

**760 Jim Wright Fwy.  
Fort Worth, TX  
76108**

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19,295 SF Flex Building Available



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## OVERVIEW

Prime 19,295 sf existing building on 2.4ac. along Hwy Loop 820 with highway frontage and visibility. The building offers flexibility to add grade level doors, expand the ceiling heights, and open interior to provide more warehouse/showroom space.

This location is positioned well in the market being just minutes from I-30, and I-35. New developments are taking shape around this property with over +/- 100,000sf of light industrial to the south by Street Realty and an 520 acre master planned business park with over 3,000,000sf by Majestic under construction.

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## FEATURES

- 19,295 SF flex building
- 2.4 acres
- +/- 3,000sf of office space in the front with restrooms and open area in the back
- HVAC throughout entire space and fully sprinklered
- Zoned CC to accommodate many uses
- Flexible layout to create more warehouse space and expand the ceiling heights.
- Prime location with heavy traffic along Hwy Loop 820 in fast growing west Fort Worth

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## AREA DEMOGRAPHICS

### TRAFFIC COUNT VPD

Hwy Loop 820 109,115

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### YEAR 2023

5 MILES

10 MILES

### POPULATION

141,031

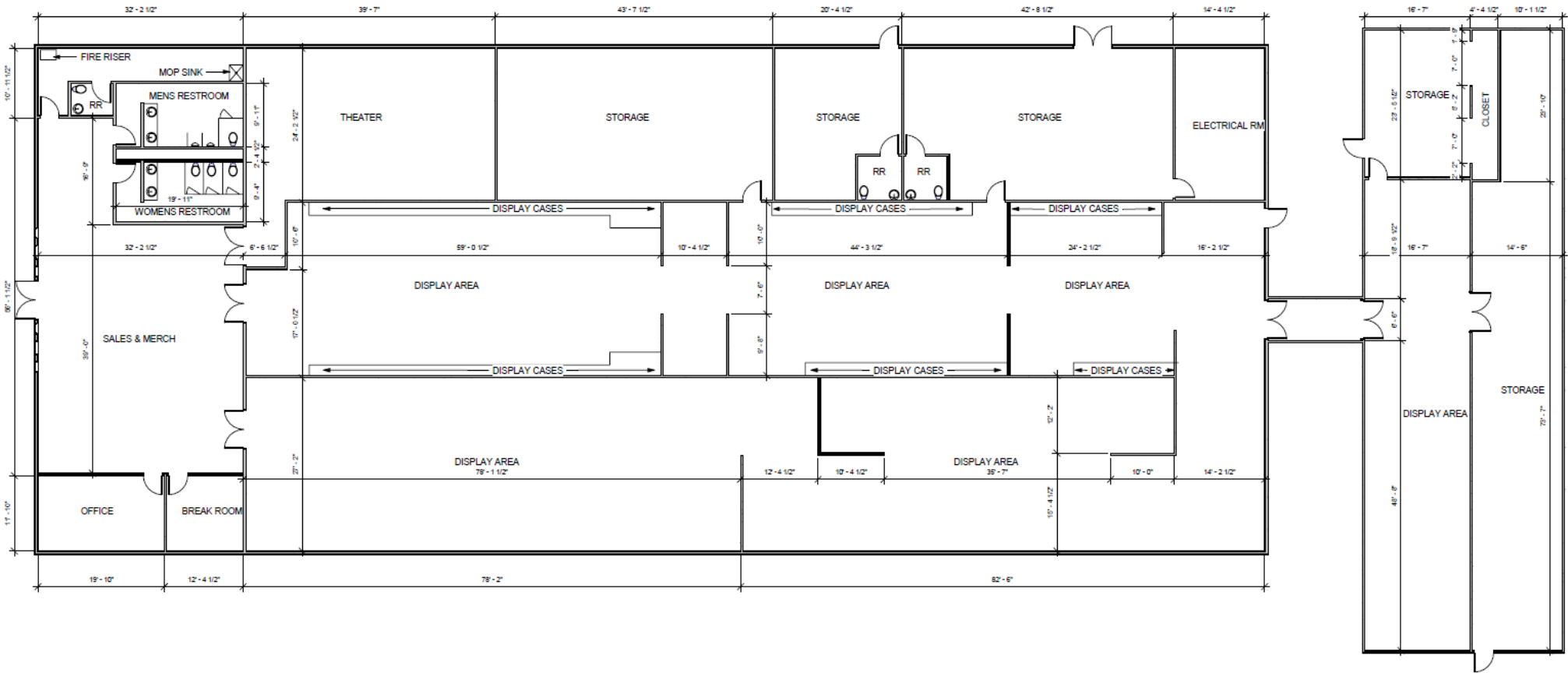
539,903

### HOUSEHOLD INCOME

\$83,845

\$94,390





1 EXISTING FLOOR PLAN  
Scale: 1/8" = 1'-0"

# FLOOR PLAN



PHOTOS



# START A CONVERSATION

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