

FOR LEASE/FOR SALE



Hogan
BUSINESS PARK

**HEAVY POWER MANUFACTURING SPACE
WITH MAKE READY OFFICE IN PLACE**

2930 W Pafford St, Fort Worth, TX 76110

STREAM



2930 W PAFFORD ST,
FORT WORTH, TX 76110

INVESTMENT OVERVIEW

Hogan Business Park is a **123,124-square-foot** industrial manufacturing facility situated on **5.05 acres** at 2912 W Pafford Street in Fort Worth. Historic former home of the Ben Hogan Golf Equipment Company—a landmark in Fort Worth's golf legacy—the property is situated within a long-standing industrial district near TCU.

The park offers heavy power and functional industrial infrastructure, making it an ideal location for a user seeking a well-positioned, flexible space in Fort Worth. With approximately 40,000 square feet available for lease, the property also presents a compelling value-add opportunity for investors. Located within a designated Enterprise Zone, the site provides potential eligibility for state sales tax refunds and other job creation incentives, underscoring its appeal for both operational users and investors alike.

HIGHLIGHTS

- 123,124 SF Available For Sale
- Flexible Rent Roll With Short WALT
- Zoned Heavy Industrial
- Heavy Power In Place
- Located in an Enterprise Zone



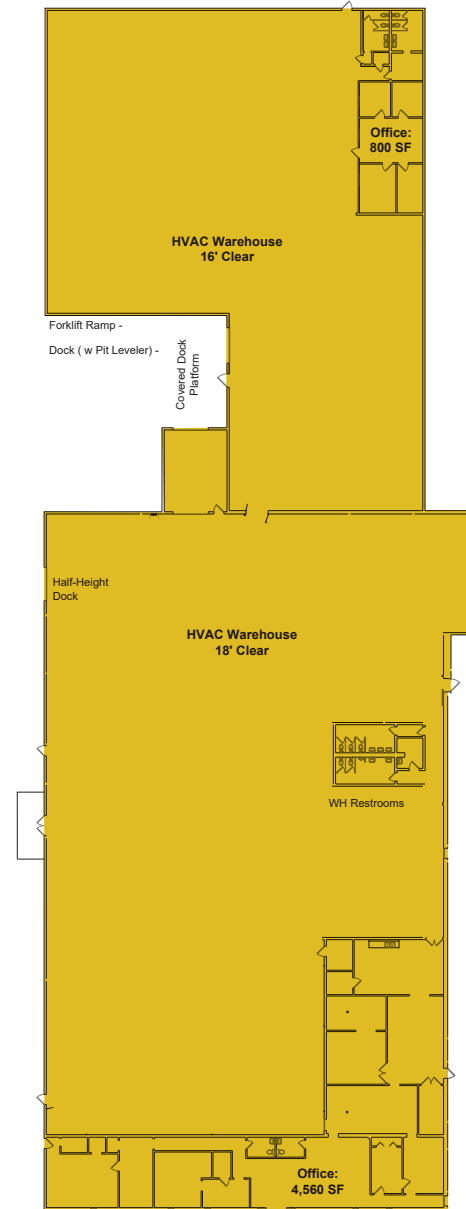
Hogan BUSINESS PARK

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LEASE AVAILABILITY

- 40,000 SF Available
- 5,360 SF Make Ready Office
- Heavy Power (**Service A:** 5,400 Amps / 277-480 Volt / 3-Phase | **Service B:** 2,400 Amps / 120-240 Volt / 3-Phase)
- 16' - 18' Clear Height
- One (1) Dock high platform with forklift ramp & One (1) Semi Dock-high door
- +/- 2,500 SF Secured outside Storage
- 100% HVAC
- Zoned K - Heavy Industrial
- Located within a designated Enterprise Zone — potential for state sales tax refunds and other job creation incentives through the Texas Enterprise Zone Program.
- Historic former home of the Ben Hogan Golf Equipment Company — a landmark in Fort Worth's golf legacy.



Conceptual floor plan



2930 W PAFFORD ST

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Front Entrance



Dock Platform and Forklift Ramp



Rear Entry



Secured Outside Storage



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Ben Hogan Office



Drop Ceiling Production Space



Loading Area



Loading Area



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5.0 MILES TO DOWNTOWN FORT WORTH

1.7 MILES TO I-20/I-820 LOOP

2.7 MILES TO I-35W

2.9 MILES TO I-30

26.8 MILES TO DFW AIRPORT

CONNOR LAND | 817.396.5235 | CONNOR.LAND@STREAMREALTY.COM

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Logan BUSINESS PARK

CONTACT BROKER FOR MORE INFORMATION

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