



± 5.50 Acres

**3900 N BEACH ST., HALTOM CITY, TX 76137**

**Industrial Land For Sale – 5.50 Acres**



# INVESTMENT OVERVIEW

## THE OFFERING

Bradford, serving as exclusive advisor, is pleased to offer to developers and/or owner-users a rare, infill industrial zoned site positioned 7-miles from downtown Fort Worth, at 3900 N Beach Street (the "Property"). Consisting of a 6,241 SF truck terminal on 5.50 acres the Property is leased to month-to-month tenants for storage of trucks, trailers, and equipment.

Strategically located east of Fort Worth, the property enjoys close proximity to major transportation routes such as Interstates 820, 30, and 35W. Potential buyers are presented with an opportunity to acquire an infill site with existing rental income and M-1 zoning for industrial purposes, amidst a backdrop of new industrial and commercial developments in the vicinity.

Given the robust industrial market in the DFW area, the property's features make it an ideal candidate for industrial/flex development, with anticipated future building square footage up to 95,000 square feet at 40% land-to-building ratio. This versatility in size caters to a diverse tenant pool seeking space in a well-connected infill location.



# PROPERTY OVERVIEW

## Owner-User Opportunity

Ability for owner-user to occupy the Property for either all or a portion of the site. The tenants have MTM contracts and can be terminated with a 30-day notice.

## Income Producing

MTM tenants generate monthly income immediately available to the buyer, with in-place rents (\$/acre) at an estimated 50% below market.

## Industrial Zoning / Industrial Outdoor Storage

Given the limited availability of industrial zoned sites in the convenient DFW area, the Property benefits from favorable zoning that supports potential future re-development.

## Nation Leading Industrial Market

North Texas remains a prominent choice for both corporate occupants and job seekers. Boasting two significant air cargo hubs, close proximity to Mexico, and convenient flight access to both the West and East coasts, the Dallas-Fort Worth area stands out as a leading player in the national industrial market, witnessing robust development, construction, and leasing activities.



## 3900 N Beach St, Haltom City, Texas

- ± 5.50 Acres

Trailer Positions: 60

Truck & Trailer Positions: 84

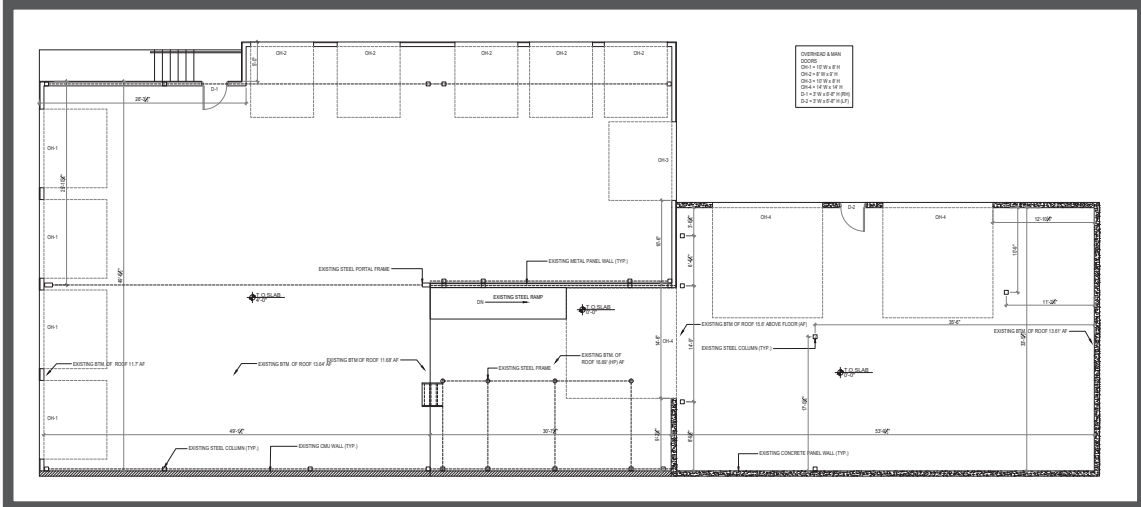
- ± 6,241 SF - Shell Building

Nine (9) Dock Doors (10' x 8')

Two (2) Grade-Level Doors (14' x 14')

- M-1 Zoning – Industrial District

## 4





# CONCEPT SITE PLANS





## 6





# LOCATION



**14.8 MILES**  
TO DFW AIRPORT



**3.7 MILES**  
DOWNTOWN FORT WORTH



**12.3 MILES**  
TO ALLIANCE AIRPORT





# PROPERTY PURPOSE/USE

## M-1 INDUSTRIAL DISTRICT

The purpose of this district is to regulate those uses of the land that cause the manufacturing assembly, processing, storage and/or distribution, sale of and repair of materials, goods, parts, products, equipment, machinery, and other such operations incidental to industrial uses.

### Permitted Uses (Not Exhaustive List)

- Auto, truck, trailer rental
- Boat (marine) equipment sales/repair/service
- Freight terminal, railroad or motor
- RV sales, storage and service
- Truck service center
- Sales and service of heavy equipment
- Contractor's office (w/ shop and garage)
- Contractor: plumbing/electrical/heating/air conditioning sales and service
- Hardware and building materials
- Heavy machinery and truck sales/service/rental
- Lawn maintenance service shop
- Lumber yard
- Rental yard (commercial and heavy equipment w/ outside storage)
- Warehousing
- Welding/machine shop





The information contained in this package is furnished solely for the purpose of review by a prospective purchaser of 3900 N BEACH STREET (the "Property") in Haltom City, Texas, and is not to be used for any other purpose or made available to any other person without the express written consent of Bradford Commercial Real Estate Services or any of their respective affiliates ("Bradford Companies"). The information contained in this package is from sources deemed reliable, but is not guaranteed by Bradford or Owner in any way and is subject to change in price, corrections, errors and omissions, prior sale, or withdrawal without notice.

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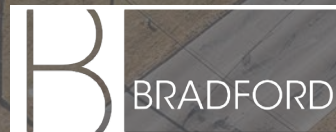
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