



For Sale

1651 E. HICKS FIELD RD | FORT WORTH, TX 76179

Zoned K - Heavy Industrial // Contact Brokers For Pricing

SALES TEAM

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HIGHLIGHTS:

±7,404 SF Warehouse on ±5.82 Acres

Zoning: K - Heavy Industrial

15' Clear Height

(2) Grade-Level Drive-Thru Doors

Potential to purchase with all FF&E

Well Water & Septic

City Water & Sewer Available at Street

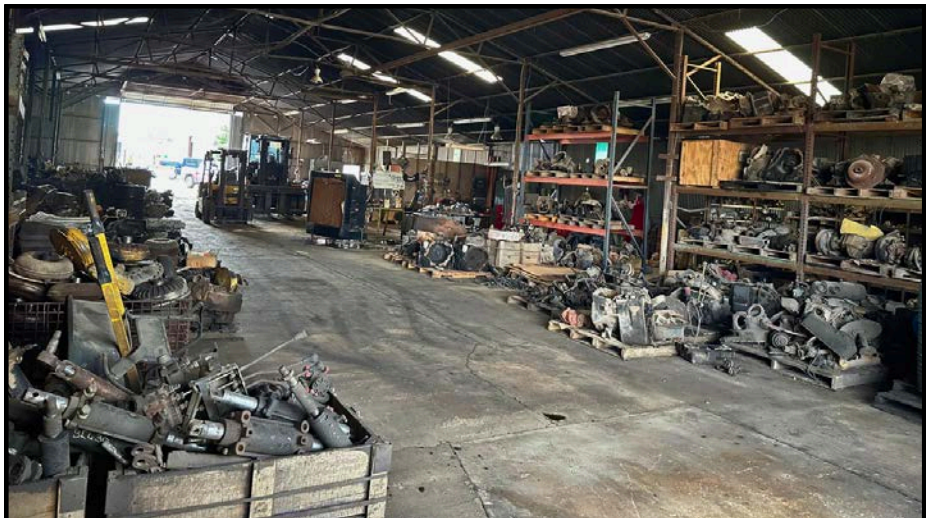
IDEAL USES:

- Salvage Yard
- Truck Parking
- Laydown Yard
- Heavy Equipment Storage
- Service Facility

VALUE-ADD POTENTIAL:

- Additional Yard Paving or Base
- Perimeter Fencing
- Lighting Upgrades
- Site Redevelopment

*Property lines are approximate.



PROPERTY & AREA OVERVIEW

HEAVY ZONING. BIG LAND. ENDLESS POTENTIAL

1651 E. Hicks Field Road offers a rare opportunity to acquire a low coverage warehouse on ±5.82 acres in one of Fort Worth's most active industrial corridors. The ±7,404 SF building features 15' clear height, two grade-level drive-thru doors, and K-Heavy Industrial zoning. Ideal for outdoor storage users, the site offers multiple paths for value-add and long-term flexibility. The modular office (~900 SF) will be removed upon sale.

WHERE INDUSTRY MEETS ACCESS

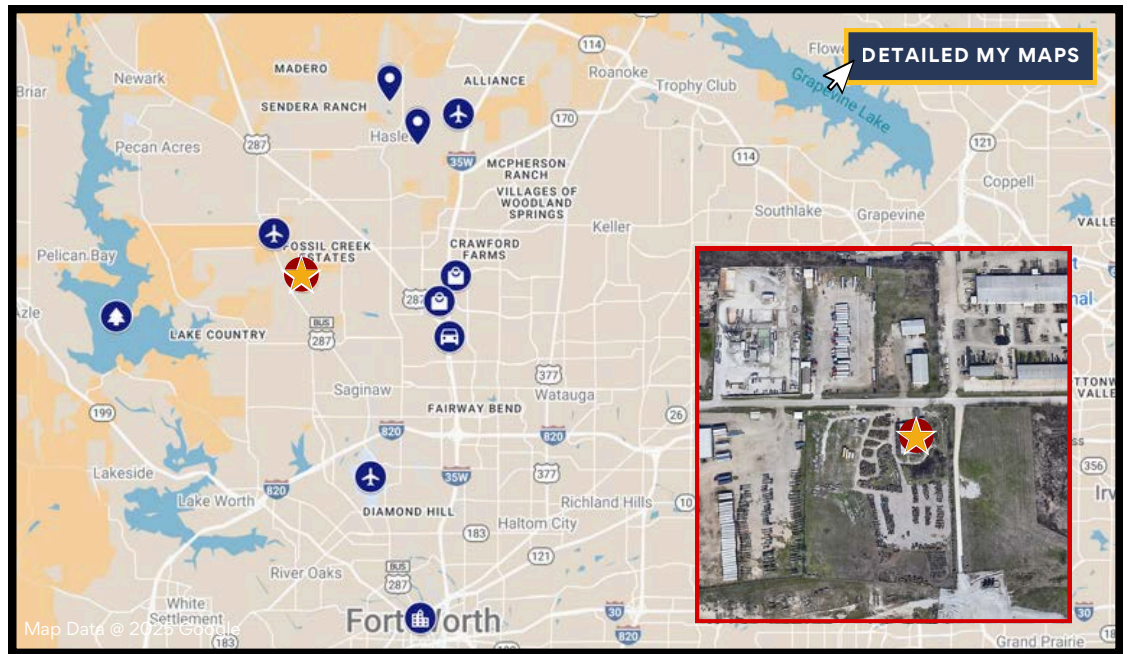
Positioned near BNSF Intermodal, Alliance Airport, and I-35W, this site offers immediate access to key transportation routes and demand drivers. The surrounding area is rapidly expanding with new residential, retail, and industrial development, including major data center projects directly adjacent to the property.

FT. WORTH ZONING



POINTS OF INTEREST

- US 287 & I-35W
- US 183
- US 377
- TX 121
- BNSF Alliance
- Alliance Airport
- Alliance Town Center
- Hicks Airfield
- Eagle Mountain Lake
- DFW International Airport
- FTW Meacham Airport
- Downtown Fort Worth
- Presidio Towne Crossing
- Amazon Fulfillment Centers



RADIUS	2 MILE	5 MILE	10 MILE
2029 Population Estimate	20,051	146,227	574,340
Avg. Household Income	\$124,532	\$118,882	\$85,305
Daytime Employment	1,000	23,909	138,575

NORTH TEXAS ACCOLADES

"IN TEXAS, WE WANT BUSINESSES TO SUCCEED. WHEN BUSINESSES SUCCEED, TEXANS SUCCEED."
- GOVERNOR GREG ABBOTT

Airport Satisfaction
DFW
#4 Mega Airport
Dallas Love Field
#4 Large Airport
J.D. Power, 2023

Texas ranked as a leading Growth State in America for 2024

In 2024, Texas ranked as the state with the Best Business Climate

Texas named the nation's 'Best State for Business' for the 20th consecutive year

Texas ranked as one of the most diverse states in the U.S.



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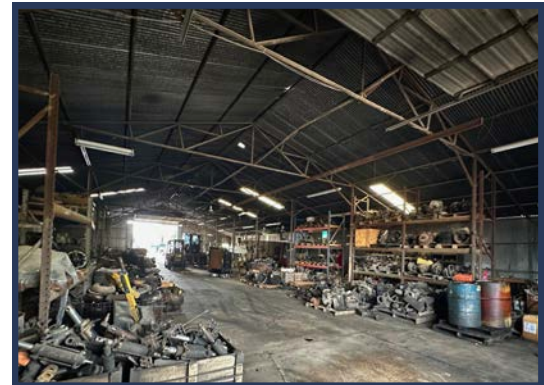
IOS/ISF Property in Prime Location

PHOTOS

Contact Brokers For Pricing



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