

±50 AC FOR SALE, BUILD TO SUIT SITE
WAREHOUSE/ TERMINAL/ YARD

FM 156 & DOUBLE EAGLE BLVD, FORT WORTH, TX 76247

SALE/LEASE

PRIME LOGISTICS SITE IN ALLIANCE



Downtown
Fort Worth

Perot Field Fort Worth
Alliance Airport

BNSF Railway
Intermodal

156
STATE

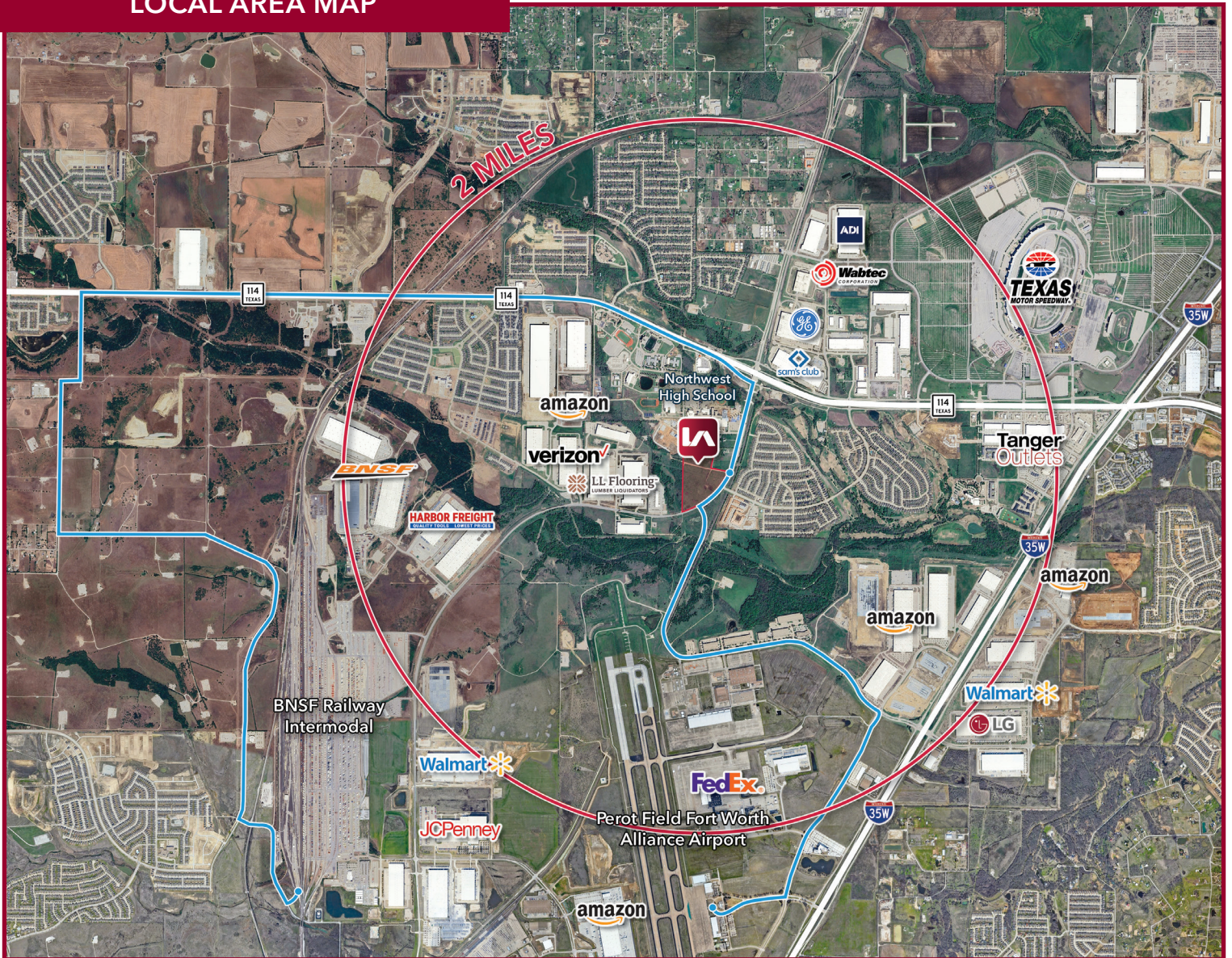
156
STATE

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 LEE &
ASSOCIATES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

LOCAL AREA MAP



LOCATION HIGHLIGHTS

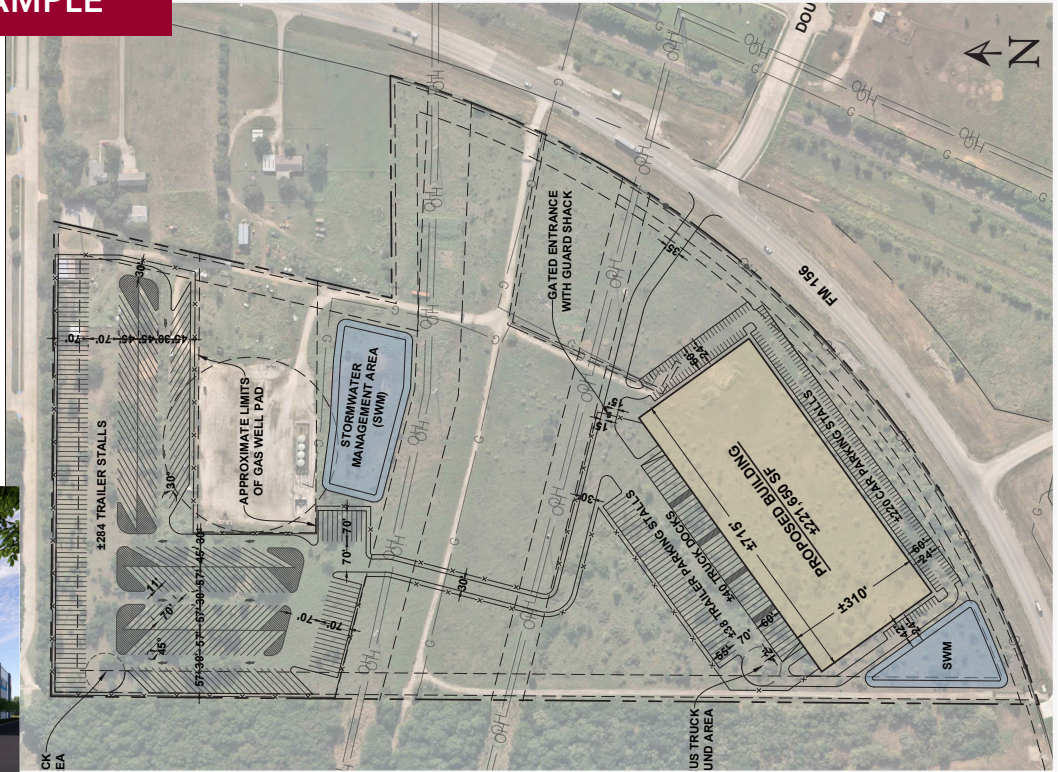
- Prime Industrial Site in N. Fort Worth - Perfect for Distribution, Light Manufacturing, and Outside Storage Including Truck and Container Parking
- Will BTS Warehouse, Terminal or Yard for Lease or Sale
- Frontage on FM 156
- Close Proximity to Alliance Airport and BNSF Intermodal.
- 600 Parking Spots for Trailers or 2,400 Containers Stacked 4 High

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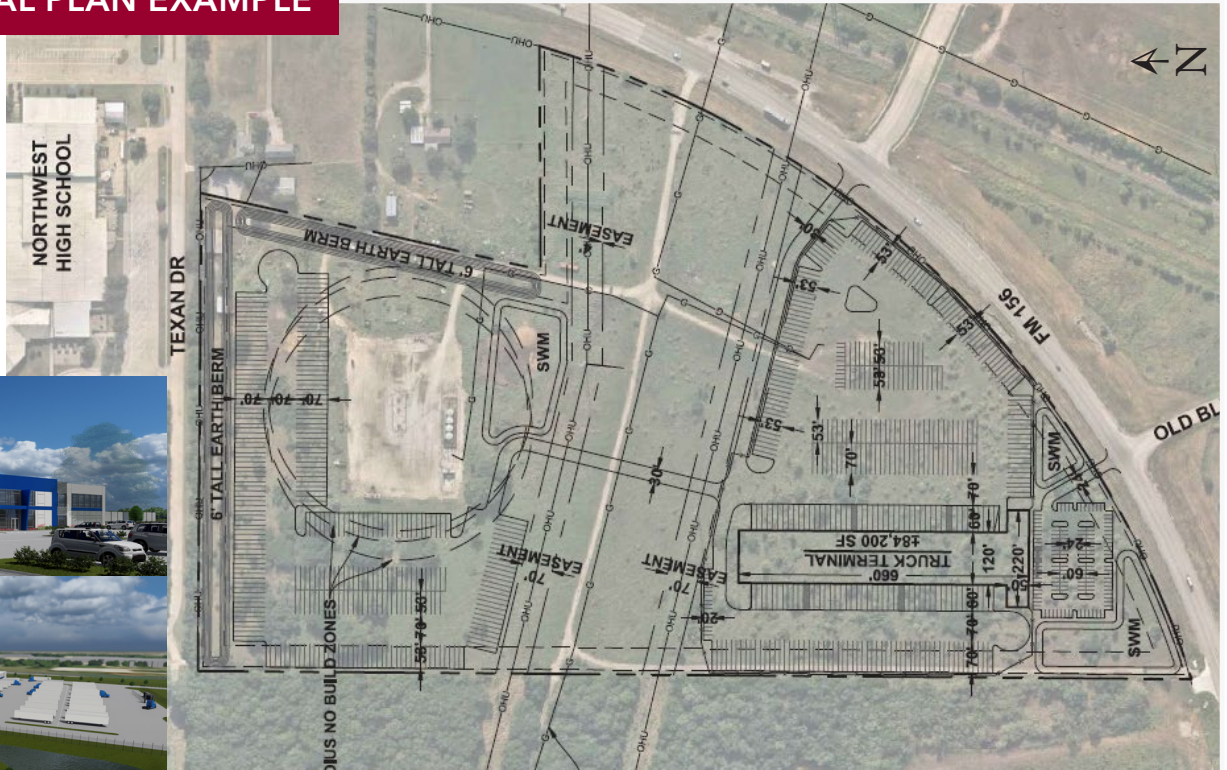


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WAREHOUSE PLAN EXAMPLE



TRUCK TERMINAL PLAN EXAMPLE



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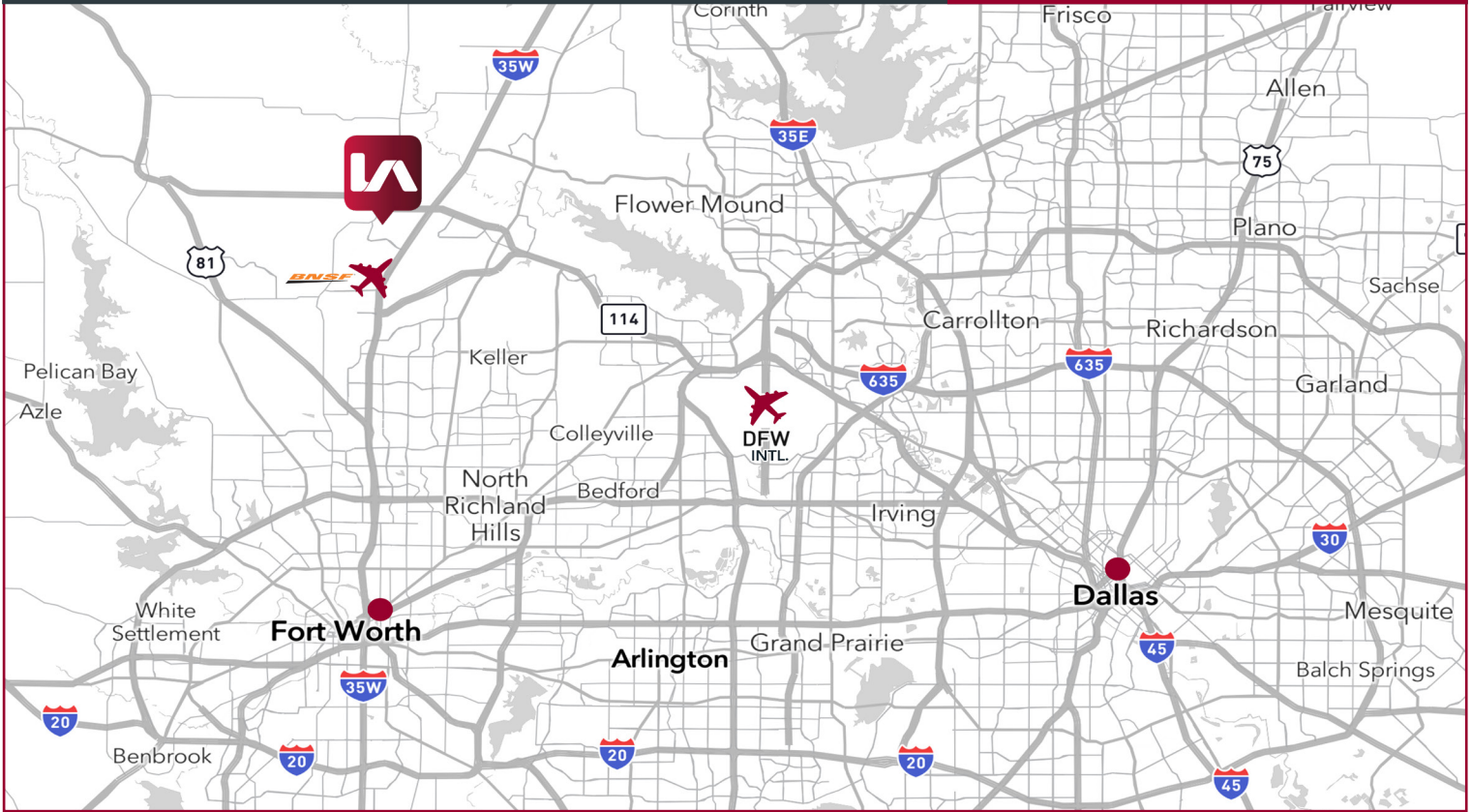


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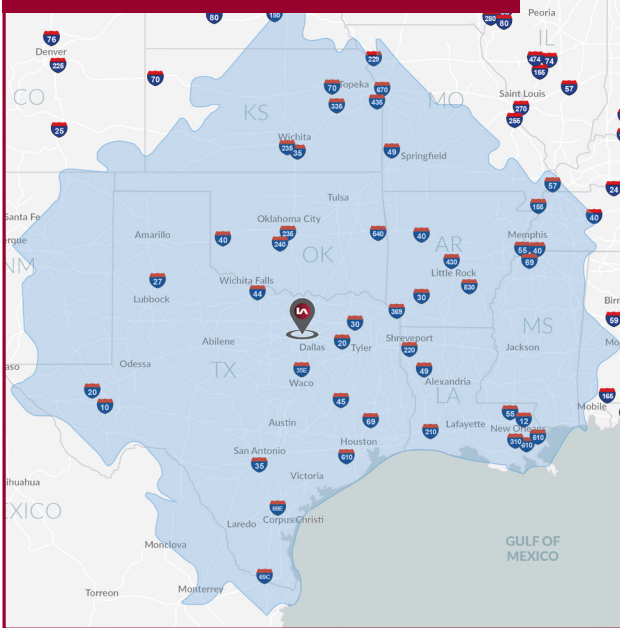
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11-HOUR DRIVE TIME



Drive Times

Alliance Airport	4.6 Miles	10 Minutes
I-35 W	4.4 Miles	8 Minutes
BNSF Alliance Intermodal	3.3 Miles	9 Minutes
Dallas/ Fort Worth Intl.	21.8 Miles	28 Minutes
Downtown Dallas	40.3 Miles	49 Minutes
Downtown Fort Worth	21.1 Miles	28 Minutes

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