

SANDSTROM BUSINESS PARK

TBD GRANTS LN, FORT WORTH, TX 76179

LOT 4 :+/- 6,400 SF ON 1.17 AC



ZACH NAPIER

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AVONDALE
DEVELOPMENT GROUP



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30' WIDE ASPHALTIC PAVEMENT

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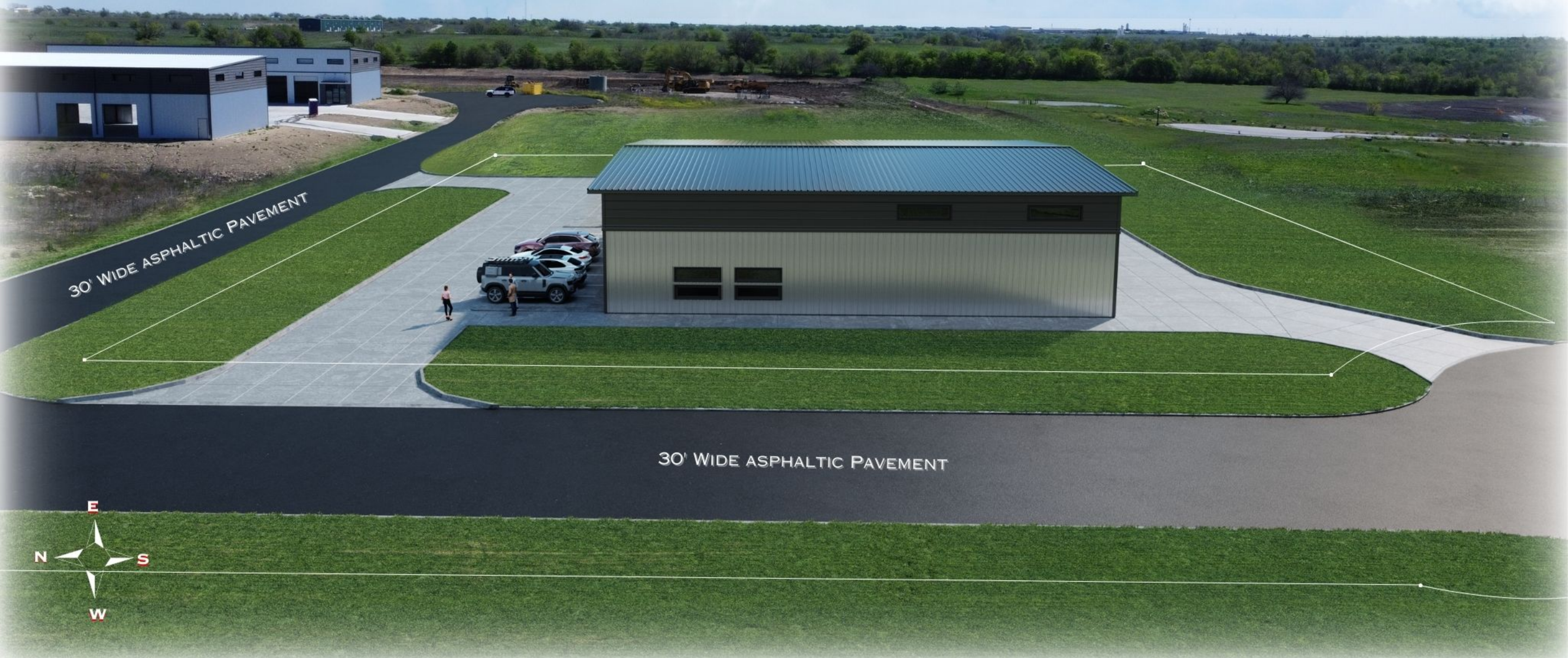
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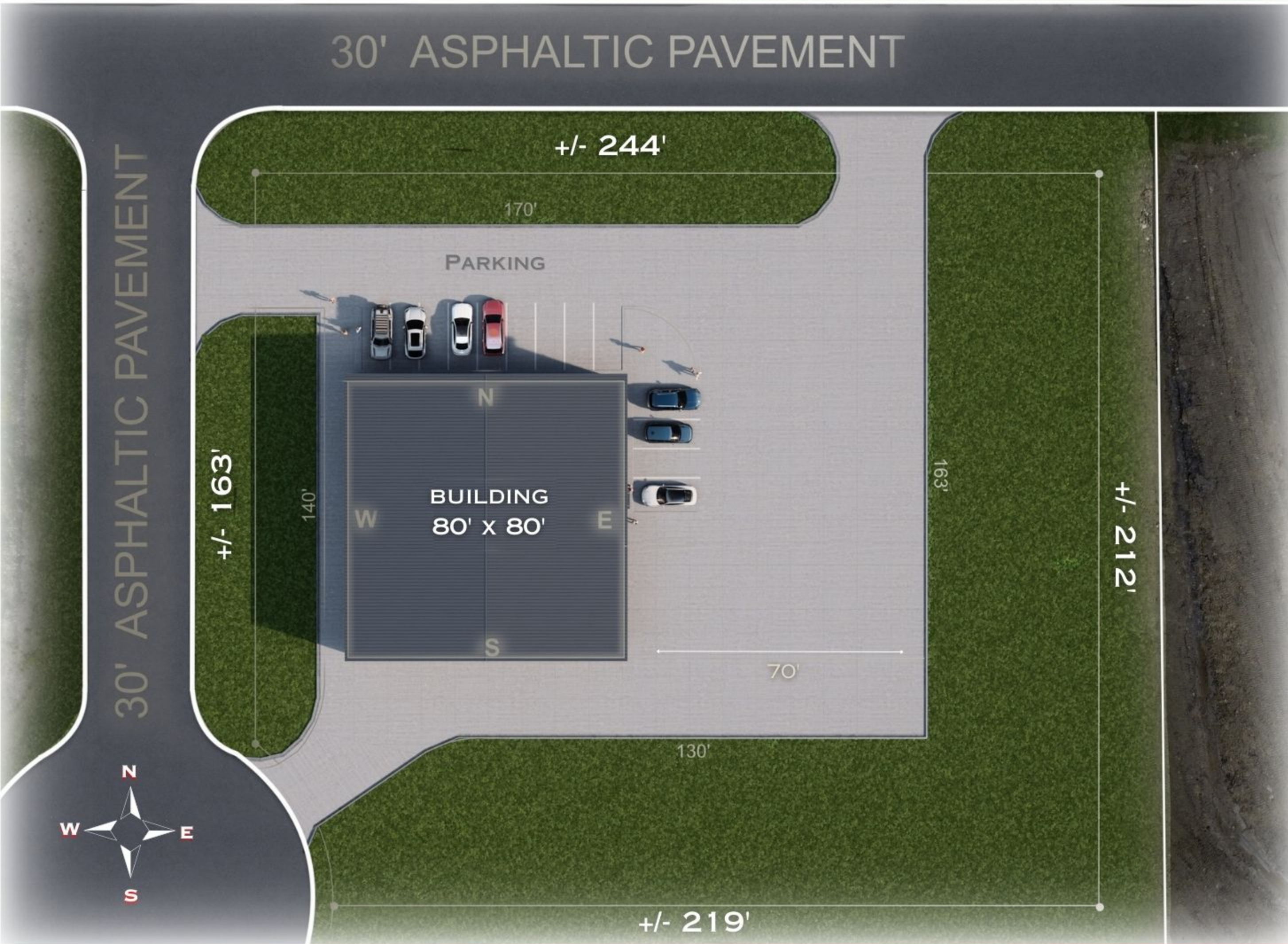
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SITEPLAN LOT 4 : 1.17 AC



- LOT #4 IN SANDSTROM BUSINESS PARK ACCOMMODATES THE DIVERSE NEEDS FOR BUSINESSES.
- THE BUILDING IS 80' X 80' AND HAS THE ABILITY TO INCREASE THE SIZE.
- THIS SITE TRANSFORMS THE 1.17 AC LOT INTO A SPACE WELL SUITED FOR BUSINESS OWNERS LOOKING TO HAVE A FACILITY FOR GROWTH.
- IT IS IMPORTANT THAT THE PROPERTY OFFERS THE FLEXIBILITY AND SPACE REQUIRED FOR ALL OPERATIONS

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FUTURE ALLIANCE GATEWAY EXPANSION



- 6 LOTS REMAIN, LOT SIZES RANGING FROM 1.17 AC - 4 AC
- AVONDALE OFFERS BUILD - TO - SUIT OPTIONS. CONTACT OUR TEAM TO GET STARTED ON YOUR NEXT PROJECT

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PROPERTY FEATURES

Price Guidance : CONTACT FOR DETAILS

Lot Size : +/- 1.17 Acres

Overall Property Dimension : +/- 244' x 212'

Lot SqFt : +/- 50,965

Utilities : Water Well, Septic, 3- Phase Available

Road Frontage : 244' (North ROW) 163' (West ROW)

Zoning : NO ZONING

IMPORTANT INFO :

Avondale is willing to adjust the building elevations prior to completion. In order for your company to best utilize the property. Contact For More Details.

Overall Building SqFt : +/- 6,400'

Overall Building Dimension : +/- 80' x 80'

Total Building Height : +/- 24' - 22'

Roll up Door Dimension : +/- 12' x 14'

Best Use : Industrial, Flex, Warehousing,
Manufacturing, Distribution, Etc.

Other Details :

- NO Flood Plain
- NO Wetlands



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Additional Access Through Sandstrom Ranch

Lot 3
1.75 Ac

Lot 2
1.36 Ac

Lot 5
1.54 Ac

Lot 1
3.06 Ac

30' Asphaltic Pavement

Lot 4
1.17 Ac

30' Asphaltic Pavement



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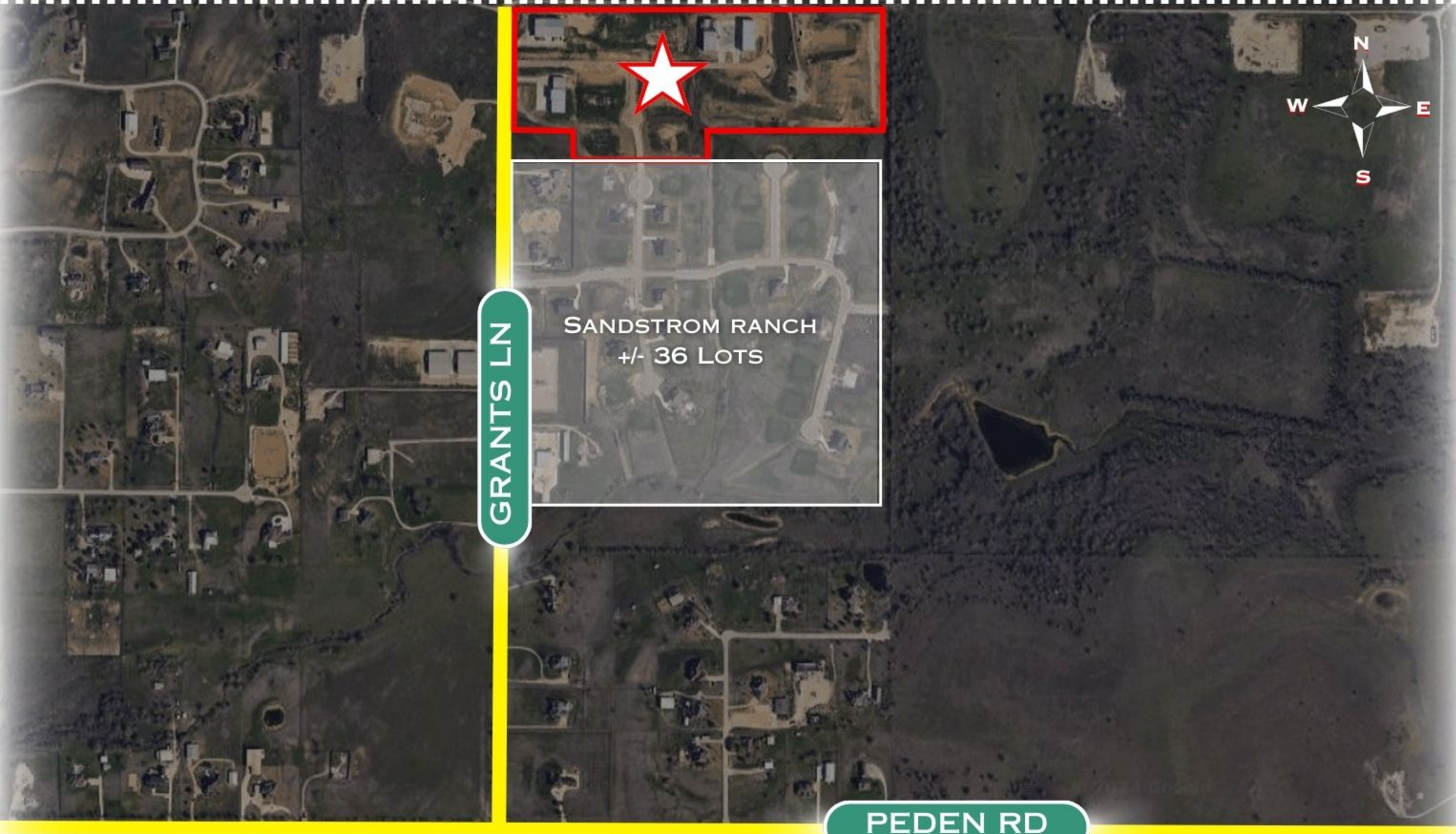
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ALLIANCE GATEWAY EXPANSION - FORT WORTH MTP



LOCATION HIGHLIGHTS

- **BUS-287** - 2 MILES
- **US-287** - 4 MILES
- **FM 718** - 4 MILES
- **FM 156** - 7 MILES
- **BNSF** - 7 MILES
- **I-35W** - 8 MILES
- **HWY 114** - 11 MILES
- **DFW** - 20 MILES

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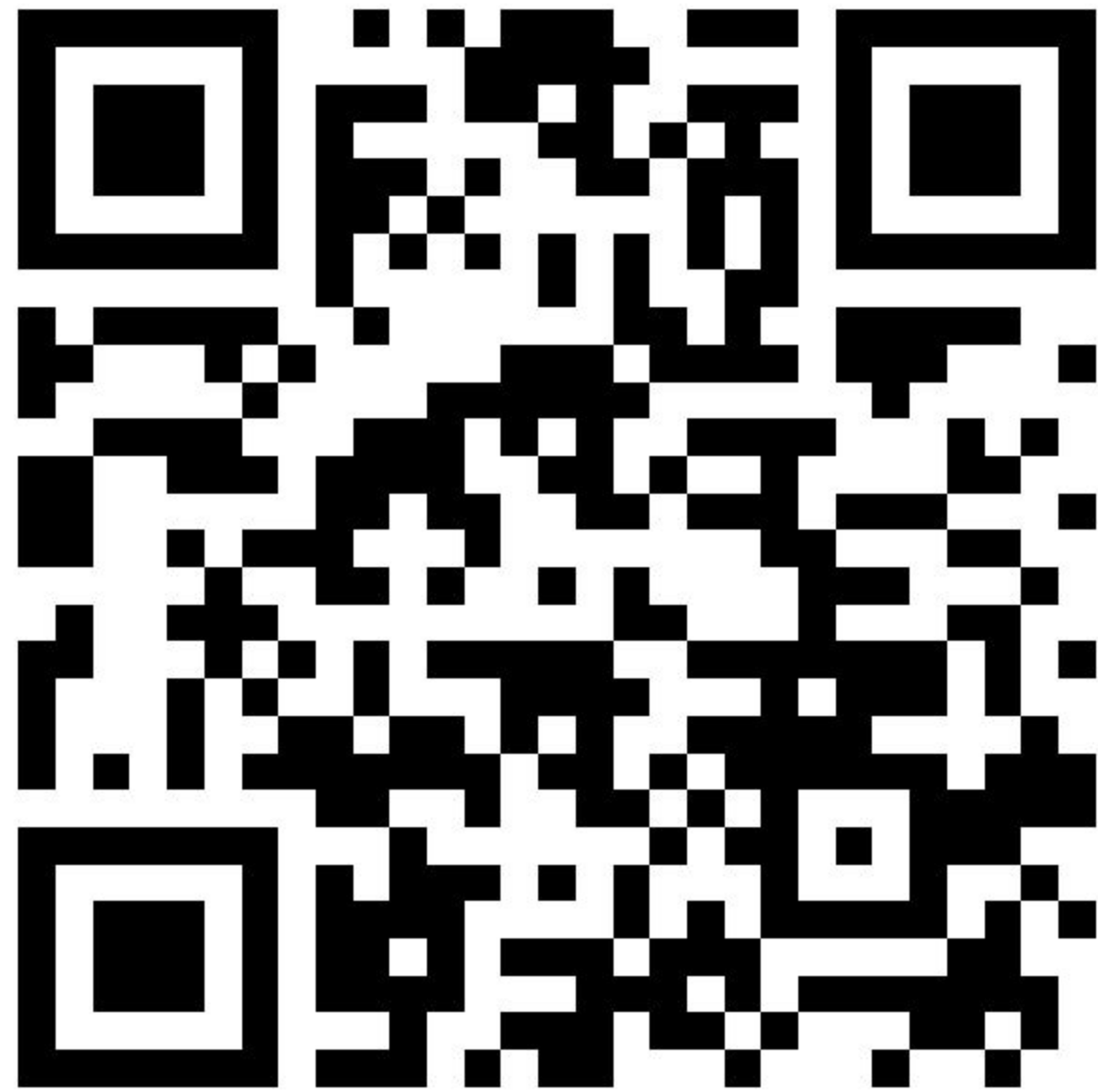
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FOR MORE INFORMATION

SCAN OUR QR CODE

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