

12125 JACKSBORO HWY

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TODD HAWPE

(817) 713-7894

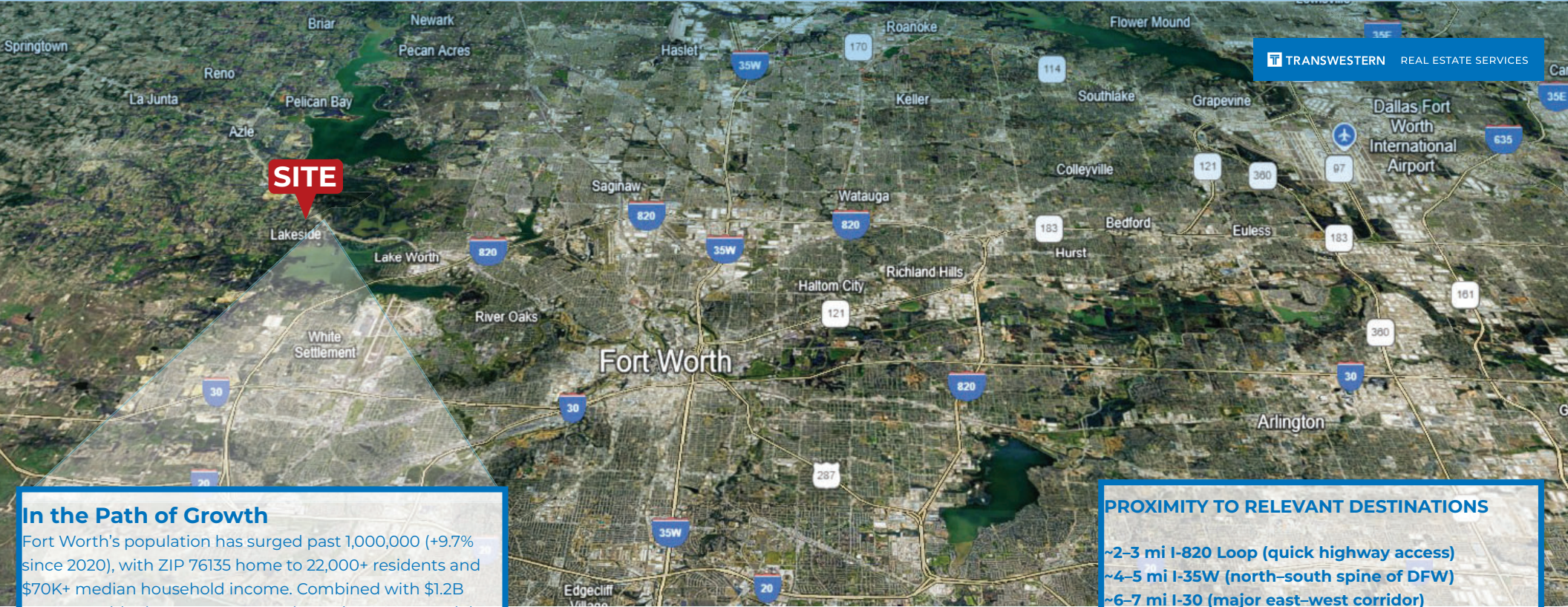
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THERON BRYANT

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FOR SALE: WAREHOUSE INDUSTRIAL PROPERTY ON 7.82 AC



In the Path of Growth

Fort Worth's population has surged past 1,000,000 (+9.7% since 2020), with ZIP 76135 home to 22,000+ residents and \$70K+ median household income. Combined with \$1.2B TxDOT corridor improvements and DFW's 46,800 new jobs added in the past year, the Jacksboro Hwy corridor is poised for continued retail, residential, and commercial demand.

PROXIMITY TO RELEVANT DESTINATIONS

- ~2-3 mi I-820 Loop (quick highway access)
- ~4-5 mi I-35W (north-south spine of DFW)
- ~6-7 mi I-30 (major east-west corridor)
- ~10 mi Downtown Fort Worth
- ~30 mi DFW International Airport

Property Overview

ADDRESS	12125 Jacksboro Highway Fort Worth, TX 76135
LAND SIZE	7.82 Acres Total Fully Fenced (approximately half the site is gravel)
BUILDING SIZE	9,090 Square Feet Total 1,500 Square Feet Office
ZONING	Outside City Limits (ETJ)
SALE PRICE	Contact Broker

INDUSTRIAL OPPORTUNITY

Freestanding industrial facility with direct frontage and access along Jacksboro Highway. The property features a substantial land component suitable for outside storage. Located outside city limits within the Fort Worth ETJ, the site offers fewer zoning constraints and flexibility.

BUILDING HIGHLIGHTS

- Five (5) Overhead Doors: three (3) 14'x14' and two (2) 12'x12'
- 1,500 SF of office with two (2) 12'x12' private offices, four (4) private restrooms, conference room, and breakroom
- Spray foam insulation throughout warehouse
- City water and aerobic septic

Property Highlights

FUNCTIONALITY

This freestanding industrial property is well-suited for immediate occupancy and efficient day-to-day operations. The existing building improvements provide a functional layout capable of supporting a range of service-oriented and light industrial uses. The site allows an owner-occupant to operate from day one without entitlement risk or development delay. Located outside city limits in the Fort Worth ETJ, the property offers operational flexibility and reduced zoning constraints compared to in-city industrial assets.

OUTSIDE STORAGE & YARD AREA

The property includes a substantial land component that is well-suited for outside storage, equipment staging, and yard-intensive industrial uses. The site configuration supports vehicle and fleet parking, material storage, and contractor laydown areas while maintaining efficient circulation. The ETJ location allows greater flexibility for outdoor storage compared to properties within city limits. This combination of usable yard area and improved building makes the property particularly attractive to industrial owner-users requiring both indoor and outdoor operational capacity.

FRONTAGE AND ACCESS

The property boasts strong visibility and accessibility with direct frontage along Jacksboro Highway, a heavily traveled thoroughfare linking northwest Fort Worth with surrounding communities. Easy ingress and egress make the site attractive to businesses seeking exposure to consistent traffic counts. Its prominent frontage ensures a commanding presence, ideal for attracting both local customers and regional users.

STRATEGIC LOCATION

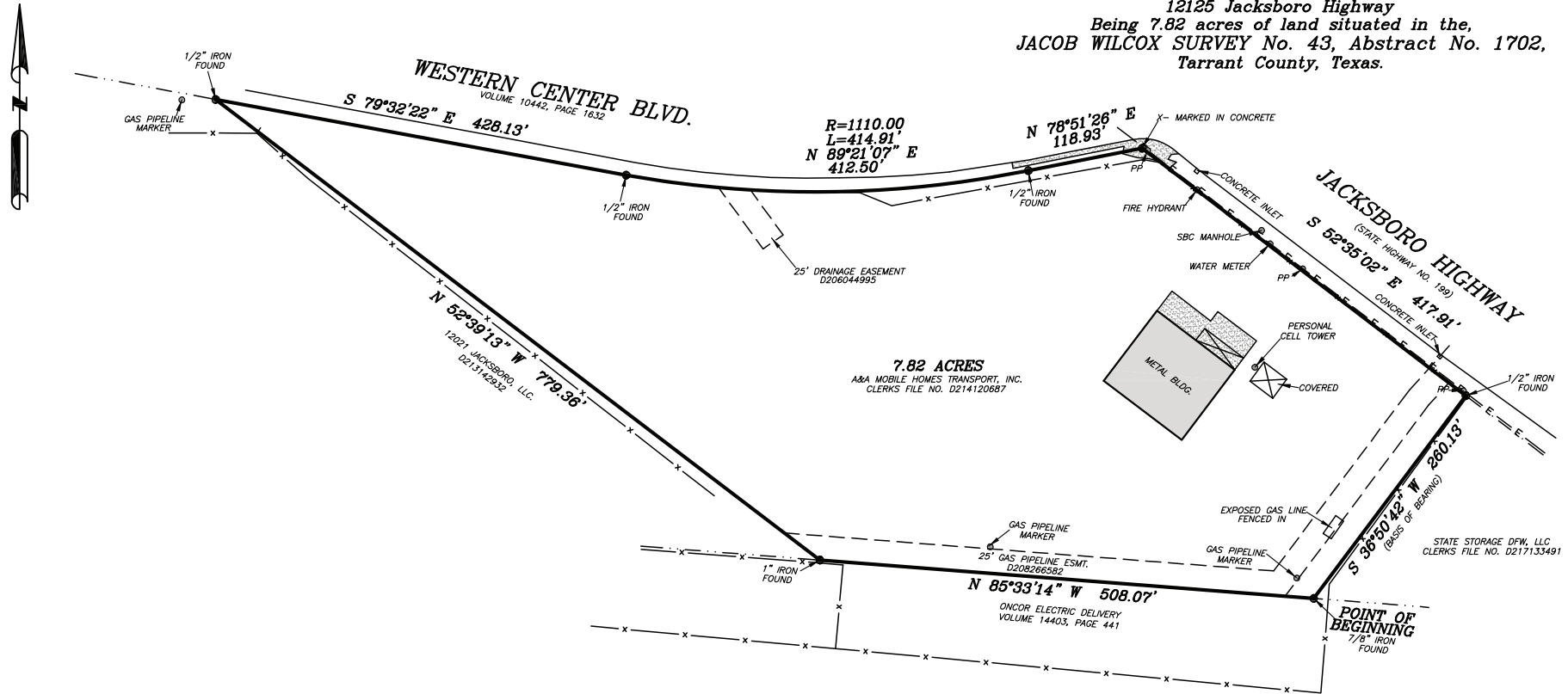
Situated just minutes from Loop 820 and key Fort Worth submarkets, the property offers connectivity to major employment centers, residential neighborhoods, and regional trade areas. Its location positions it as a gateway site, linking growth in northwestern Tarrant County to the broader Dallas-Fort Worth metroplex. This strategic placement underscores its appeal to a wide range of users, from logistics and light industrial to retail and service businesses.



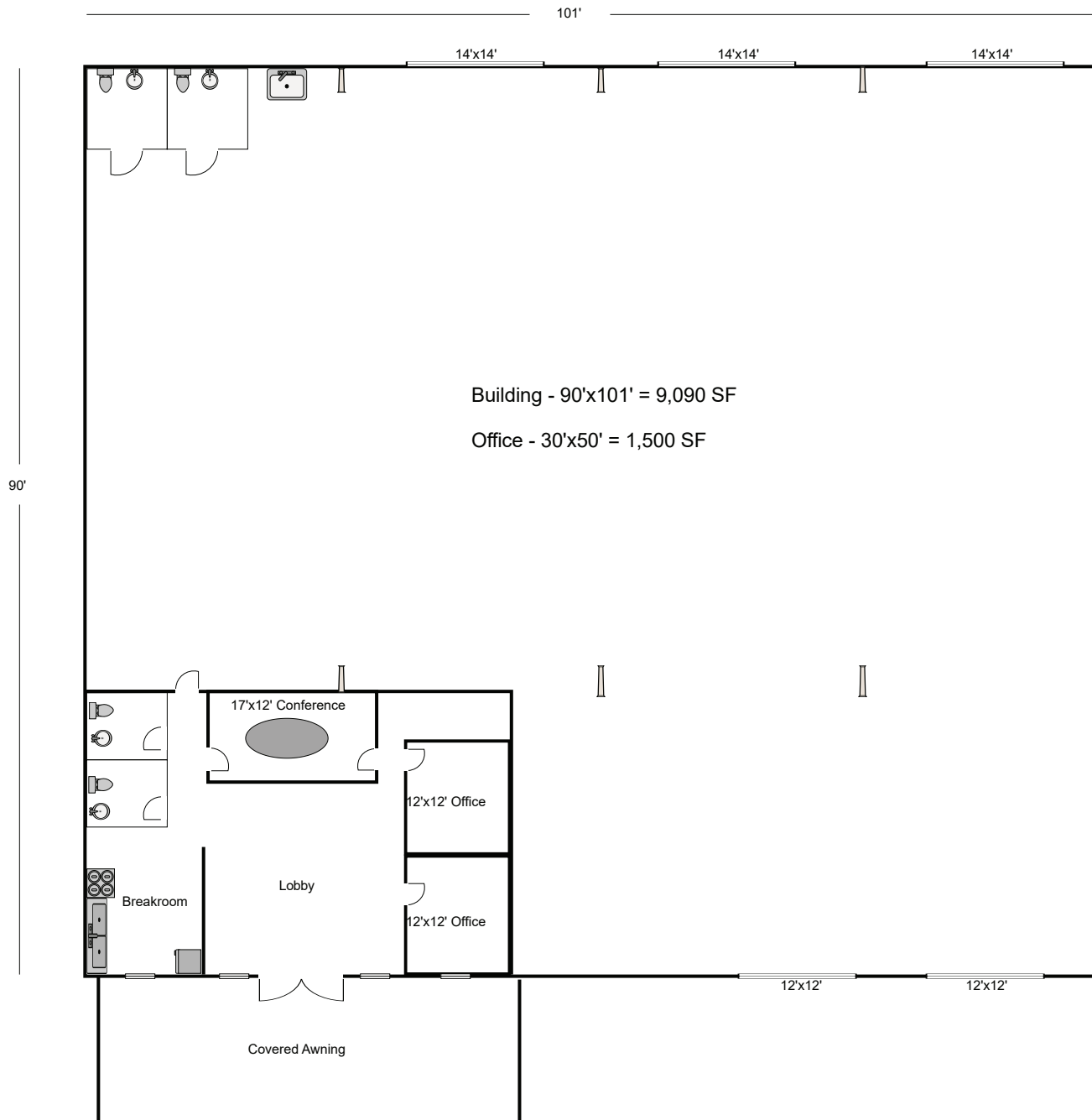
Property Photos



SCALE 1" = 100'



Floor Plan



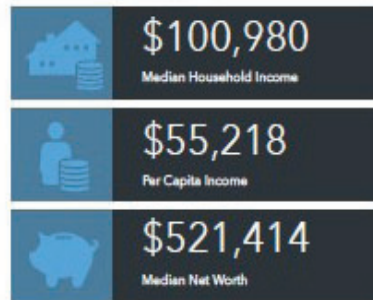
Area Map & Demographics



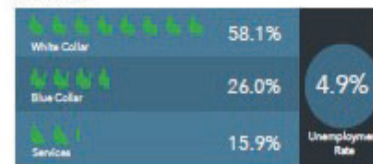
3 MILE



INCOME



EMPLOYMENT



KEY FACTS



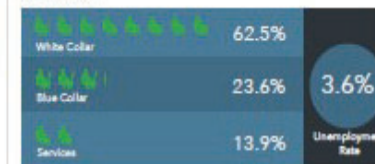
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INCOME



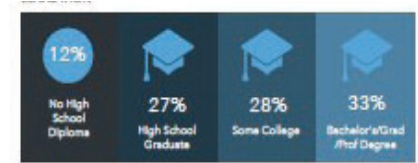
EMPLOYMENT



KEY FACTS



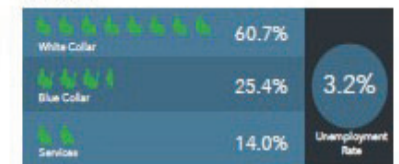
10 MILES



INCOME



EMPLOYMENT



KEY FACTS



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Transwestern Commercial Services Fort Worth, LLC	9000246		817-877-4433
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Eugene Paul Wittorf	479373	paul.wittorf@transwestern.com	972-774-2500
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Todd Christopher Hawpe	576920	todd.hawpe@transwestern.com	817-877-4433
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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