

DOWNTOWN FORT WORTH

LAKE WORTH

HIGHWAY 199

**PROPERTY LINE
APPROXIMATE**

STRATEGIC CORNER LOT – 5± ACRES ON JACKSBORO HWY
IDEAL FOR A WIDE RANGE OF COMMERCIAL OR INDUSTRIAL USES

9904 JACKSBORO HWY
FORT WORTH, TX 76135

BFORD@LYNCHLEGACYEXP.COM

BILL FORD REALTOR
817-456-8153

DISCLOSURE:

The information provided regarding this property is deemed reliable but not guaranteed. Prospective buyers are advised to independently verify all details, including zoning, property dimensions, permitted uses, utility access, and any other relevant factors affecting the property.

The property's proximity to major highways, nearby businesses, and local attractions may be subject to changes beyond the seller's control. Buyers are encouraged to conduct their own due diligence to confirm the suitability of the property for their intended purpose.

Any future development, construction, or usage plans should comply with applicable city ordinances, zoning regulations, and permits required by Weatherford and Parker County.

Note: All offers are subject to seller review and acceptance. The property is being sold "as is," with no expressed or implied warranties beyond what is provided in the final sale agreement.

For questions or to schedule a property viewing, please contact the listing agent.

EXCLUSIVELY LISTED BY:

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PREFERRED TITLE COMPANY:

LEGACY LAND & TITLE

817-441-1000

SJOHNSON@CLOSEWITHLEGACY.COM

INVESTMENT SUMMARY:

Presenting a rare opportunity to acquire approximately 5± acres (across 4 parcels, with an additional tract available) at a prime, high-traffic intersection in northwest Fort Worth. Located at the corner of Jacksboro Highway and 9 Mile Bridge Road, this site offers unmatched visibility and access along a rapidly developing corridor. With major frontage on a heavily traveled commuter route between Fort Worth and Azle, this property is ideal for a wide range of commercial, industrial, or mixed-use development. Whether you're looking to develop a convenience store with QSR, auto dealership, warehouse, service business, or retail center, this property offers the land size, location, and growth potential to support a high-performing investment.

SELLING POINTS:

High-Traffic Corner Lot at Jacksboro Hwy & 9 Mile Bridge Rd—prime visibility for any commercial venture

±6 Acres Across 4 Parcels with potential to expand via an adjacent available tract

Multiple Use Potential: Ideal for C-store with QSR, auto dealership, warehouse, retail center, or service business

Excellent Highway Frontage on a key commuter route between Fort Worth and Azle

Signalized Intersection allows easy in-and-out access for both personal and commercial vehicles

Located in a rapid growth corridor surrounded by new housing developments and population expansion

Flexible zoning & parcel layout make it adaptable to investor or developer needs

Just minutes from Lake Worth & Downtown Fort Worth



PRICE: \$2,600,000.00



ZONING: Medium Industrial, Agricultural



MEDIAN HOUSEHOLD INCOME: \$61,712

INVESTMENT HIGHLIGHTS:

Hard-to-Find Commercial Tract of this size and location—limited supply in this booming area

Strong Investment Upside as commercial demand continues to rise along Jacksboro Hwy corridor

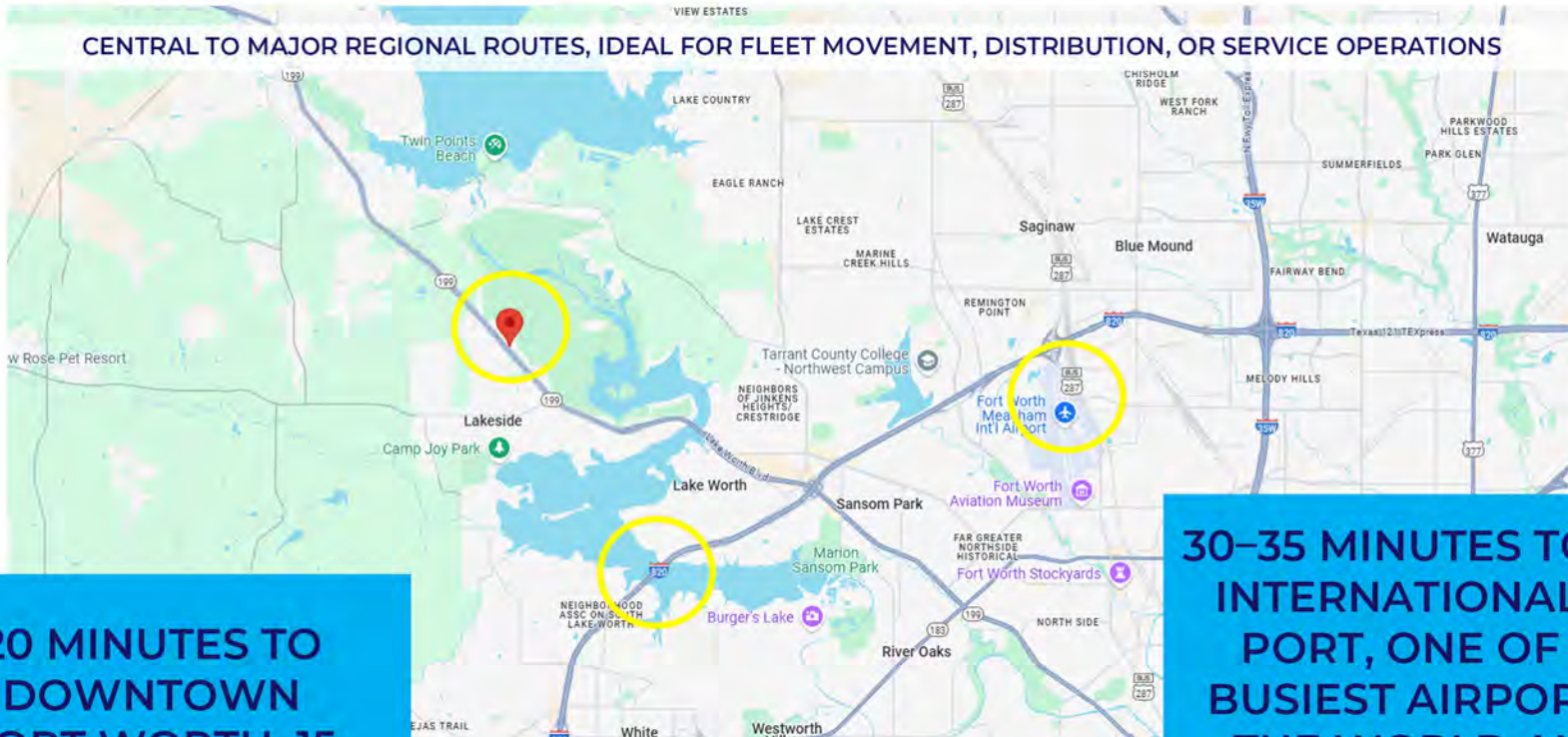
Strategically located just 15 minutes from Lockheed Martin, one of Fort Worth's largest employers with thousands of daily commuters

Consistent daily traffic from employees commuting to Lockheed Martin, Naval Air Station Joint Reserve Base, and surrounding industrial zones

Flexible zoning to accommodate a variety of commercial and light industrial uses

Ideal for owner-occupant, investment portfolio, or build-to-suit project

TRAFFIC & ACCESSIBILITY STATISTICS



**20 MINUTES TO
DOWNTOWN
FORT WORTH, 15
MINUTES TO
MEACHAM
INTERNATIONAL
AIRPORT, AND
QUICK ACCESS TO
LOOP 820 & I-30**

Positioned along one of the most traveled commuter routes in northwest Tarrant County, drawing consistent daily traffic from residents, contractors, and commercial drivers.

Located at the signalized corner of Jacksboro Highway (SH 199) and 9 Mile Bridge Road, this property boasts exceptional exposure and high-volume commuter traffic between Fort Worth and Azle.

**30-35 MINUTES TO DFW
INTERNATIONAL AIR-
PORT, ONE OF THE
BUSIEST AIRPORTS IN
THE WORLD AND A
VITAL CONNECTION
FOR LOGISTICS,
EXECUTIVES, AND
NATIONAL BUSINESSES**



**PROPERTY LINE
APPROXIMATE**

2.16 ACRES

AVAILABLE

1.98 ACRES

1.5 ACRES

.22 ACRES



**PROPERTY LINE
APPROXIMATE**

PROXIMITY TO LOCAL ATTRACTIONS

Fort Worth Stockyards National Historic District – 17 miles

Sundance Square – Downtown Fort Worth – 20 miles

Lockheed Martin Aeronautics Headquarters – 12 miles

Lake Worth - 5 miles

Eagle Mountain Lake - 10 miles

Texas Motor Speedway – 30 miles

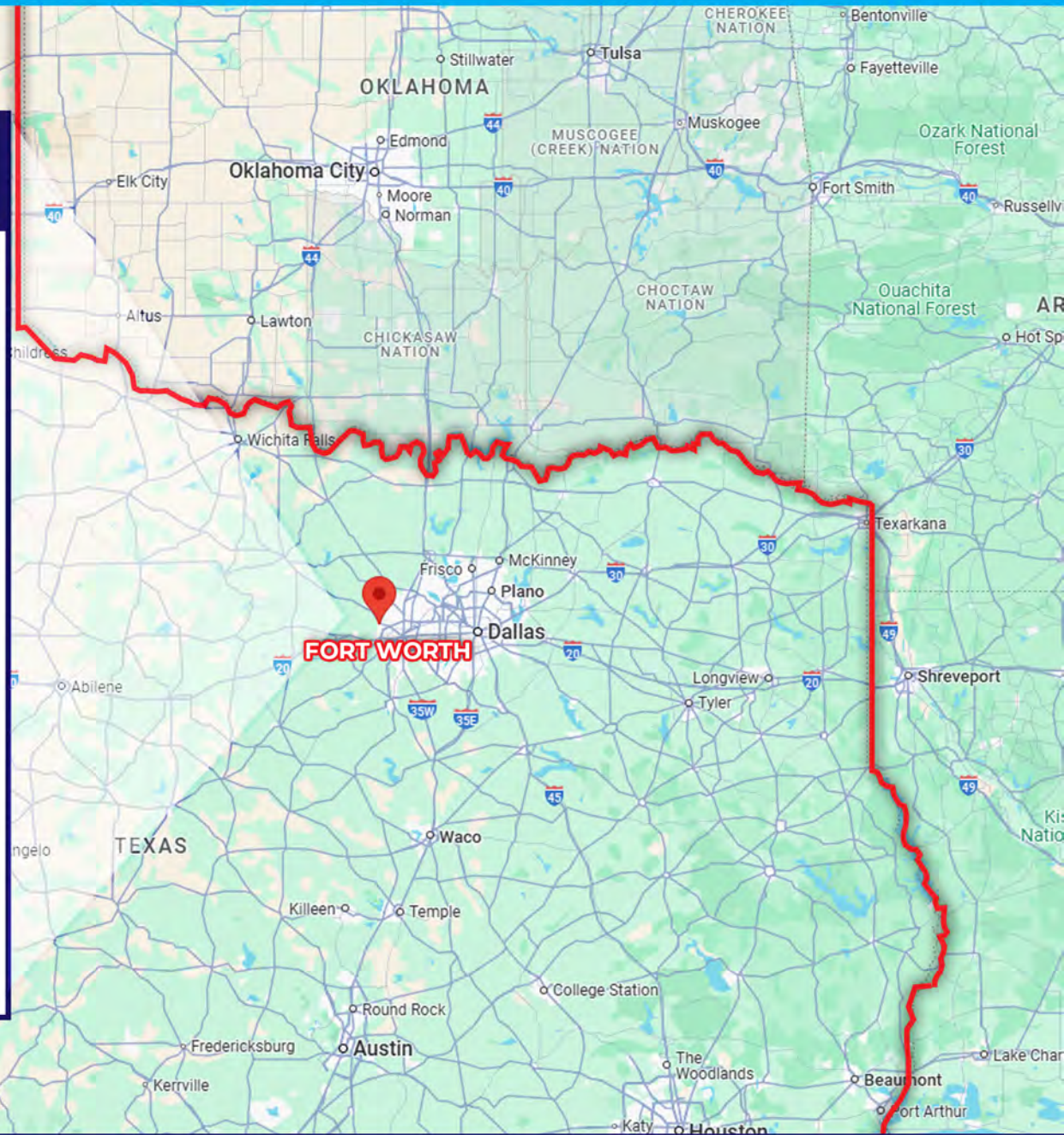
Meacham International Airport – 30 miles

Fort Worth Zoo – 22 miles

Dallas/Fort Worth International Airport– 35 miles

Naval Air Station Joint Reserve Base Fort Worth – 16 miles

AT&T Stadium – 35 miles

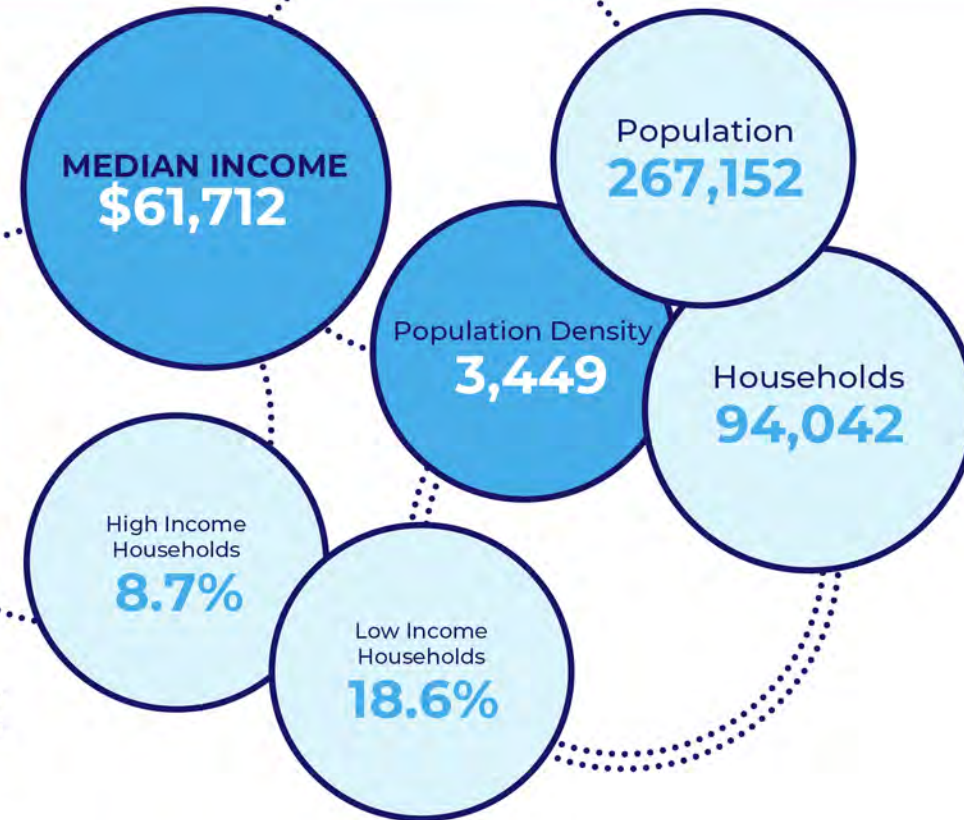




Fort Worth: A City Built on Grit, Growth, and Opportunity

Founded in 1849 as an Army outpost overlooking the Trinity River, Fort Worth quickly became a hub for cattle drives, trade, and frontier enterprise, earning its nickname as “Cowtown.” Over time, the city evolved from its Wild West roots into a thriving economic center anchored by industries like aviation, defense, transportation, and energy. Home to the historic Stockyards, world-class museums, and cultural landmarks, Fort Worth continues to honor its western heritage while embracing innovation and growth.

Today, Fort Worth stands as one of the fastest-growing cities in the United States, with a booming population, strong job market, and business-friendly environment. Strategic proximity to major employers like Lockheed Martin, BNSF Railway, and American Airlines, as well as access to DFW International Airport, make it an ideal location for commercial development and long-term investment. With ongoing infrastructure improvements, rising consumer demand, and expanding suburban growth, **Fort Worth isn't just a place with history—it's a place to invest in the future.**



MEDIAN INCOME

for a 5 mile radius around the center of Fort Worth

RIVER OAKS \$67,463
HALTOM CITY \$63,052
WESTOVER HILLS \$67,479
SANSOM PARK \$74,506

SOURCE: WWW.CENSUS.GOV

Bill Ford

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**5177 E I-20 SERVICE RD NORTH
WILLOW PARK, TX 76087**

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