

INDUSTRIAL OUTDOOR STORAGE

2700 W BONDS RANCH RD, FORT WORTH, TX 76179

FOR LEASE : 1 - 10 ACRES



+/- 710'

W BONDS RANCH RD



ZACH NAPIER

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AVONDALE
DEVELOPMENT GROUP



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PROPERTY HIGHLIGHT

24-hour Access, Fully Fenced, Automated, & Secured Yard :

The property at 2700 W Bonds Ranch Rd offers tenants 24-hour access within a fully fenced, automated, and secured yard. This ± 31 -acre site is being developed in two phases, with ± 10 acres available in the initial phase. Each site will be fully fenced and stabilized with 6"–8" of flex base, providing a durable surface designed for heavy-duty use.

The property will be equipped with automated entry gates, security lighting, and camera surveillance, making it ideal for around-the-clock operations. Perfectly suited for truck and trailer parking, container storage, or laydown space for contractors and suppliers of building materials and equipment.

The landlord is also willing to provide office space if needed, and ownership is open to installing additional internal fencing to create enhanced security tailored to specific tenant requirements.

Prime Location in a High-Growth DFW Submarket :

This site offers exceptional access to major transportation corridors and logistics hubs. Located just 300 feet from BUS-287 and 1.8 miles from US-287, the property also sits 3 miles from FM 718, 3.5 miles from FM 156, and only 5 miles from I-35W.

The BNSF Alliance Intermodal Rail Terminal is 7 miles away, Highway 114 is just 9 miles, and Dallas–Fort Worth International Airport can be reached in only 20 miles. With this strategic positioning in the heart of the nation's fourth-largest metro, the property is ideally suited for logistics, distribution, and a wide range of industrial uses.

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TRACT#	AREA (ACRES)	SIZE (GENERAL)
A	5.01 Ac	439' x 745'
B	3 Ac	271' x 337'
C	2 Ac	268' x 320'
PH 2	21 Ac	CONTACT FOR DETAILS

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PROPERTY FEATURES

Lease Terms : CONTACT FOR DETAILS

Lot Size : +/- 1- 31 Acres

Overall Property Dimension : +/- 701' x 4031'

Overall Lot SqFt : +/- 1,539,352 SF

Lot (A) Dimension : 5 Acres

Lot (B) Dimension : 3 Acres

Lot (C) Dimension : 2 Acres

IMPORTANT INFO :

Lot Layout on Next Slide, All lots can be increased or subdivided to accomodate tenant needs.

Best Use : Truck/Container, Heavy Equipment, Work Vehicles, Material Yard, Etc.

Other Details :

- NO Flood Plain
- NO Wetlands

IMPORTANT INFO :

Owners are willing to lease sections of the building for maintenance and repair

Access : 30' Wide Paved Access

Zoning : NO ZONING



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LOCATION HIGHLIGHTS

- **BUS-287 - 500FT**
- **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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LOCATION HIGHLIGHTS

- **BUS-287 - 300 FT**
- **US-287 - 1.8 MILES**
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FOR MORE INFORMATION

ADGland.com



SCAN OUR QR CODE

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