

31 ACRES COUNTY LAND

2700 W BONDS RANCH RD, FORT WORTH, TX 76179

NO ZONING - WILLING TO SUBDIVIDE



+/- 710'

W BONDS RANCH RD



ZACH NAPIER

817.915.6438
ZACH.AVONDALE@GMAIL.COM

SCOTT SCHAMBACHER

817.881.0459
SCOTT.AVONDALE@GMAIL.COM

AVONDALE
DEVELOPMENT GROUP



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PROPERTY FEATURES

Price Guidance : CONTACT FOR DETAILS

Property Size : +/- 31 Acres

IF SUBDIVIDED :

+/- 5 - 31 Acre Tract(s)

* Seller's Are Willing To Carve Out Any Amount Needed *

Best Use : Land, Industrial, Flex Warehousing, Transportation, Etc.

Utilities : Water Well, Septic, 3- Phase Available

Other Utilities : Fort Worth has 16" Waterline East, On Bonds Ranch Rd W
Fort Worth Sewer To The East by Willow Spring Rd

City Jurisdiction : Outside The City Limits, Fort Worth ETJ.

* Can Be Removed From Fort Worth ETJ, And Remain Tarrant County Jurisdiction *

Overall Property Dimension : +/- 701' x 4,031' x 37'

Property SqFt : +/- 1,539,352

Road Frontage : 701 ' (Bonds Ranch Rd W)

Zoning : NO ZONING

Other Details :

- Survey (Available)
- NO Flood Plain
- NO Wetlands
- NO Gas Wells



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TRANSPORT CONCEPT

- THE TRANSPORTATION CONCEPT, REVOLUTIONIZES THE USE OF THE 31 ACRE SITE.
- TRANSFORMING RAW LAND INTO A VERSATILE SPACE TAILORED FOR TRUCK PARKING, EQUIPMENT STORAGE, AND CONTAINER STACKING.
- IT CATERS TO INVESTORS AND BUSINESS OWNERS SEEKING TO ELEVATE THEIR OPERATIONS OR ESTABLISH NEW HUBS FOR TRANSPORTATION NEEDS.
- THIS CONCEPT OFFERS THE IDEAL SOLUTION FOR MAXIMIZING EFFICIENCY AND PRODUCTIVITY IN THE OUTDOOR STORAGE SECTORS.



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WAREHOUSE CONCEPT

- THE WAREHOUSE CONCEPT, REVOLUTIONIZES THE USE OF THE 31-ACRE SITE.
- TRANSFORMING RAW LAND INTO A VERSATILE SPACE TAILORED FOR FLEX SPACE, WAREHOUSE SPACE, AND OTHER INDUSTRIAL USES.
- IT CATERS TO COMPANIES AND BUSINESS OWNERS SEEKING TO ELEVATE THEIR OPERATIONS OR ESTABLISH NEW HEADQUARTERS IN THE BOOMING CORRIDOR
- THIS CONCEPT OFFERS THE IDEAL SOLUTION FOR MAXIMIZING EFFICIENCY AND PRODUCTIVITY IN THE INDUSTRIAL / FLEX SPACE MARKET.



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LOCATION HIGHLIGHTS

- **BUS-287** - 300 FT
- **US-287** - 1.8 MILES
- **FM718** - 3 MILES
- **FM 156** - 3.5 MILES
- **I35W** - 5 MILES
- **BNSF** - 7 MILES
- **HWY 114** - 9 MILES
- **DFW** - 20 MILES

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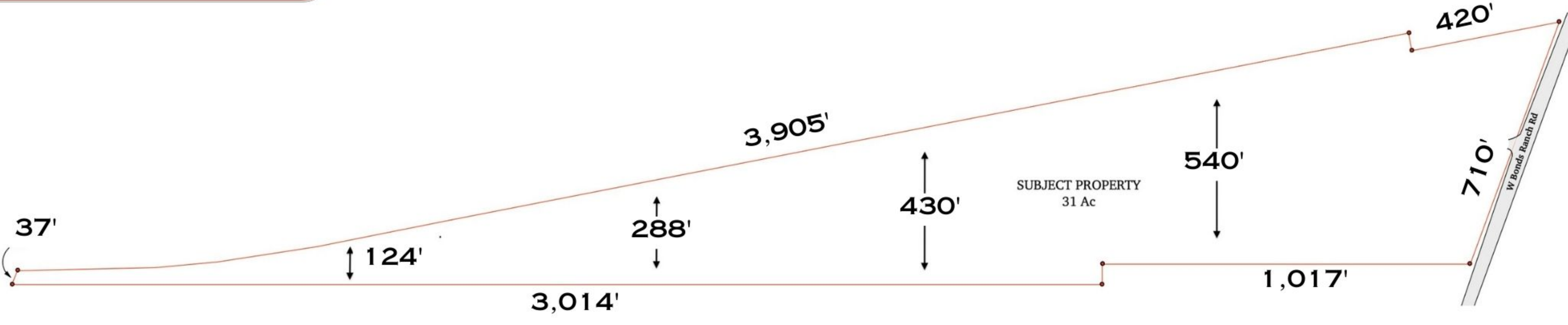
NO ZONING - WILLING TO SUBDIVIDE



SUBJECT PROPERTY
31 Acres

W BONDS RANCH RD

+/- 31 Acre Option



The Property Can Be Subdivided Into Any Size Tract That Is Larger Than 5 Acres

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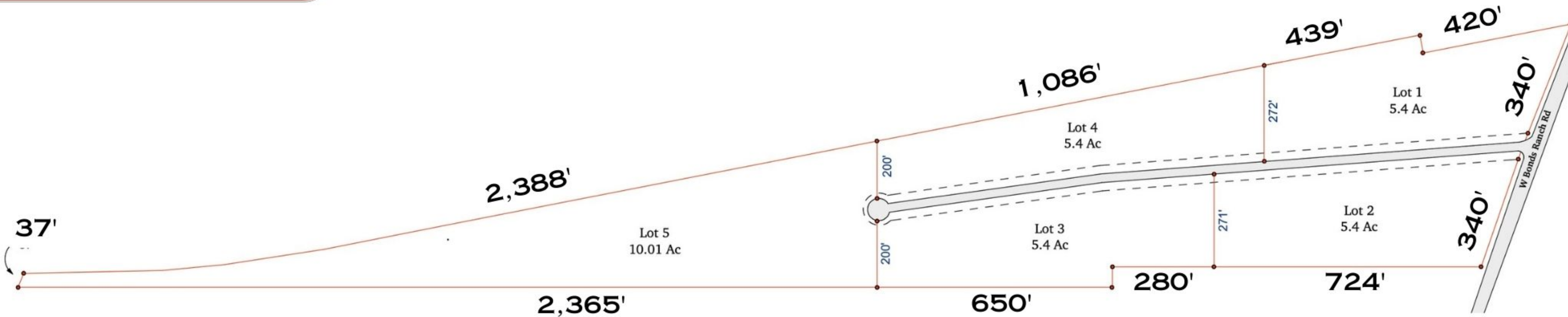
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+/- 5 Acre Option



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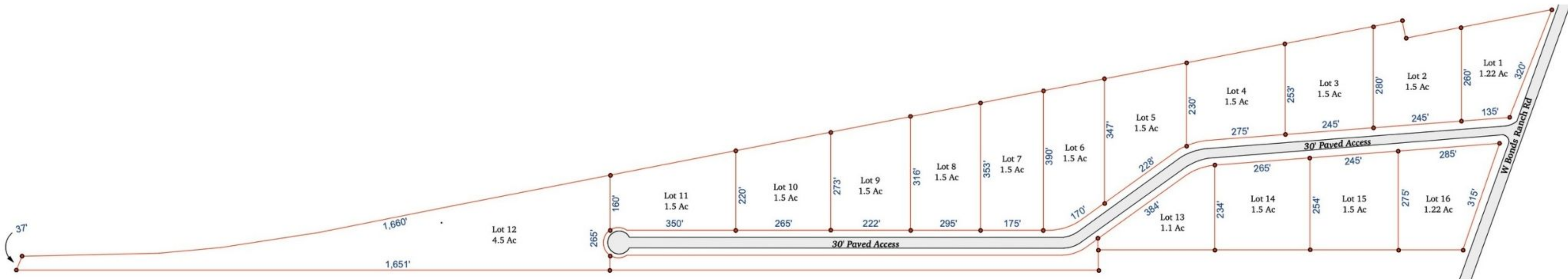
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+/- 1 Acre Option



The Property Can Be Subdivided Into Any Size Tract That Is Larger Than 5 Acres

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FOR MORE INFORMATION

SCAN OUR QR CODE

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CONTACT : ZACH NAPIER 817.915.6438 - ZACH.AVONDALE@GMAIL.COM