



# Land Available

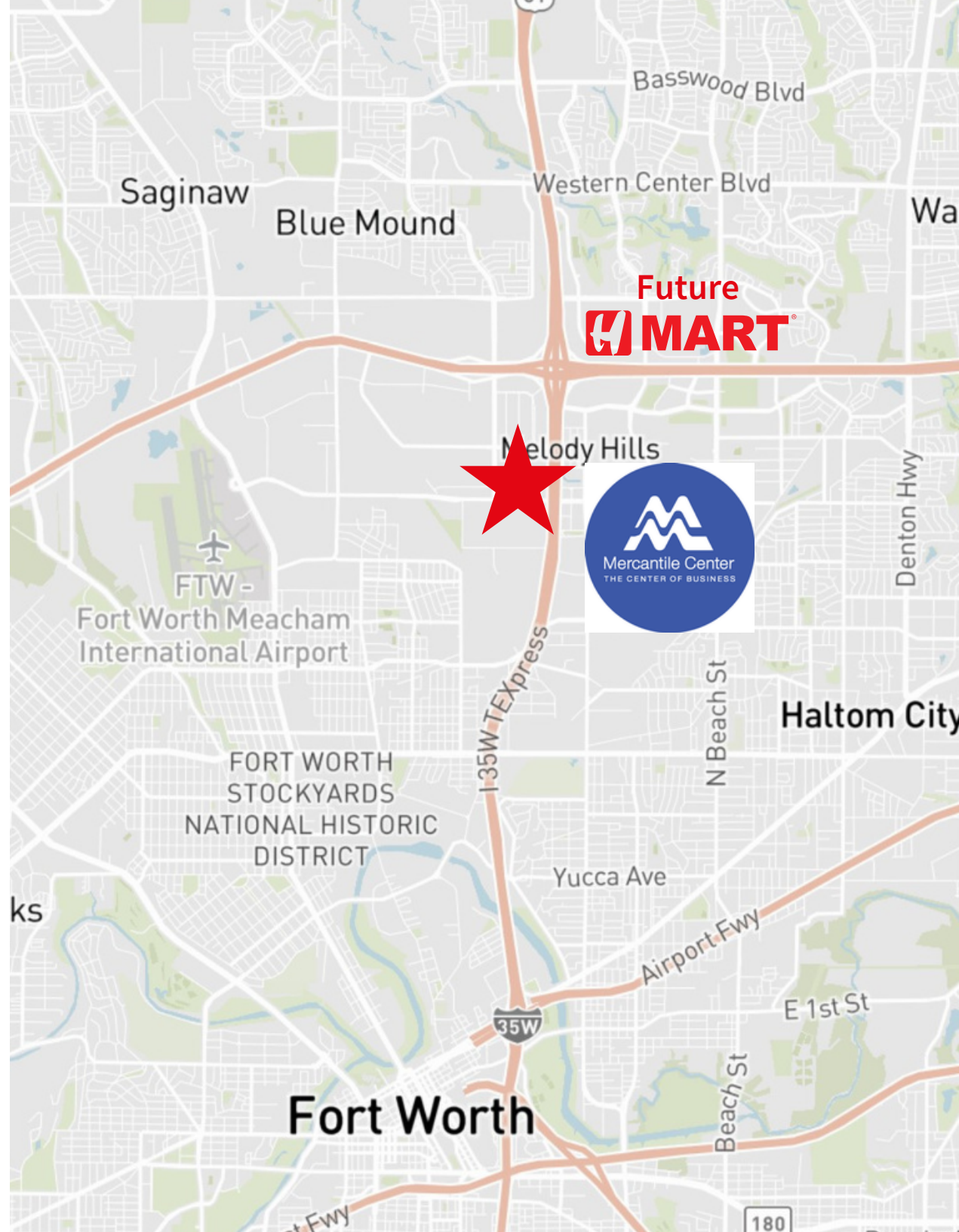
15.276 Acres Zoned "K" Heavy Industrial | Gemini Place, Fort Worth, TX

# Location

With approximately 280' of frontage on Meacham Blvd the Gemini Place land offers excellent visibility and accessibility. The property is very well located in North Fort Worth, immediately adjacent to Mercantile Business Park just minutes from both Downtown Fort Worth and the Alliance corridor.

Additionally the property allows for immediate north and south access to Interstate 35, as well as quick access to Loop 820. This is an infill industrial location with retail and commercial opportunities fronting Meacham Blvd. Property highlights detailed below.

- Located in the North Fort Worth Industrial Submarket
- Zoned "K" Heavy Industrial
- New QuikTrip under development at the NWC of Meacham & I-35
- Perfect site for an Industrial Outside Storage ("IOS") use
- Seller willing to sell the entire site, portions, or Build to Suit for a user
- Excellent access to Interstate 35 and Loop 820



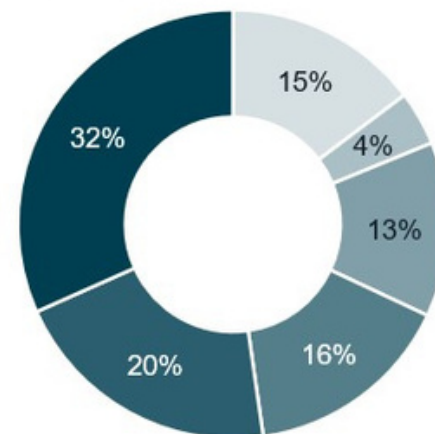
# North Fort Worth industrial submarket overview

## Key Takeaways

- North Fort Worth has become one of the Dallas-Fort Worth market's primary industrial submarkets, featuring some of the newest, most efficient industrial properties. The submarket has been a major contributor to new supply added in the market this cycle, adding nearly 22% of all space delivered since 2010.
- Continued demand for modern distribution space, along with infrastructure improvements in the submarket, will drive future growth. Since 2021, leasing activity in the first two quarters has met or surpassed prior years' annual totals, peaking in Q3 2022 with nearly 6.5 million s.f. alone.
- Construction activity either leads or is the runner-up quarterly alongside the other big-box submarket, South Dallas, both anchored by an intermodal terminal as occupiers seek space closer to these transit hubs' national coverage.
- Recent infrastructure improvements supporting the area's growth include tolled express lanes along I-35W (NAFTA Highway) from downtown to Fort Worth Alliance Airport, and contiguous freeway between I-35W and DFW Airport via State Highway 114 and Alliance Gateway Freeway (State Highway 170).

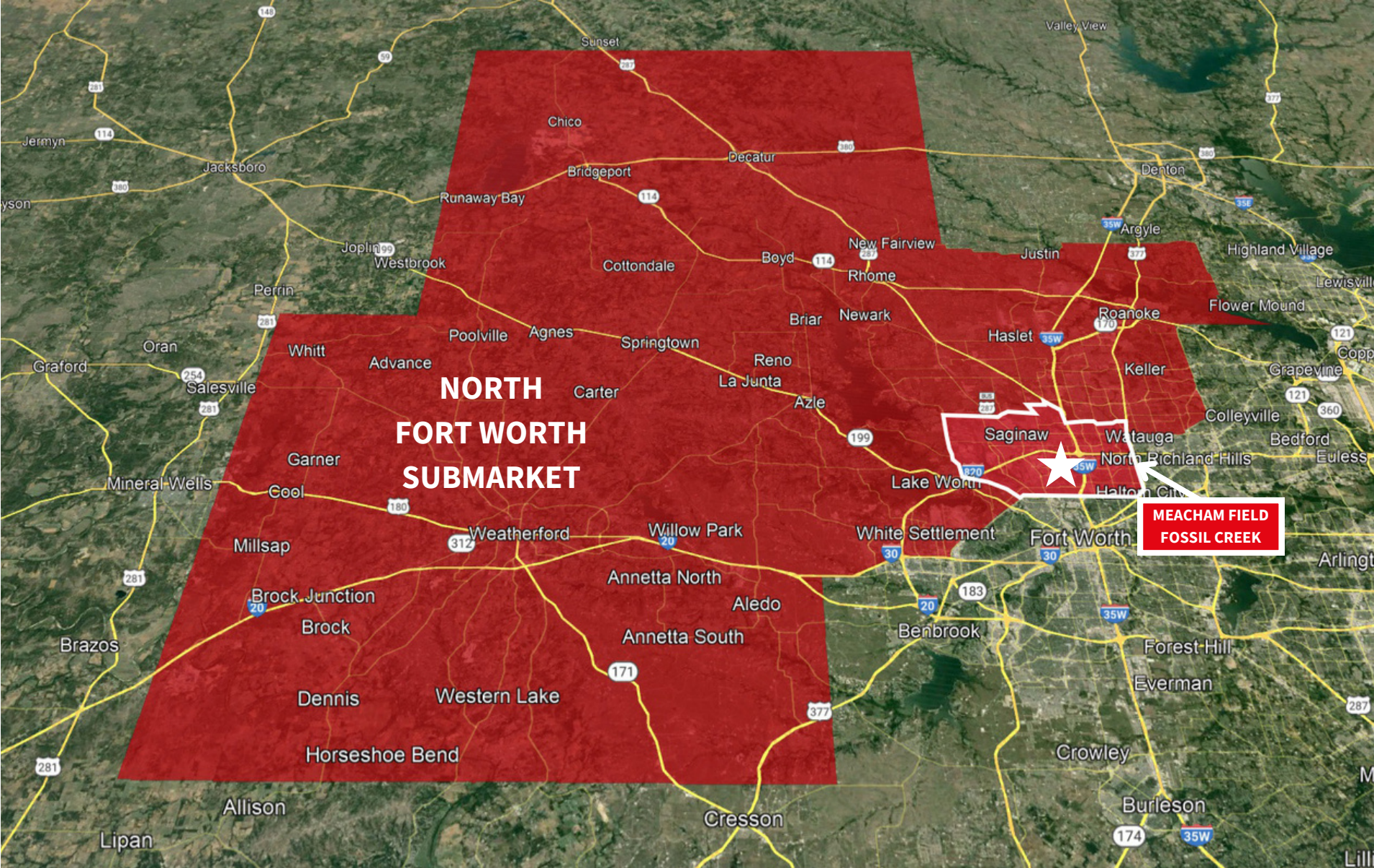
<b>11.1%</b>	Total Vacancy
<b>12.9%</b>	Total Availability
<b>\$6.08</b> per s.f. (NNN)	Avg. direct asking rent
<b>8.9</b> million s.f.	YTD net absorption
<b>17.8</b> million s.f.	YTD deliveries
<b>5.1</b> million s.f.	Under construction

Inventory by age (s.f.)



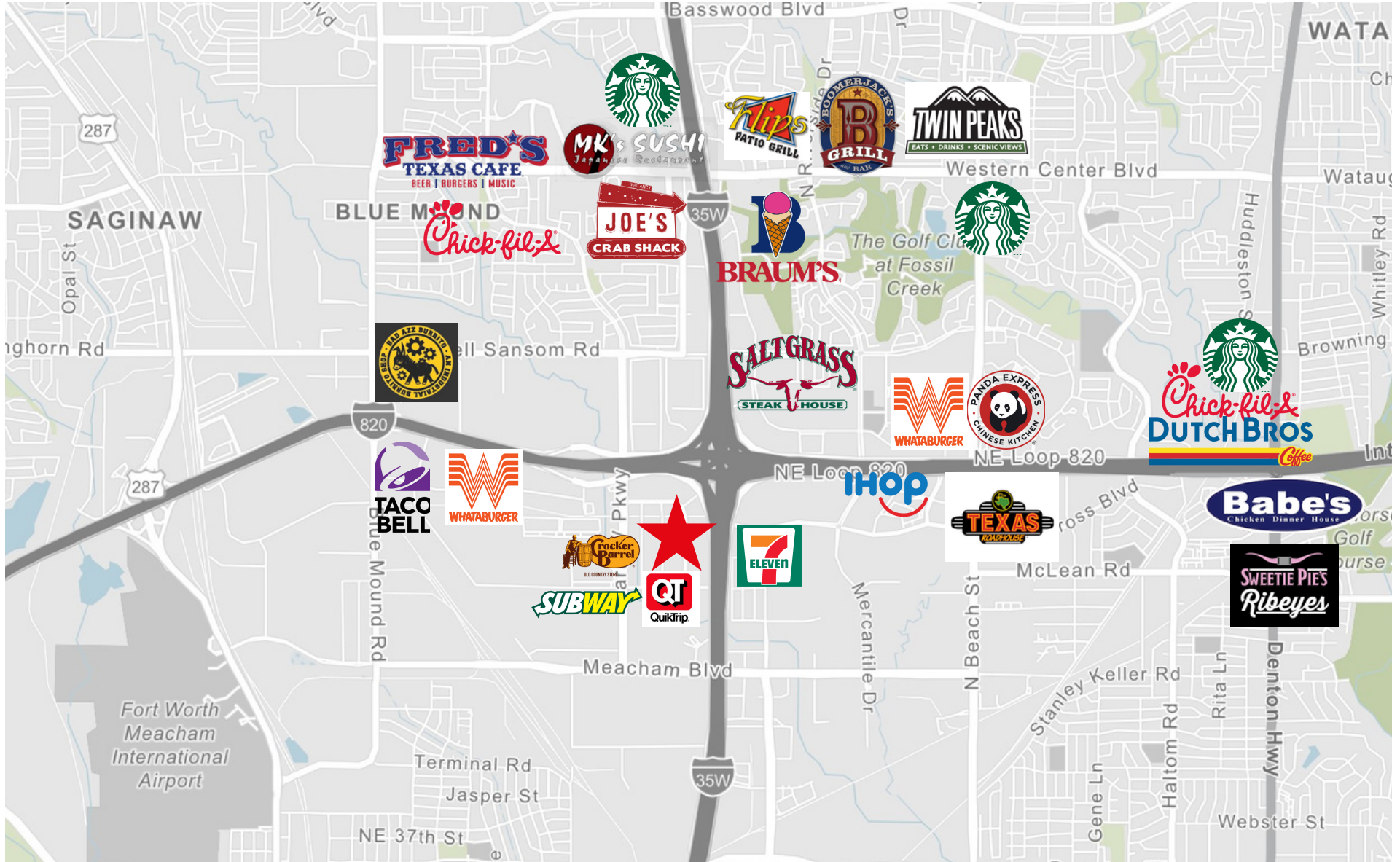
Year Built	Buildings	SF
Before 1980	126	19,825,769
1980s	52	5,530,728
1990s	71	17,766,918
2000s	84	21,234,533
2010s	74	27,753,239
Since 2020	107	42,699,247
<b>Total Inventory</b>	<b>514</b>	<b>134,810,434</b>

# Submarket Map





# Local Amenities





**JLL**

**Matt Montague**  
matt.montague@jll.com  
+1 817 999 8703

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