

# Industrial with Outside Storage

## ★ LEASE

LanCarte.com

10025 JACKSBORO HIGHWAY, FORT WORTH, TX 76135



**LANCARTE**  
COMMERCIAL  
BROKERAGE ★ PROPERTY MANAGEMENT

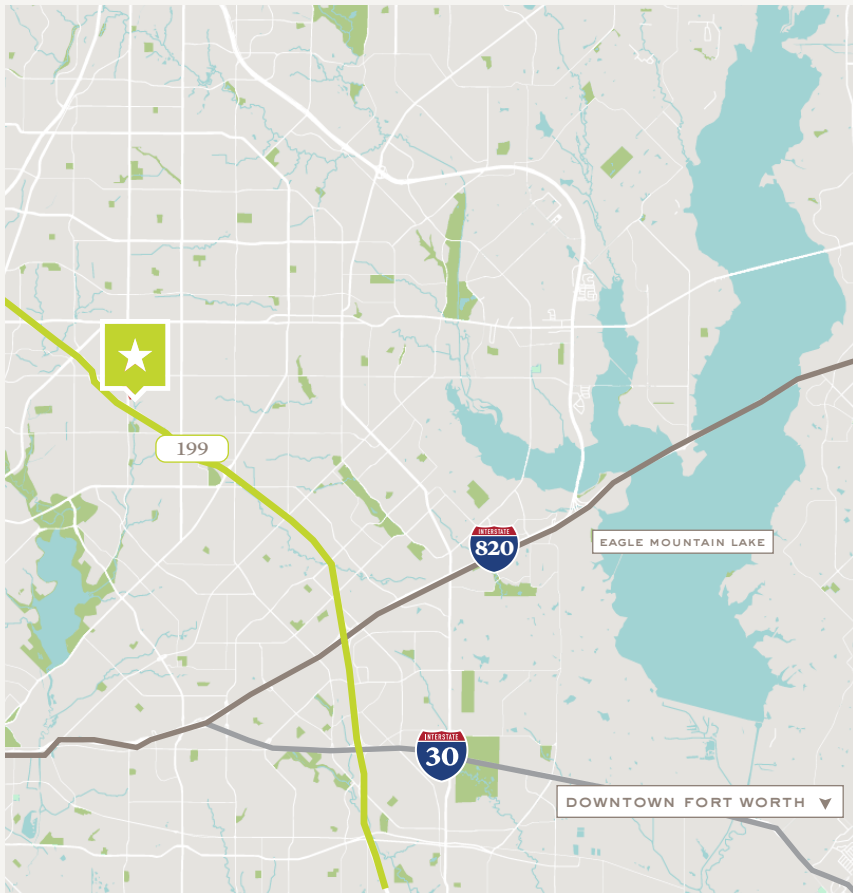
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## PROPERTY FEATURES

- +/- 2.45 Acres with 5,212 SF Building between two buildings
- Excellent highway visibility on Jacksboro Hwy
- Immediate highway access
- 3 Phase Power with High Volt Plugs
- ETJ Zoning
- Secured yard with fencing & flood lighting

## LEASE RATE & STRUCTURE

## CONTACT BROKER

## LOCATION OVERVIEW

Located along Jacksboro Highway (SH-199) with secondary access from Rolling Wood Trail, 10025 Jacksboro Highway offers a highly visible and accessible commercial/industrial opportunity in northwest Fort Worth. The property benefits from immediate exposure along a major transportation corridor and close proximity to I-820 and SH-199, providing efficient connectivity throughout Fort Worth and the greater DFW metroplex. Its strategic location is well suited for industrial outdoor storage, contractor yards, service businesses, or other commercial users seeking a functional, well-connected site.

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## BUILDING A

+/- 3,012 SF

- +/- 1,732 SF Office with 5 Office Spaces, Reception & Break Area
- +/- 1,280 SF Warehouse with 1 Grade Level Doors
- 15' Clear Height
- Dock high platforms in yard
- Covered parking area

## BUILDING B

+/- 2,200 SF

- Additional Warehouse
- Warehouse Vents
- 5 Grade Level Doors

## LAND AREA

+/- 2.45 Acres

- Secured Yard & Gravel
- Flood Lighting
- Two (2) Large Highway Visible Signage
- Three Access Points: 2 on Jacksboro and 1 on Rolling Woods.

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## MAIN BUILDING FLOORPLAN



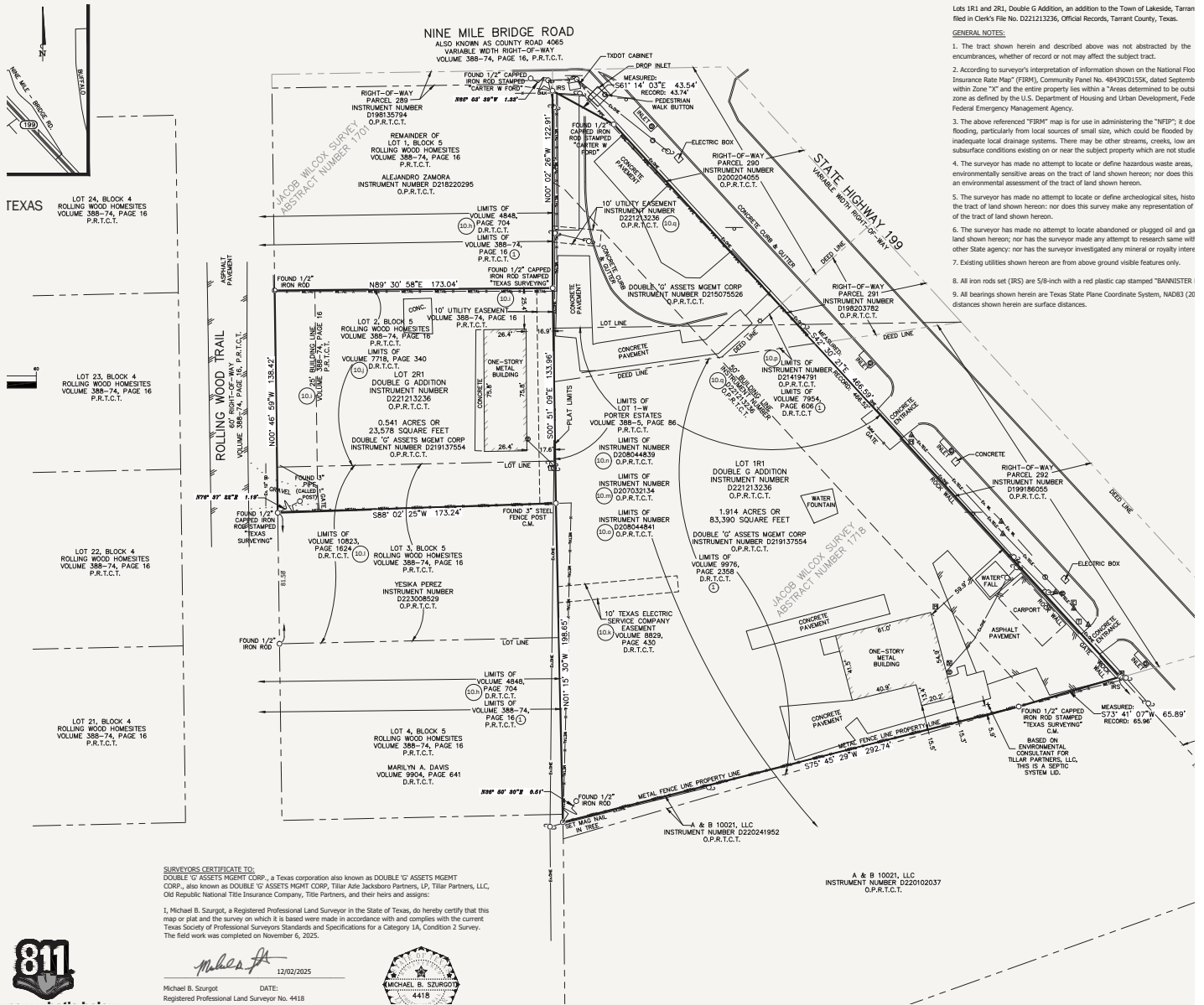
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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## LAND SURVEY



Lots 1R1 and 2R1, Double G Addition, an addition to the Town of Lakeside, Tarrant filed in Clerk's File No. D22123236, Official Records, Tarrant County, Texas.

- GENERAL NOTES:**
- The tract shown herein and described above was not abstracted by the encumbrances, whether of record or not may affect the subject tract.
  - According to surveyor's interpretation of information shown on the National Flood Insurance Rate Map (FIRM), Community Panel No. 48439C0155K, dated Septemb within Zone "X" and the entire property lies within a "Area determined to be outside zone as defined by the U.S. Department of Housing and Urban Development, Feds Federal Emergency Management Agency.
  - The above referenced "FIRM" map is for use in administering the "NFIP"; it does flooding, particularly from local sources of small size, which could be flooded by inadequate local drainage systems. There may be other streams, creeks, low an subsurface conditions existing on or near the subject property which are not studie
  - The surveyor has made no attempt to locate or define hazardous waste areas, environmentally sensitive areas on the tract of land shown herein; nor does this an environmental assessment of the tract of land shown herein.
  - The surveyor has made no attempt to locate or define archeological sites, histo the tract of land shown herein; nor does this survey make any representation of of the tract of land shown herein.
  - The surveyor has made no attempt to locate abandoned or plugged oil and ga land shown herein; nor has the surveyor made any attempt to research same with other State agency; nor has the surveyor investigated any mineral or royalty intere
  - Existing utilities shown herein are from above ground visible features only.
  - All iron rods set (RS) are 5/8-inch with a red plastic cap stamped "BANNISTER
  - All bearings shown herein are Texas State Plane Coordinate System, NAD83 (20 distances shown herein are surface distances.

**SURVEYORS CERTIFICATE TO:**  
 DOUBLE "G" ASSETS MGMT CORP., a Texas corporation also known as DOUBLE "G" ASSETS MGMT CORP., also known as DOUBLE "G" ASSETS MGMT CORP., Tilar A&B Jacksboro Partners, LP, Tilar Partners, LLC, Old Republic National Title Insurance Company, Title Partners, and their heirs and assigns:

I, Michael B. Saurog, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this map or plat and the survey on which it is based were made in accordance with and complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 2 Survey. The field work was completed on November 6, 2025.



*Michael B. Saurog*  
 Michael B. Saurog DATE: 12/02/2025  
 Registered Professional Land Surveyor No. 4418



A & B 10021, LLC  
 INSTRUMENT NUMBER D220102037  
 O.P.R.T.C.T.



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*Relentlessly Pursuing What Matters*

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