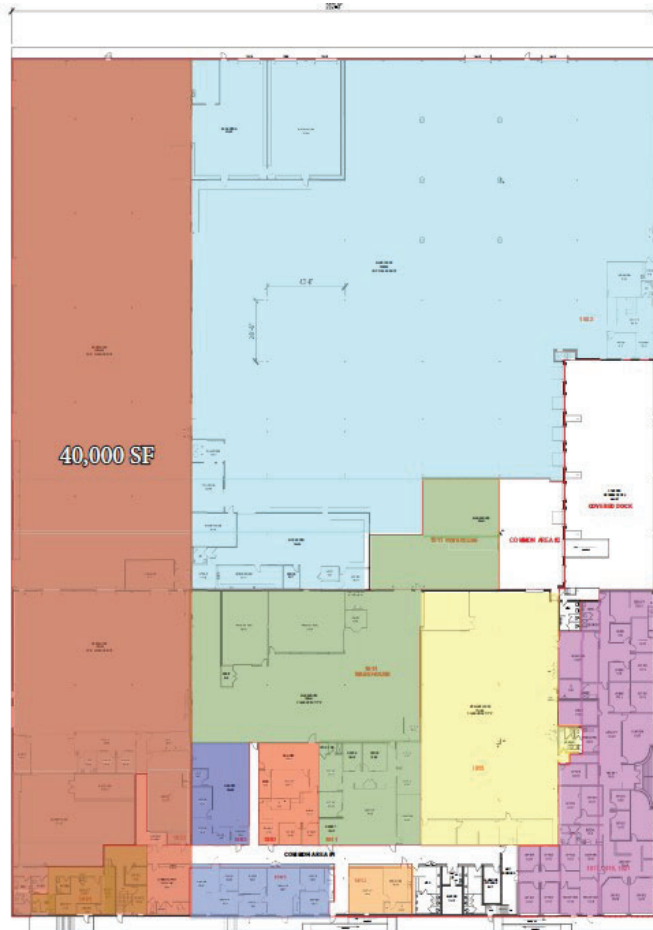
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MEZZANINE - STE 1923



MEZZANINE - STE 1901

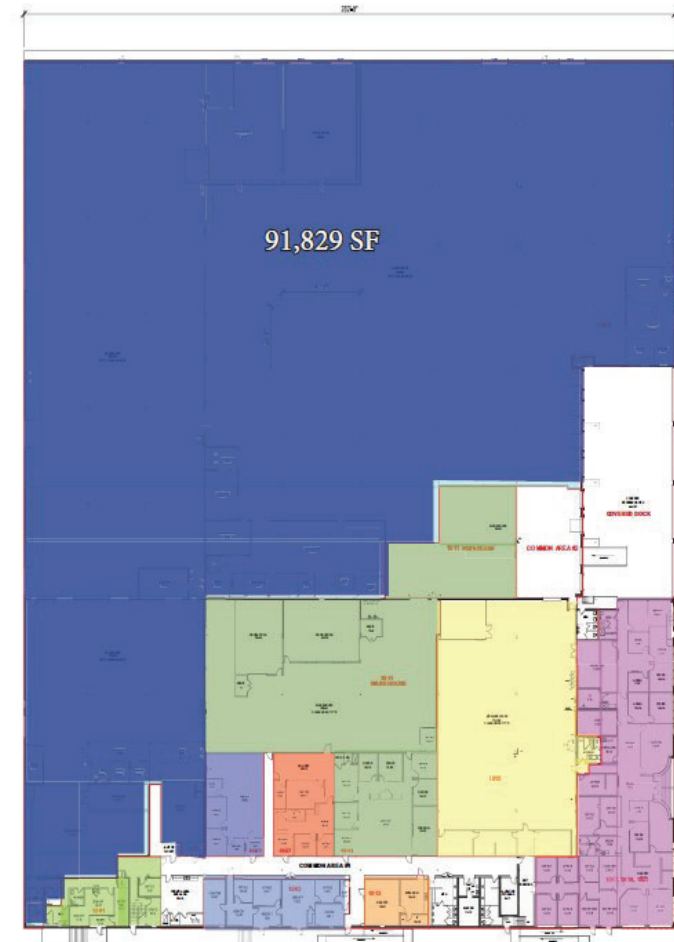
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MEZZANINE - STE 1923



MEZZANINE - STE 1901



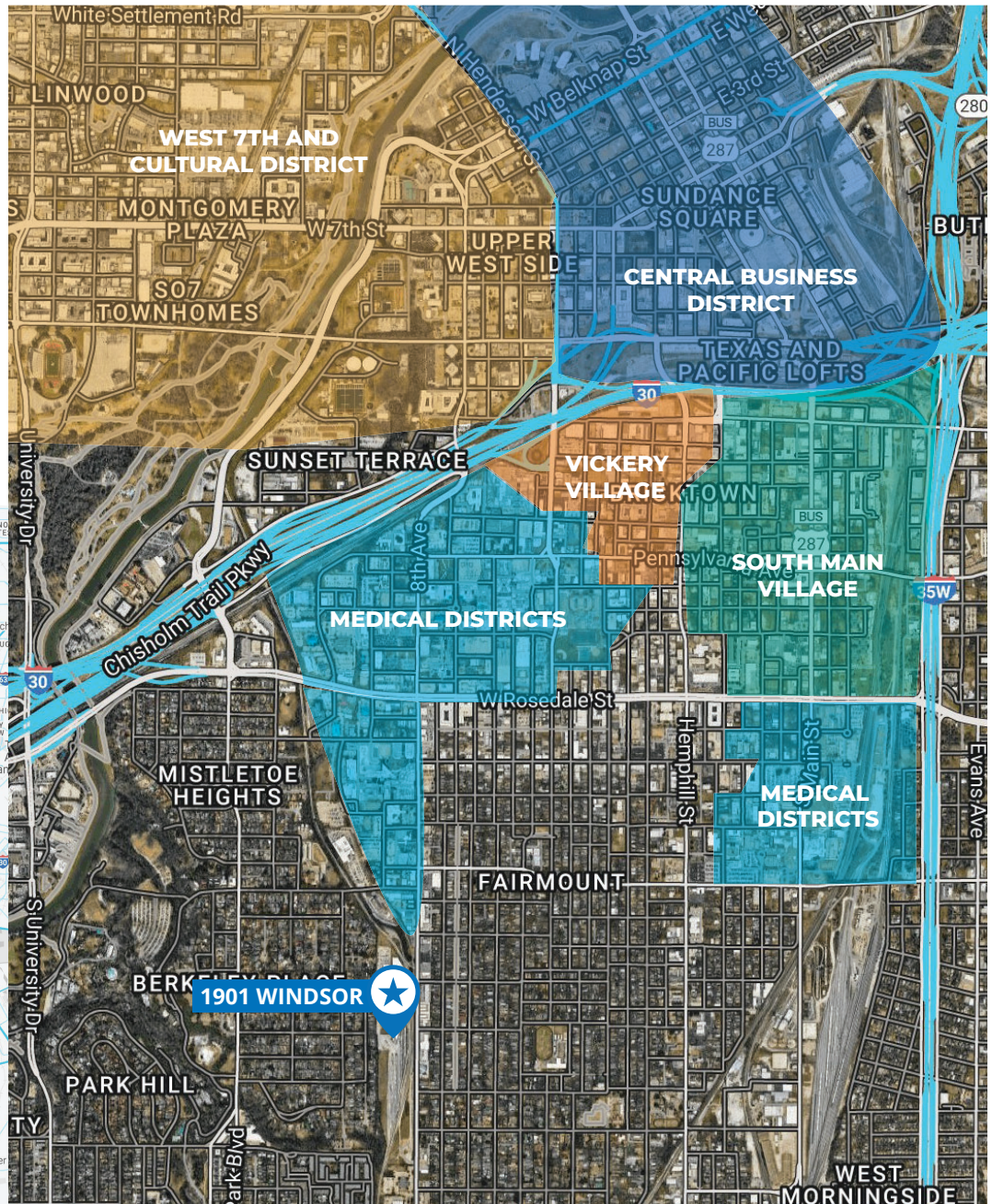
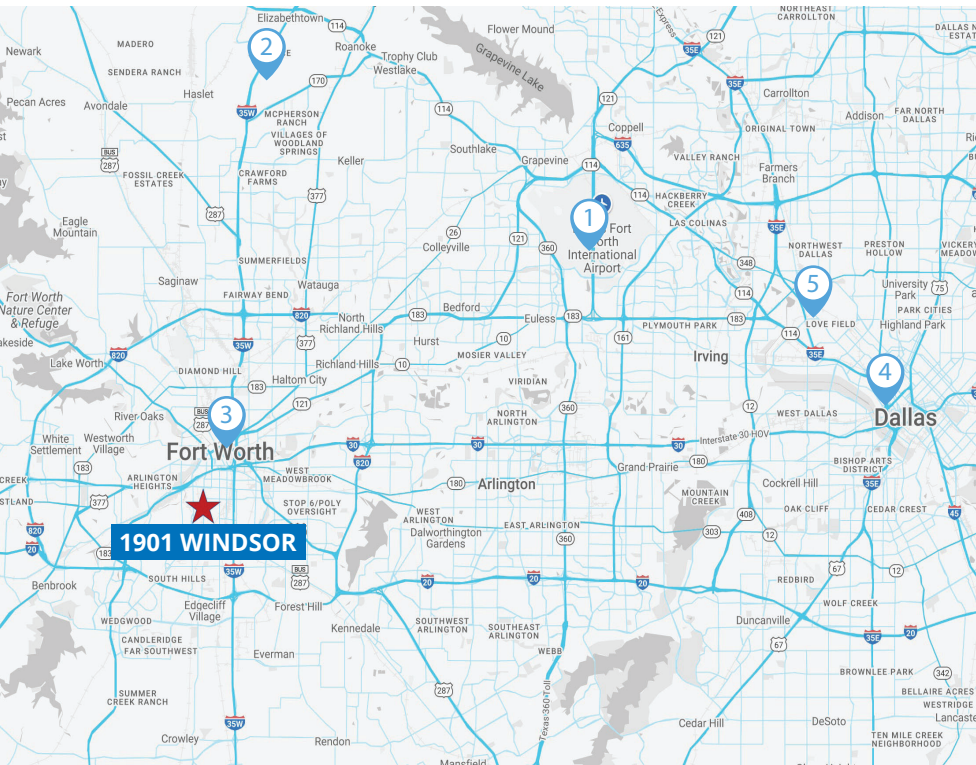
# PROPERTY AERIAL





# MAP & PROXIMITY

- 1 Dallas/Fort Worth International Airport 24 miles approx 29 minutes
- 2 Fort Worth Alliance Airport 17 miles approx 25 minutes
- 3 Downtown Fort Worth 2 miles approx 10 minutes
- 4 Downtown Dallas 32 miles approx 35 minutes
- 5 Dallas Love Field Airport 33 miles approx 34 minutes





# AREA DEMOGRAPHICS



## 1 mile

Population  
**14,638**



Average Income  
**\$131,583**



Households  
**6,279**

## 3 miles

Population  
**118,655**

Average Income  
**\$106,308**

Households  
**44,941**

## 5 miles

Population  
**289,613**

Average Income  
**\$97,382**

Households  
**106,940**

Fort Worth, Texas, is experiencing a surge in its commercial real estate market, fueled by rapid population growth, economic expansion, and strategic infrastructure developments. As part of the thriving Dallas-Fort Worth metroplex, Fort Worth has become a hub for industrial, retail, and mixed-use developments, attracting businesses and investors alike. The city's proximity to major transportation networks, including highways, rail, and airports, enhances its appeal for logistics and distribution. Additionally, Fort Worth's pro-business climate, affordable cost of living, and ongoing urban revitalization projects continue to drive demand for commercial real estate, making it one of the most dynamic and promising markets in Texas.



# MARKET SNAPSHOT

#12

**LARGEST CITY IN THE  
UNITED STATES**

*Source: Fort Worth Star Telegram*

#1

**MARKET FOR CRE  
INVESTMENT IN 2025**

*Source: PWC Emerging Trends  
Report*

#7

**SOUTH'S BEST CITIES  
ON THE RISE**

*Source: Southern Living's  
South's Best Awards*

#7

**BEST LARGE CITY TO  
START A BUSINESS IN  
2024**

*Source: WalletHub*

#1

**INDUSTRIAL SALES  
VOLUME**

*Source: CommercialSearch*





# WINDSOR BUSINESS PARK

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