

# +/- 166 ACRES RAW LAND

10390 HICKSFIELD RD, FORT WORTH, TX 76179  
ZONED LIGHT INDUSTRIAL - CAN SUBDIVIDE



HICKS FIELD RD



ZACH NAPIER

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AVONDALE  
DEVELOPMENT GROUP



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## PROPERTY FEATURES

**Price Guidance :** CONTACT FOR DETAILS

**Lot Size :** +/- 166 Acres ( Willing to Subdivide )

**Overall Property Dimension :** +/- 4,088' x 2,066'

**Lot SqFt :** +/- 7,230,960 Sf

**Utilities :** City Water/Sewer 200' Linear Ft South on Hicks

**Road Frontage :** Hicks Field Rd

**Zoning :** NO ZONING ( See Document Center )

**Subdivided Options :** Tract A : +/- 67.82 Ac

Tract B : +/- 26.55 Ac

Tract C : +/- 72.48 Ac

**Best Use :** Data Centers, Industrial, Flex, Warehousing,  
Manufacturing, Distribution, Truck Parking,  
Terminal, etc

### IMPORTANT INFO :

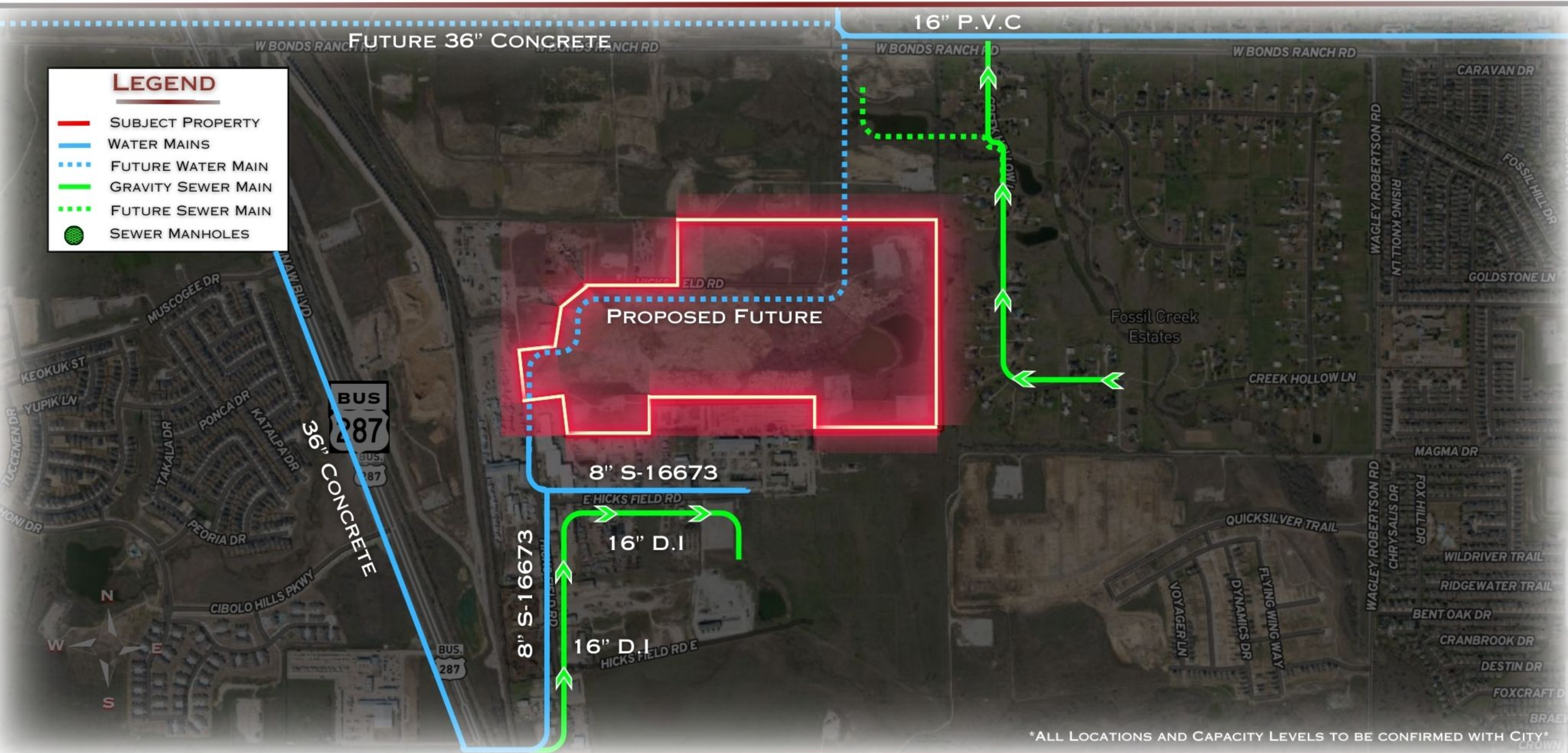
Avondale Has Other Locations Very Similar To This Location  
Contact For More Details If This Site Is Not A Good Fit



## UTILITIES

**LEGEND**

- SUBJECT PROPERTY
- WATER MAINS
- - - FUTURE WATER MAIN
- GRAVITY SEWER MAIN
- - - FUTURE SEWER MAIN
- SEWER MANHOLES



\*ALL LOCATIONS AND CAPACITY LEVELS TO BE CONFIRMED WITH CITY\*

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## WAREHOUSE CONCEPT

- THE WAREHOUSE CONCEPT, REIMAGINES THE USE OF THE ENTIRE PROPERTY.
- TRANSFORMING RAW LAND INTO A VERSATILE SPACE TAILORED FOR INDUSTRIAL WAREHOUSING, MAJOR DATA CENTERS, AND MANUFACTURING NEEDS .
- IT CATERS TO COMPANIES AND DEVELOPERS SEEKING TO ELEVATE THEIR OPERATIONS OR ESTABLISH NEW HUBS IN THIS BOOMING CORRIDOR .
- THIS CONCEPT OFFERS THE IDEAL SOLUTION FOR MAXIMIZING EFFICIENCY AND PRODUCTIVITY IN THE INDUSTRIAL MARKET.

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## IOS CONCEPT

- THE INDUSTRIAL OUTDOOR STORAGE CONCEPT, REVOLUTIONIZES THE USE OF THE ENTIRE PROPERTY.
- TRANSFORMING RAW LAND INTO SPACE TAILORED FOR TRUCK PARKING, EQUIPMENT STORAGE, AND CONTAINER STACKING.
- A SOLUTION FOR COMPANIES AND INVESTORS SEEKING TO ESTABLISH NEW HUBS FOR TRANSPORTATION NEEDS.
- THIS CONCEPT OFFERS THE IDEAL SOLUTION FOR MAXIMIZING EFFICIENCY AND PRODUCTIVITY IN THE TRANSPORTATION SECTOR.

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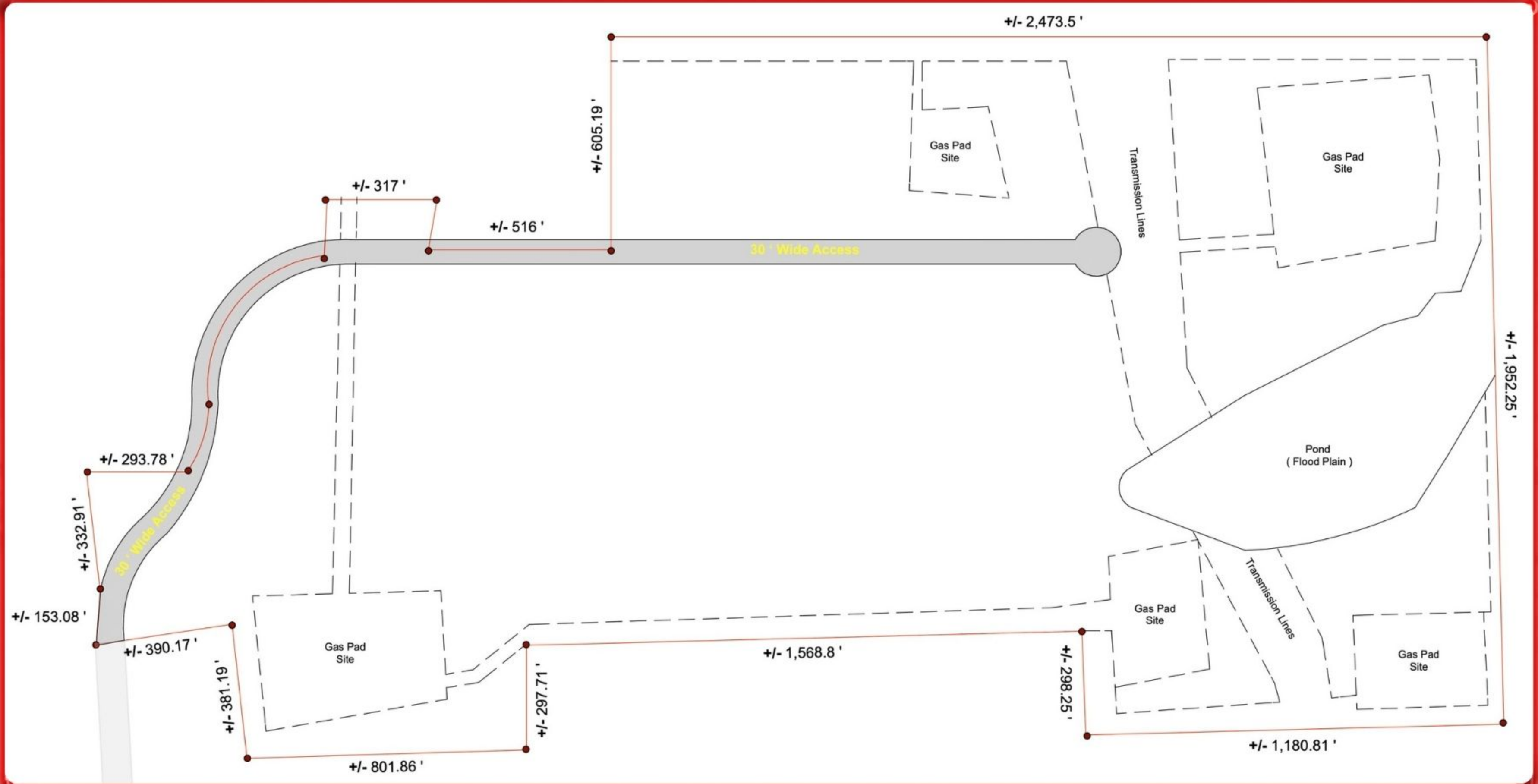
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## MARKETED PROPERTY BOUNDARY ( +/- 147 AC AVAILABLE )



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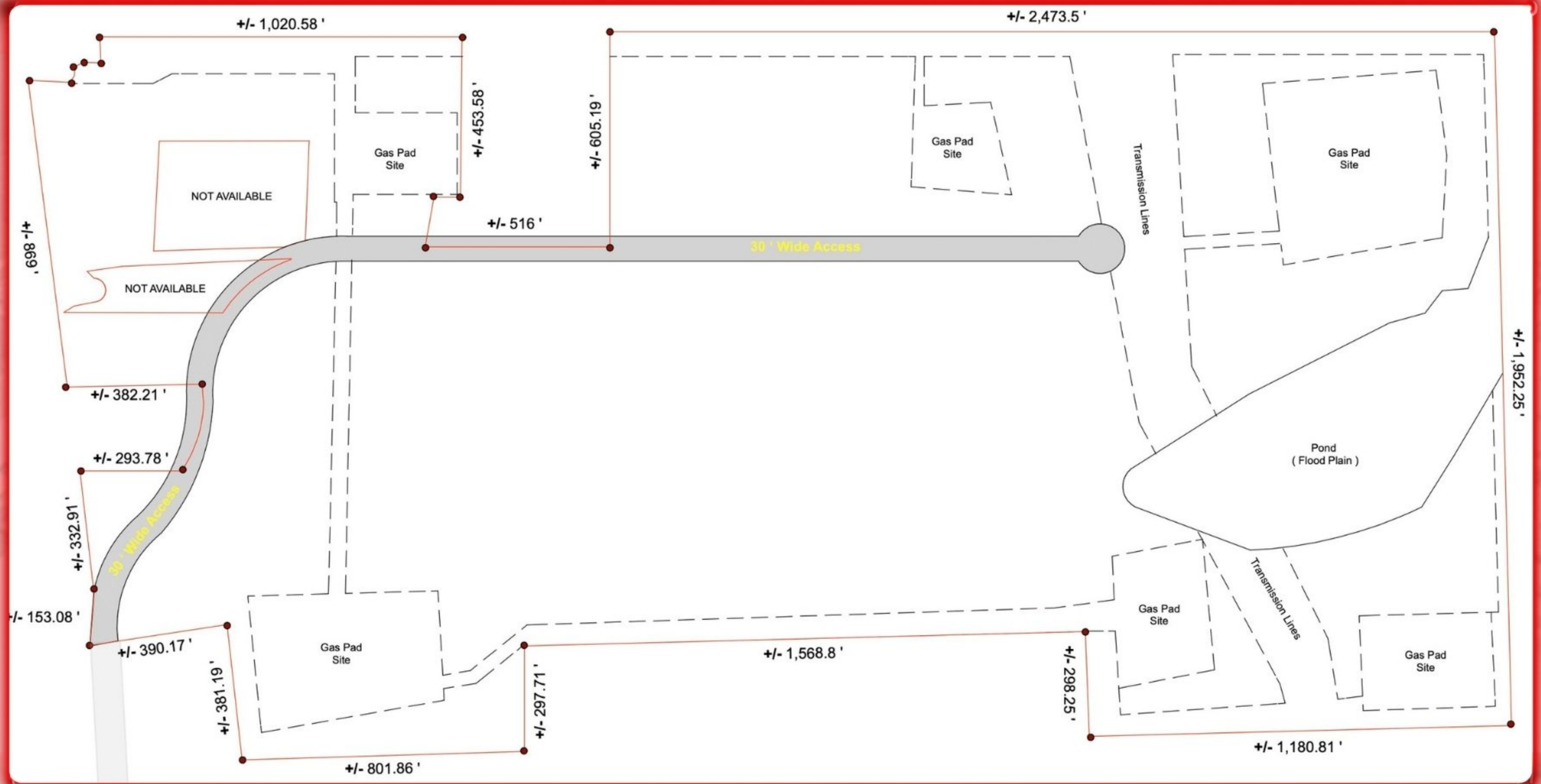
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## ENTIRE PROPERTY BOUNDARY ( +/- 166 AC AVAILABLE )



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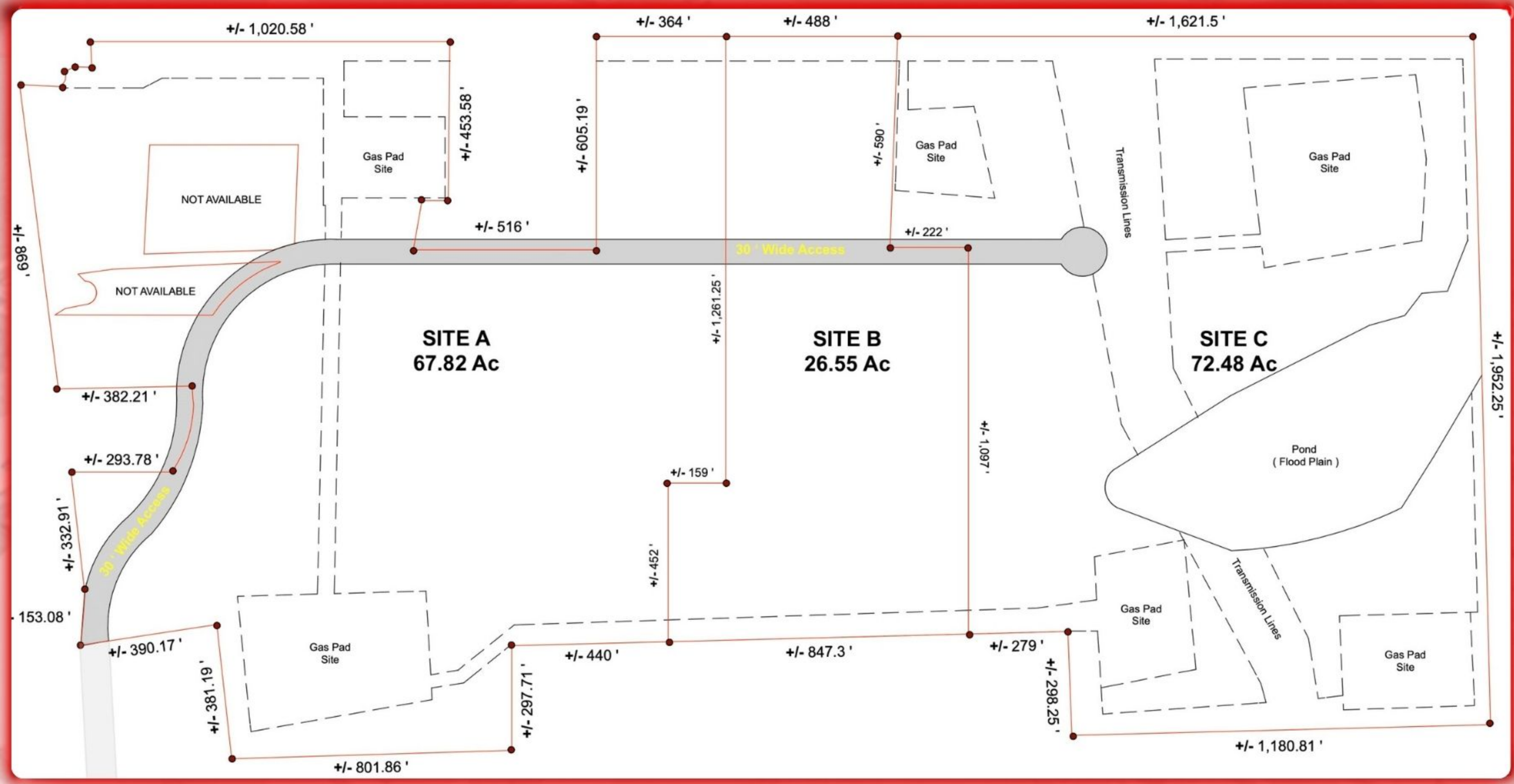




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## PROPERTY BOUNDARY IF SUBDIVIDED ( +/- 26 - 166 AC AVAILABLE )



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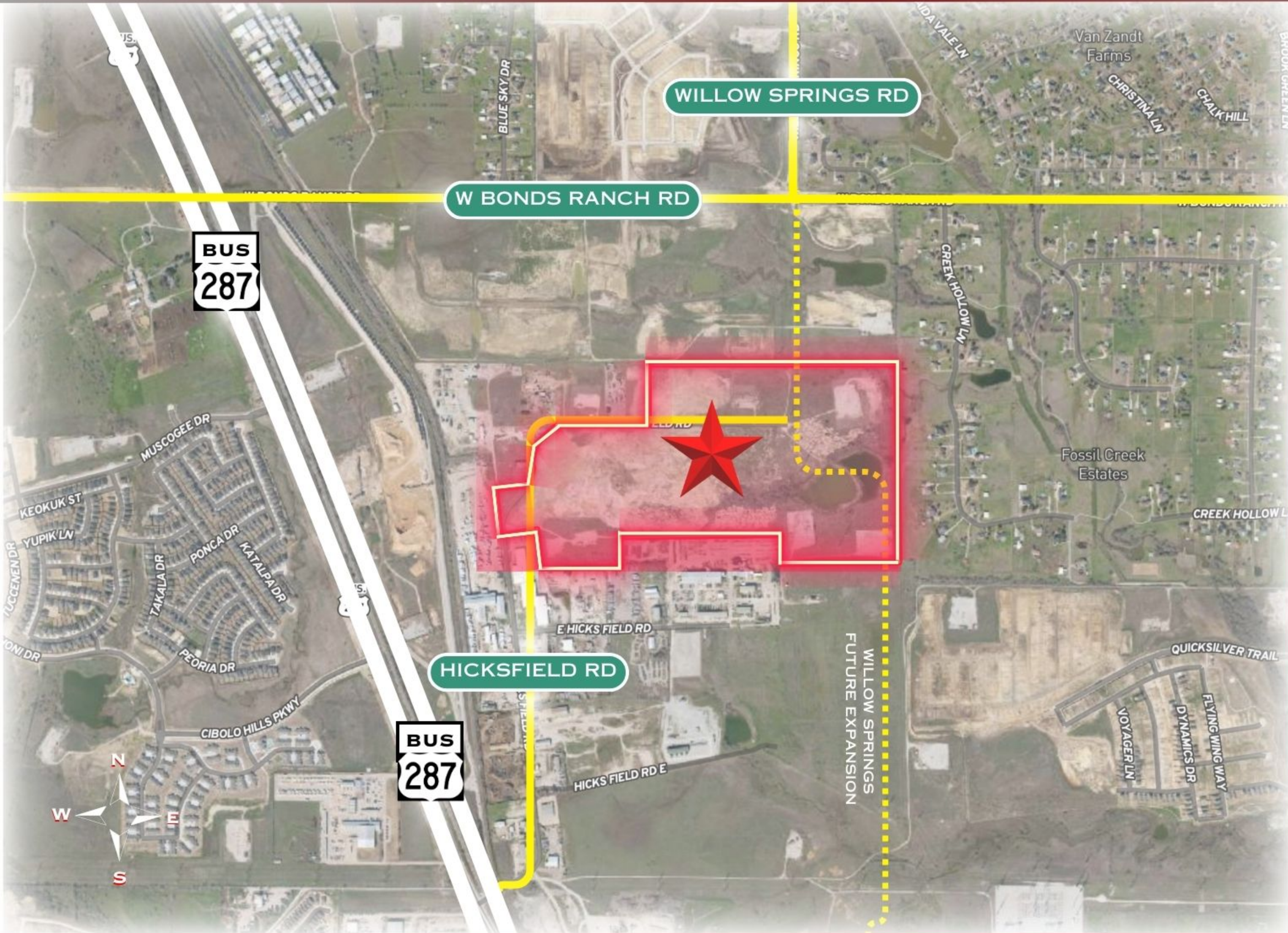
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## LOCATION HIGHLIGHTS

- **BUS-287** - 0.7 MILES
- **FM 718** - 4.7 MILES
- **FM 156** - 5 MILES
- **US-287** - 5.4 MILES
- **I35W** - 7 MILES
- **BNSF** - 11 MILES
- **HWY 114** - 11 MILES
- **DFW** - 29 MILES

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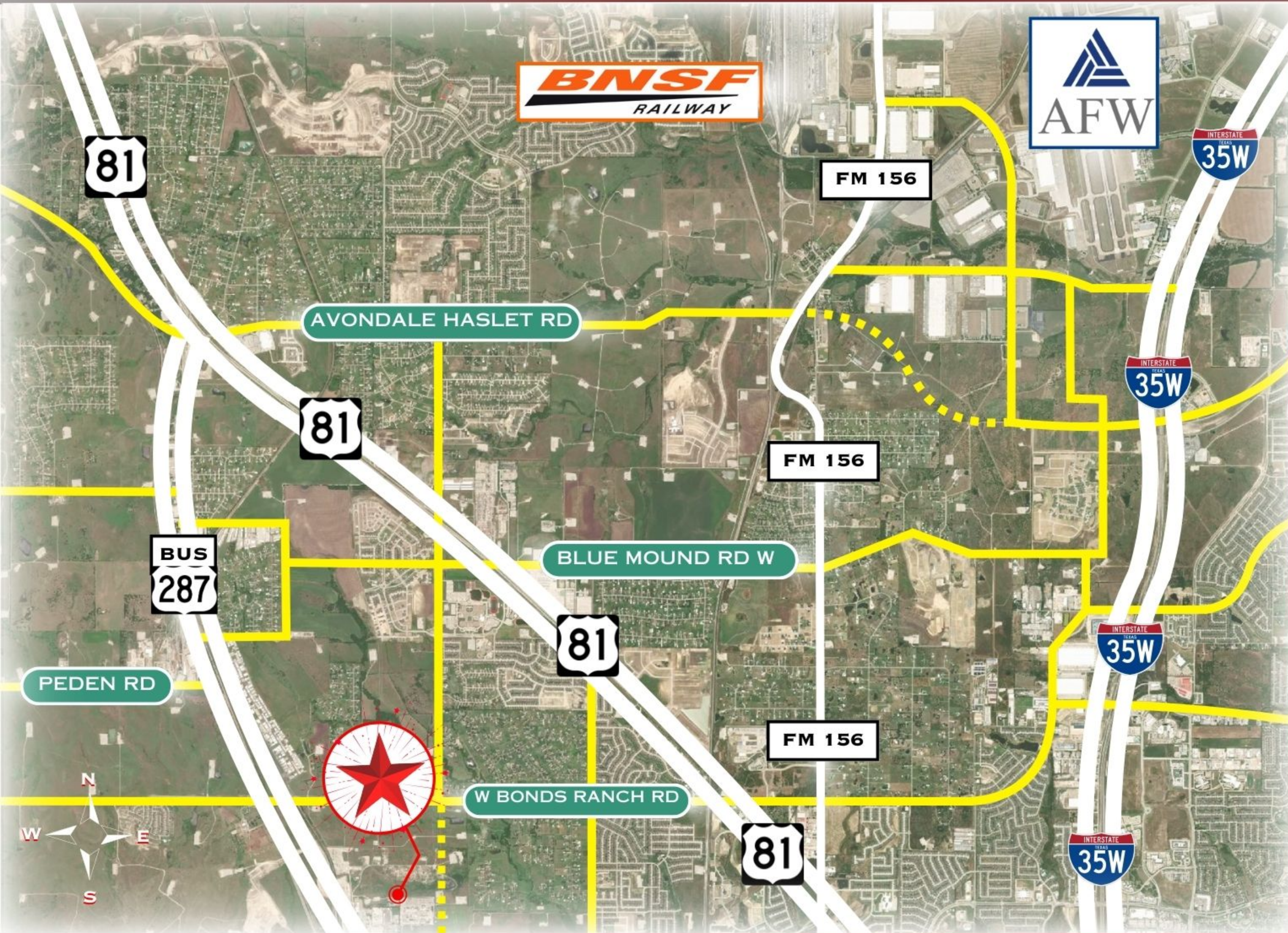
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# FOR MORE INFORMATION

SCAN OUR QR CODE



**ADG**land.com



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