

Property Overview

404 W Main, is a 36,279 SF building which has successfully passed all inspections, including Phase I and II environmental assessments, as well as evaluations of electrical systems, roofing, HVAC, and structural integrity. The property is equipped with an ESFR sprinkler system and is in excellent condition, with no outstanding issues.

Prime Downtown Location

Located in the heart of downtown Azle, this property is home to the Chamber of Commerce and serves as a key event hub for the city. Azle is a rapidly growing community with excellent access to major highways, providing quick routes to Fort Worth, is less than 10 minutes away.

The property is conveniently situated near:

- **Airports:** Dallas Fort Worth International Airport, Airport, Alliance Airport and Fort Worth Meacham International Airport.
 - **Higher Education:** TCU Texas Christian University, Texas Wesleyan University and Tarrant County College.
 - **Healthcare:** Texas Health Harris Methodist Hospital and JPS Health Network, Baylor Scott & White.
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About the Property

- **Zoning:** Versatile zoning allows for Industrial; Manufacturing, Retail, Office, and Storage uses.
 - **Appraisal and Value:** Appraised at \$3.1 million, Insured value 3.9M, but with current construction costs, the replacement value is estimated at \$6.5 million (\$180 per square foot).
 - **Size:** Approximately 36,279 square feet, including mezzanine offices.
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Utilities

- **Electricity:** Provided by Rhythm Electric, featuring two 240V 3-phase legs and three meters.
 - **Water:** Supplied by the City of Azle.
 - **Gas:** Available but not currently connected.
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Inspections

- Phase I and II environmental inspections have been completed.
 - Recent reports on the roof, RTUs, electrical systems, and plumbing confirm all are in good condition.
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Tax Details

This property is taxed in both Tarrant and Parker counties. The majority of property taxes are assessed through Parker County, resulting in a lower overall tax liability.

Why Azle?

Discover Azle, TX: The Perfect Place to Grow Your Business

Location, Location, Location

Azle, TX, is strategically located just 16 miles northwest of Fort Worth, offering the perfect blend of small-town charm and proximity to a major metropolitan hub. With convenient access to major highways, rail lines, and airports, Azle is a gateway to DFW and beyond.

Business-Friendly Environment

Azle's pro-business policies make it a prime destination for entrepreneurs and established businesses alike. Competitive tax rates, zoning flexibility, and a supportive local government are all designed to help your business thrive.

Thriving Economic Opportunities

The city's robust economic development initiatives encourage growth across industries, from retail and healthcare to manufacturing and technology. With a growing population and increasing consumer demand, Azle offers unparalleled potential for success.

Highly Skilled Workforce

Azle is home to a diverse and talented workforce, with access to top-tier educational institutions in the DFW Metroplex. Your business will benefit from skilled professionals who are ready to help your company grow.

Affordable Commercial Real Estate

Azle offers competitive pricing on commercial properties, from office spaces and retail storefronts to industrial facilities. Whether you're launching a startup or expanding an established enterprise, Azle has the right space for you.

Outstanding Quality of Life

Your employees and their families will love living and working in Azle. With excellent schools,

safe neighborhoods, and abundant recreational opportunities, the city provides a high quality of life that helps attract and retain top talent.

Key Highlights:

- **Strategic Location:** Easy access to Fort Worth, DFW Airport, I-35W, Hwy 183, State Hwy 121, Interstate 30 and Interstate 20.
- **Population Growth:** A steadily growing population that fuels consumer demand.
- **Community Spirit:** A welcoming, collaborative atmosphere that supports businesses.
- **Utilities & Infrastructure:** Reliable utility services and ongoing infrastructure investments.
- **Zoning & Development Support:** Streamlined processes for new developments.

Local Attractions:

Azle is surrounded by natural beauty, including Eagle Mountain Lake, parks, and trails, making it a draw for both residents and visitors. The vibrant downtown area offers unique shops, dining, and cultural experiences that drive foot traffic to local businesses.

Join the Azle Business Community

When you choose Azle, you're not just starting or expanding your business; you're joining a community invested in your success. The Azle Economic Development Corporation and Chamber of Commerce are ready to assist with incentives, networking, and resources to help your business thrive.

Ready to Make the Move?

Contact us today to learn more about the opportunities waiting for your business in Azle, TX. Let's grow together!

Azle Economic Development Office

Tom Muir, City Manager and Executive Director

Phone: 817-444-2541

Website: <https://www.cityofazle.org/>

Azle, TX — Your Business, Our Community, Shared Success!