

FOR SALE OR LEASE

+/- 15,920 SF Industrial Warehouse on 1.47 Acres



TRANSWESTERN

REAL ESTATE
SERVICES



10100 Hicks Field Road
Fort Worth, TX 76179

PROPERTY HIGHLIGHTS

- +/- 15,920 SF Industrial Warehouse on 1.47 Acres fully paved and fenced
- +/- 3,565 SF Office space
- Zoned "K" Heavy Industrial
- Ideal location with access to major transportation routes, close to I-35 and within a robust and growing commercial area in North Fort Worth
- 12'-16' Clear Height
- One (1) 8'x8', Two (2) 10'x10' and One (1) 12'x12' Drive-In Doors
- 3 Phase Power, 240V 600 Amp
- Partially Air Conditioned Warehouse
- **Lease Rate \$11.00/SF NNN**
- **For Sale: Contact Broker for Pricing**

Leasing Information:

**JEFF
GIVENS**
817.259.3536
Jeff.Givens@transwestern.com

**TODD
HAWPE**
817.713.7894
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HICKS FIELD ROAD

For Sale or Leasing Opportunity

10100 Hicks Field Road

The property at 10100 Hicks Field Road presents an outstanding opportunity, whether for direct use or investment purposes. Strategically located in a prime industrial zone, this property offers excellent accessibility to major transportation routes, ideal for logistics, distribution, or manufacturing businesses. Heavy Industrial Zoning allows for a wide array of uses designed to support industries from large scale manufacturing, processing to distribution operations. The Property features a fully fenced, paved parking lot, offering enhanced security, durability, and ample space-perfect for protecting vehicles, equipment, or outdoor storage while ensuring easy accessibility. For investors, the property promises stable cash flow potential with its attractive leasing prospects in a high-demand area. Additionally, the value appreciation potential in a growing commercial hub makes it an enticing long-term investment.

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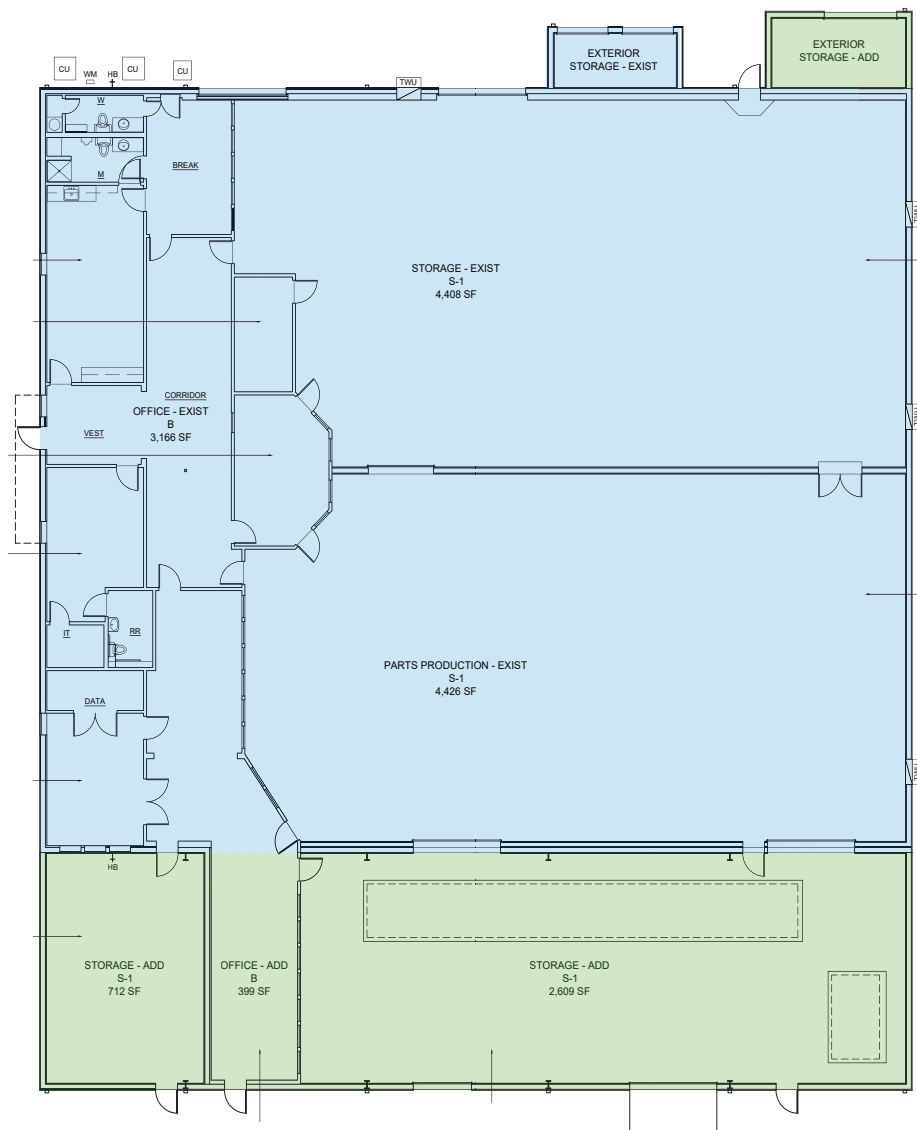
Fort Worth, TX 76179



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FLOOR PLAN



AREA CALCULATION PLAN

1/8"=1'-0"

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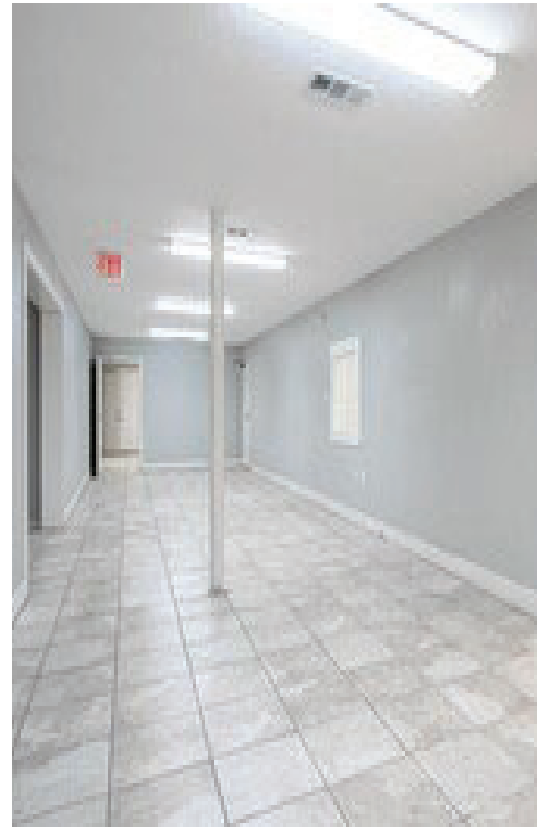
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Transwestern Commercial Services Fort Worth, LLC	9000246		817-877-4433
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Eugene Paul Wittorf	479373	paul.wittorf@transwestern.com	972-774-2500
Designated Broker of Firm	License No.	Email	Phone
Leland Alvinus Prowse IV	450719	leland.prowse@transwestern.com	817-877-4433
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jeffrey Scott Givens	431457	jeff.givens@transwestern.com	817-877-4433
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date