



ASKING PRICE
\$950,000



FOR SALE: 1.23 ACRES OF LAND WITH A RENOVATED OFFICE

4558 Keller Hicks Rd
Fort Worth, TX 76244

AVAILABLE:
2,000 SF

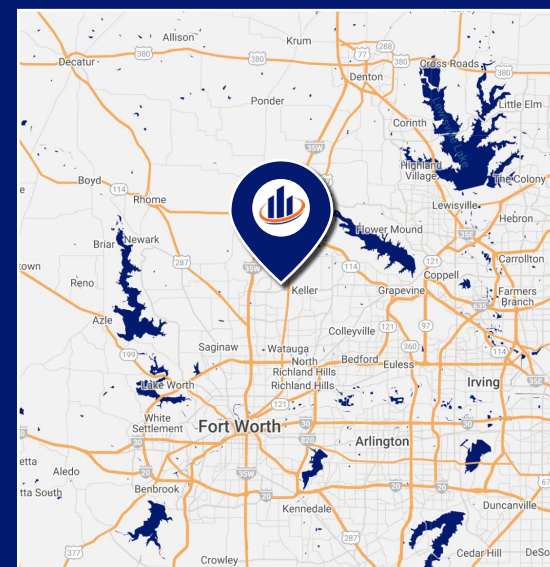
This 1.23-acre property offers a rare opportunity to acquire light industrial-zoned land in one of North Fort Worth's fastest-growing commercial corridors. With excellent access to I-35W, US-377, and SH-170, the site is strategically positioned near the AllianceTexas industrial hub and major regional employers. The property includes a renovated office building, ideal for immediate use or potential rental income, while the land itself is perfectly suited for new industrial development or expansion. This site presents a strong opportunity for users or investors looking to build in a high-demand, well-connected submarket.

FEATURES

Acres: ±1.23 acres
Zoning: Light Industrial

HIGHLIGHTS

- » 1.23 acres with recently renovated 2,000 SF office
- » City of Fort Worth Utilities
- » Perfect for Owner User, or Developer



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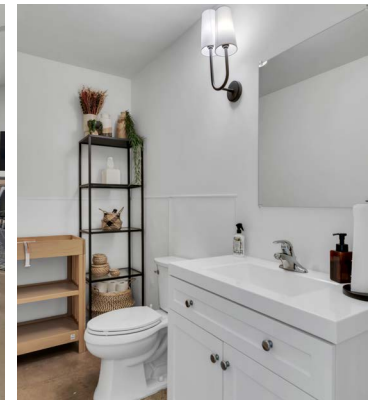
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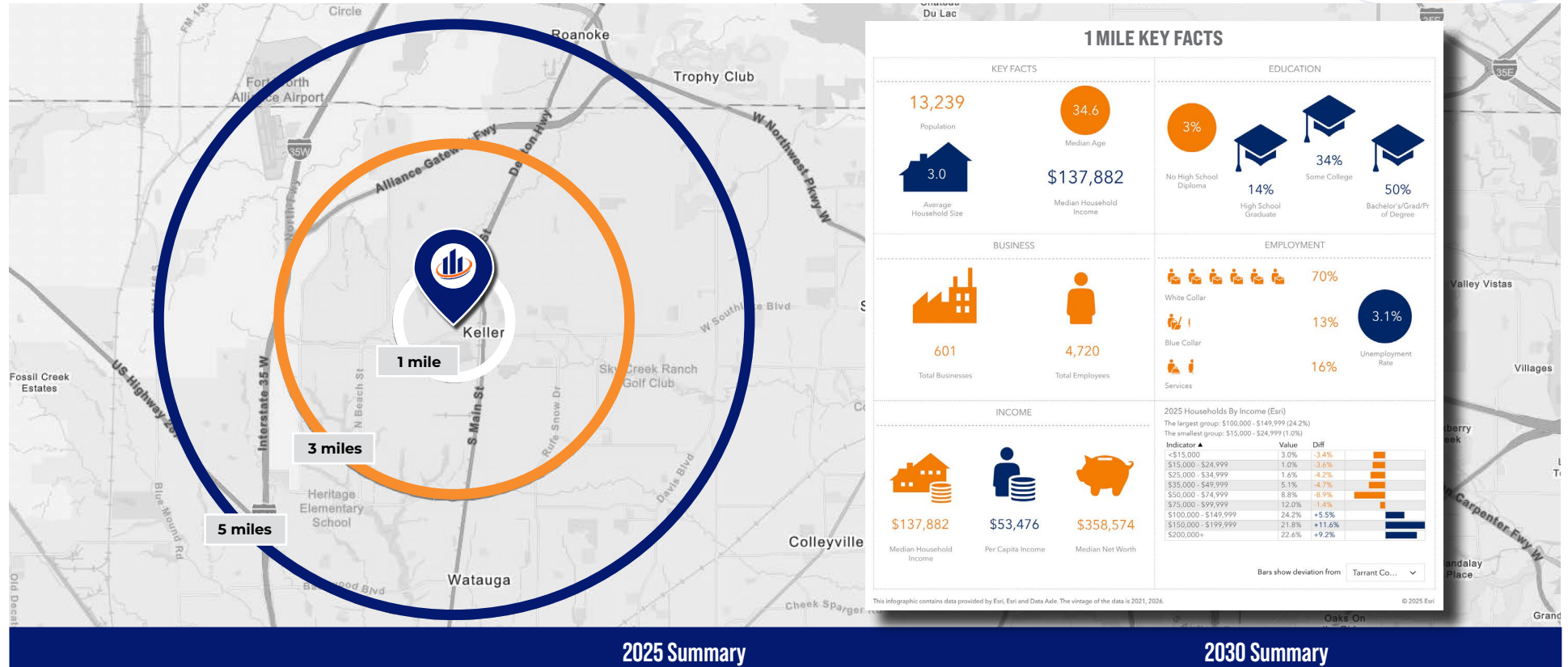
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This flexible industrial/office property is ideally located within a rapidly developing commercial corridor. Just minutes from I-35W, SH-170, and the AllianceTexas development, the site offers excellent access to the greater DFW metroplex. Surrounded by industrial users, business parks, and growing residential communities, this location is well-suited for companies looking to establish or expand their presence in one of North Fort Worth's most active submarkets.

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	2025 Summary			2030 Summary		
	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	13,239	104,082	229,149	13,716	105,262	232,772
Households	4,430	34,799	78,815	4,661	35,786	81,529
Families	3,458	27,453	61,266	3,616	28,049	62,783
Average Household Size	2.99	2.98	2.90	2.94	2.93	2.85
Owner Occupied Housing Units	2,600	24,751	56,255	2,779	25,575	57,962
Renter Occupied Housing Units	1,830	10,048	22,560	1,882	10,211	23,567
Median Age	34.6	36.7	37.2	34.6	36.9	37.8
Median Household Income	\$137,882	\$129,970	\$124,007	\$150,435	\$144,773	\$135,452
Average Household Income	\$160,727	\$165,014	\$160,611	\$176,266	\$180,672	\$174,728



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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date