

20 ACRES COUNTY LAND

1701 W BONDS RANCH RD FORT WORTH TX, 76179

NO ZONING - WILL SUB.

WELLINGTON
PH 2

WILLOW SPRINGS RD

W BONDS RANCH RD

888'



893'

WILLOW SPRINGS RD
FUTURE EXPANSION

987'



ZACH NAPIER

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AVONDALE
DEVELOPMENT GROUP



PROPERTY FEATURES

Price Guidance : CONTACT FOR DETAILS

Lot Size : +/- 20 Acres (Willing to Subdivide)

Overall Property Dimension : +/- 987' x 893'

Lot SqFt : +/- 871,200 Sf

Utilities : Water Well or City Water on Bonds Ranch Rd
Septic or City Sewer (In Subdivision to East)
3 - Phase Power

Road Frontage : 987' (W Bonds Ranch Rd)

Zoning : NO ZONING

Best Use : Sport Complex, Flex Space, Office, Retail, Warehousing, Distribution, Medical, Mixed Use, etc.

Development Info :

Avondale Is Selling The Raw Land, But Can Offer General Contracting Services (Vertical / Horizontal Improvements, Engineering, Architecture, and Permitting)

Subdivided Options : **Tract A :** +/- 10 Ac
Tract B : +/- 10 Ac

IMPORTANT INFO : This Property Is Not The Right Fit ?

Avondale Has Other Off Market Properties Within Close Proximity & Similar To This Location

Contact For More Details If This Site Is Not A Good Fit



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LOCATION HIGHLIGHTS

- **BUS-287 - 1.1 MILES**
- **US-287 - 1.9 MILES**
- **FM 156 - 2.5 MILES**
- **FM718 - 4.2 MILES**
- **I35W - 4.8 MILES**
- **BNSF - 7 MILES**
- **HWY 114 - 9 MILES**
- **DFW - 20 MILES**

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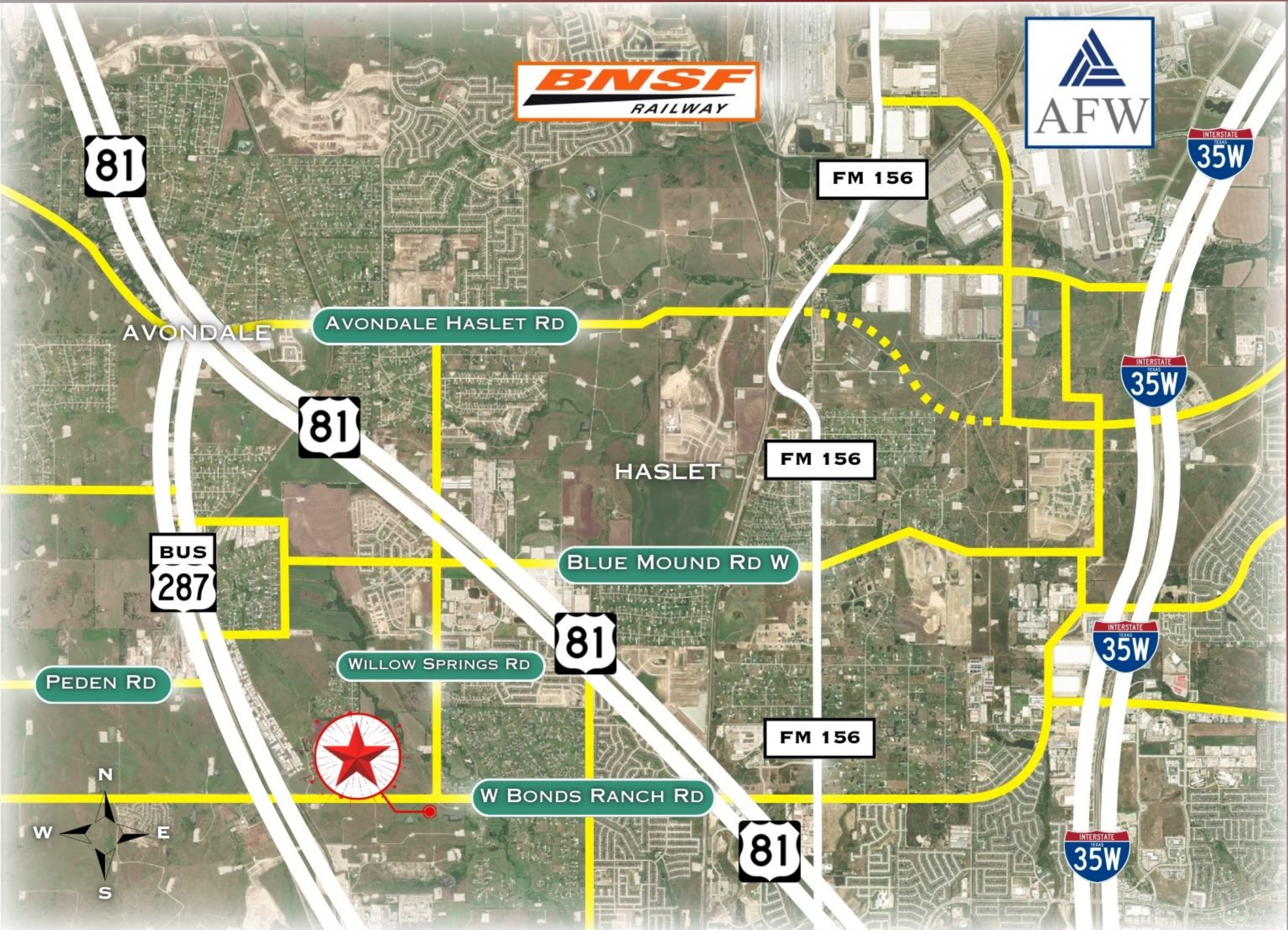
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CURRENT :



FUTURE:



ROAD EXPANSION

- A MAJOR EXPANSION IS PLANNED AT THE INTERSECTION OF BONDS RANCH ROAD AND WILLOW SPRINGS ROAD.
- THE CITY OF FORT WORTH HAS ANNOUNCED PLANS TO EXTEND WILLOW SPRINGS RD SOUTHWARD, CREATING A FOUR-WAY INTERSECTION AT BONDS RANCH ROAD.
- BONDS RANCH ROAD, WHICH IS CURRENTLY A TWO-LANE ROAD, WILL UNDERGO CONSTRUCTION STARTING IN 2026.
- BY 2028, IT WILL BE TRANSFORMED INTO A SIX-LANE THOROUGHFARE, COMPLETE WITH BIKE LANES AND SIDEWALKS FOR IMPROVED ACCESSIBILITY AND SAFETY.

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DEVELOPMENT / INVESTOR CONCEPT

- THE AVONDALE TEAM HAS REIMAGINED THIS 20-ACRE PROPERTY TO MEET THE GROWING NEEDS OF THE SURROUNDING COMMUNITY.
- THIS CONCEPT ENVISIONS A VERSATILE COMMERCIAL SPACE THAT COULD INCLUDE SPORTS COMPLEXES FOR RECREATION AND EVENTS, NEW RESTAURANTS TO SATISFY LOCAL DEMAND, OFFICE SPACE FOR BUSINESSES, AND MULTIFAMILY HOUSING TO SUPPORT THE AREA'S GROWTH.
- LOCATED IN A THRIVING AND RAPIDLY DEVELOPING AREA, THIS PROPERTY OFFERS AN OPPORTUNITY TO CREATE A COMMERCIAL HUB THAT SERVES THE COMMUNITY'S NEEDS.



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OWNER USER CONCEPT

- THE PROPERTY CAN BE CARVED INTO 10-ACRE TRACTS, EACH CONCEPT DESIGNED FOR DISTINCT NEEDS.
- **TRACT A CONCEPT** : IS SUITED FOR USER PLANNING TO CONSTRUCT MULTIPLE BUILDINGS TO LEASE OUT OR FOR BUSINESS OWNERS SEEKING A PROPERTY WITH MULTIPLE STRUCTURES.
- **TRACT B CONCEPT** : CATERS TO THE COMPANY WITH INDUSTRIAL NEEDS. FLEX BUILDINGS WITH YARD SPACE.
- IDEAL FOR OPERATIONS REQUIRING BOTH INDOOR AND OUTDOOR FUNCTIONALITY.
- CONTACT US TO DESIGN A SITE THAT FITS YOUR GOALS

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ROOFTOPS

- | | |
|----------------------------|-----------------|
| 1. Haslet Heights: | +/- 216 LOTS |
| 2. Highlands At Willow : | +/- 165 LOTS |
| 3. Willow Springs: | +/- 201 LOTS |
| 4. Sendera Ranch: | +/- 11,000 LOTS |
| 5. Vista Ranch: | +/- 241 LOTS |
| 6. Praire Ridge Estates: | +/- 108 LOTS |
| 7. Avondale Ranch: | +/- 80 LOTS |
| 8. Willow Springs Ranch: | +/- 138 LOTS |
| 9. Spring Ranch Estates: | +/- 49 LOTS |
| 10. Le Terra: | +/- 676 LOTS |
| 11. Haslet Park: | +/- 135 LOTS |
| 12. The Meadow: | +/- 299 LOTS |
| 13. Brent Wood: | +/- 33 LOTS |
| 14. Blue Mound Estates: | +/- 54 LOTS |
| 15. Sweetgrass: | +/- 160 LOTS |
| 16. Caraway: | +/- 303 LOTS |
| 17. Idlewood Estates: | +/- 147 LOTS |
| 18. Wellington | +/- 3,000 LOTS |
| 19. Sun Valley Estates: | +/- 89 LOTS |
| 20. Willow Ridge: | +/- 610 LOTS |
| 21. Van Zandt Farms: | +/- 343 LOTS |
| 22. Lonesome Dove Estates: | +/- 221 LOTS |
| 23. Bridgeview: | +/- 603 LOTS |
| 24. Emerald Park: | +/- 649 LOTS |
| 25. North Glen Heights | +/- 172 LOTS |
| 26. Highland Meadows: | +/- 221 LOTS |
| 27. White/Hugh Estates: | +/- 198 LOTS |
| 28. Watercress: | +/- 113 LOTS |



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FOR MORE INFORMATION

SCAN OUR QR CODE



ADGland.com



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