

INVESTMENT SALE

10251

Blue Mound Rd
FORT WORTH, TEXAS 76131

37,591 SF • **12.79** AC

Highway 287

Blue Mound Rd

PROPERTY OVERVIEW

LOT SIZE FOR SALE / TOTAL BUILDING SIZE

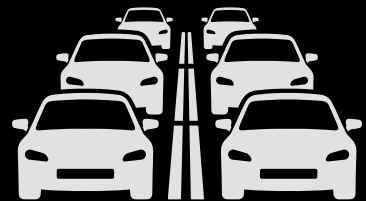
12.79 ACRES / 37,591 SF

NUMBER OF PROPERTIES

- 4
- 10201 Blue Mound Rd | **1,691 SF** | *Gulf Winds International, Inc.*
 - 10251 Blue Mound Rd | **12,478 SF** | 8 GL Doors | Front Loading | *Gulf Winds International, Inc.*
 - 10211 Blue Mound Rd | **21,680 SF** | 7 GL Doors w/ Cross Load Configuration | 2 Dock High Doors | *Integrity Trailers, LLC*
 - 10255 Blue Mound Rd | **1 Acre** | Body Shop

ZONING

LIGHT INDUSTRIAL (LI)



TRAFFIC
VOLUME

CROSS STREET	TRAFFIC VOLUME	COUNT YEAR
Blue Mound Rd S	11,382	2024
Blue Mound Rd S	10,339	2025
Blue Mound Rd SE	36,509	2025
Hwy 156 SE	57,143	2024
Hwy 156 SE	50,987	2020
Hwy 156 W	6,509	2025



PROPERTY HIGHLIGHTS

- Access To Two Exits Off Hwy 287
- Ready To Go Office Space
- Secured Parking / Storage
- Development Opportunity!

TENANTS & LEASE OVERVIEW

10201 Blue Mound Rd

Gulf Winds

International, Inc.

Gulf Winds International, Inc. is a leading drayage, transloading, and domestic freight provider serving importers and exporters from around the globe.



Lease Term	5 Years
Lease Type	NNN
Lease Expiration	10/31/2031
Renewal Option	FMV

10211 Blue Mound Rd

Integrity Trailers, LLC

Integrity Trailers, LLC. is a company focusing on minimizing downtime for owner-operators and fleet managers through full service repairs, emergency roadside assistance, parts inventory, as well as equipment sales in the Ft. Worth and the DFW Metroplex.

Lease Term	2 Years
Lease Type	NNN
Lease Expiration	01/31/2028
Renewal Option	FMV

INVESTMENT HIGHLIGHTS

Fully Leased NNN Asset

Occupied with 5-year NNN lease through January 31, 2028 & October 31, 2031.

Renewal Option

Fair Market Value renewal options in place.

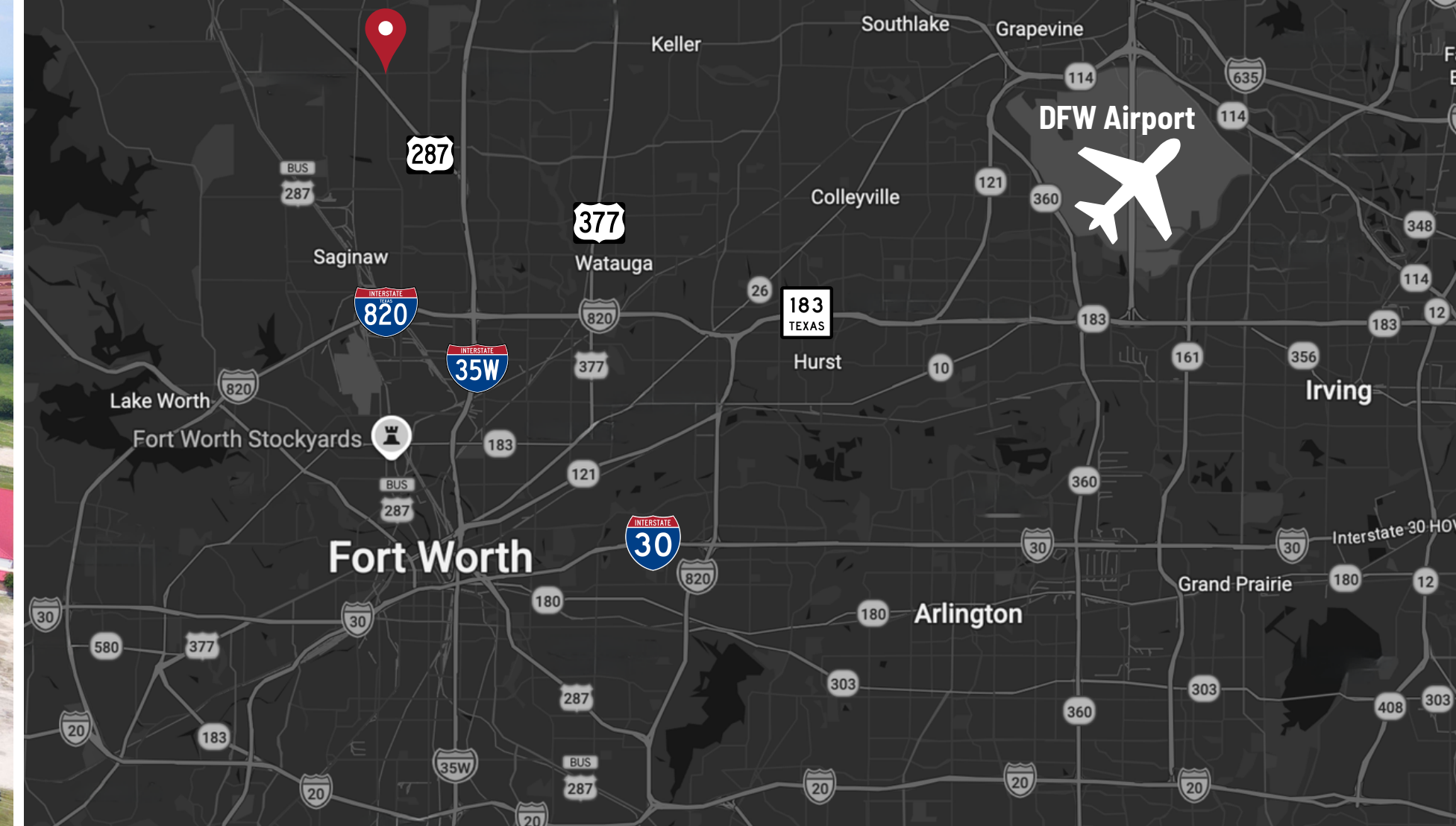
Built-In Rent Growth

3.75% annual escalations built in.

Development Opportunity

Minutes from Highway-287, providing high traffic volume to properties.





11.3

MI

DOWNTOWN FT. WORTH

MI

1-35W

MI

DFW AIRPORT

MI

TX-121

MI

US HWY377

MI

1-30

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