



900 HERITAGE TRACE PARKWAY
FORT WORTH, TEXAS 76106

263,003 SF WAREHOUSE DEVELOPMENT WITH DIRECT FRONTAGE ON HWY 287

UP TO 3.46 ACRES AVAILABLE FOR OUTSIDE STORAGE OR
ADDITIONAL CAR/TRAILER PARKING



 DRONE VIDEO

Leased By:



Owned By:

CROW HOLDINGS
INDUSTRIAL

Leasing Contacts:

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MASTER site plan

HIGHLIGHTS

- Master-planned 42.9 acre project
- Two buildings totaling 476,576 SF
- Front-load configurations
- Ability to accommodate outside storage or extra parking

LOCATION STRENGTHS

- Close proximity to US-287 and I-35W
- Great access to surrounding amenities
- Located in Alliance Submarket
- Exceptional labor



- 13.2 miles to Downtown Fort Worth
- 39.0 miles to Downtown Dallas



- 0.8 miles to US-287
- 3.5 miles to I-35W
- 4.8 miles to I-820
- 13.2 miles to Hwy 183
- 14.5 miles to I-30



- 7.1 miles to Meacham International
- 10.8 miles to Alliance Airport
- 26.1 miles to DFW Airport
- 36.6 miles to Dallas Love Field Airport



SPECS	BUILDING A
Available SF	263,003 SF
Clear height	36'
Car parks	147
Trailer parks	60
Dock doors	50
Oversized doors	2
Power	2,000 kVA transformer, 480V/3 phase
Parking/IOS	Up to 3.46 acres

SPECS	BUILDING B
Total SF	213,573 SF
Clear height	36'
Car parks	148
Trailer parks	65
Dock doors	50
Oversized doors	2



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BUILDING A
Specs



	TOTAL SIZE	263,003 SF
	DIVISIBLE TO	70,200 SF
	SPEC OFFICE	4,080 SF
	CLEAR HEIGHT	36'
	LOADING	Front load
	PARKING	147
	TRAILER PARKS	60
	TRUCK COURT DEPTH	135'
	BUILDING DEPTH	260'
	DOCK DOORS	50
	OVERSIZED DOORS	2
	COLUMN SPACING	50' x 54'
	STAGING BAY	60'
	SPRINKLER SYSTEM	ESFR
	POWER	2,000 kVA transformer, 480V/3 phase
	PARKING/IOS	Up to 3.46 acres



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improvements SPEC



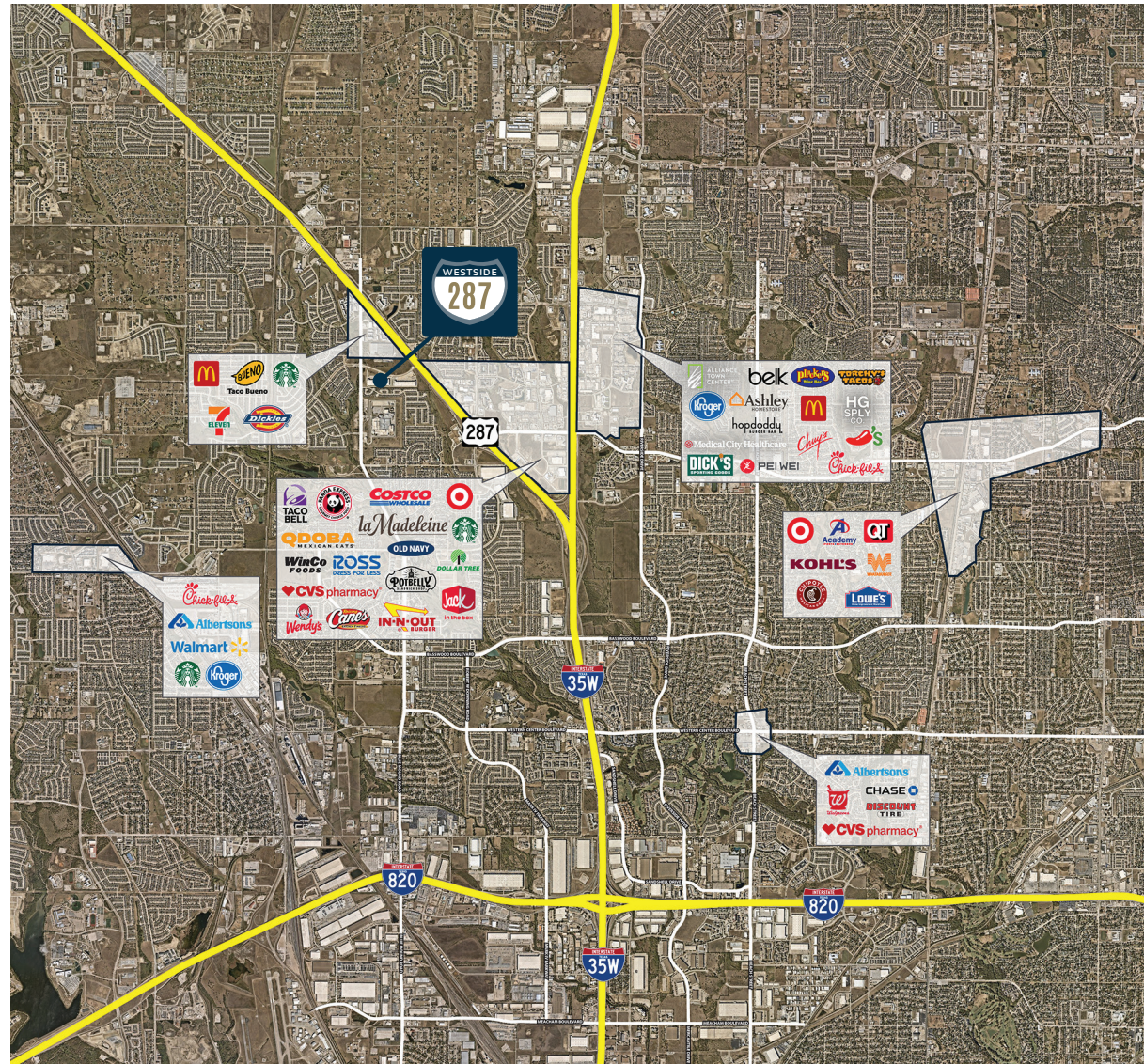
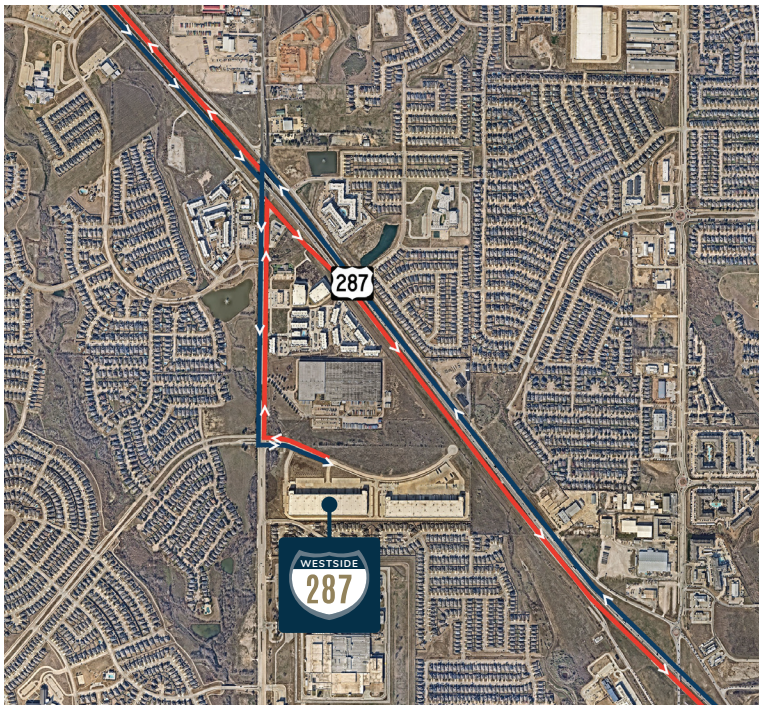


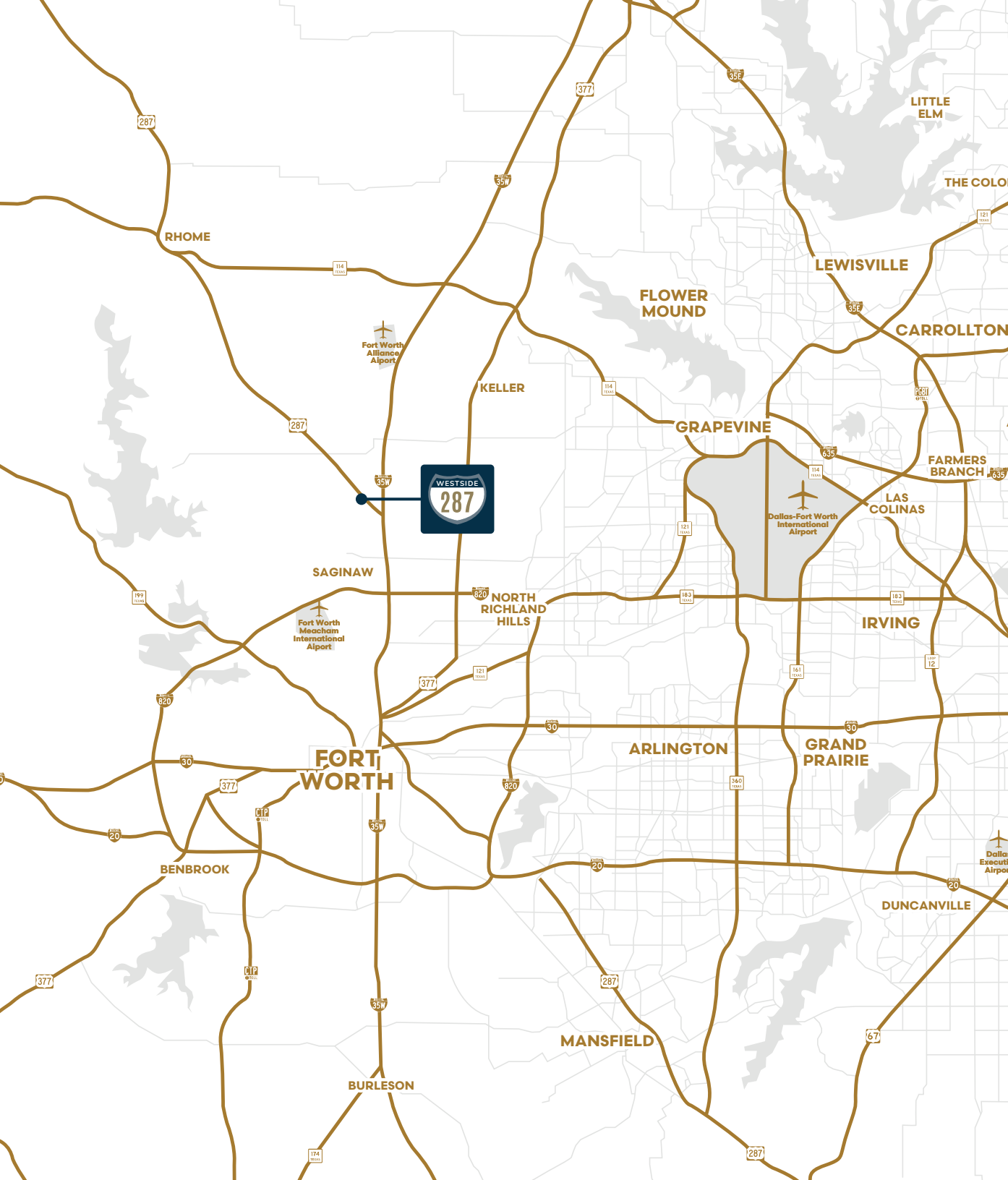
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LOCATION
advantages

LOCATION ADVANTAGES

- Excellent access to US-287 and I-35W with proximity to Fort Worth CBD
- Established location with proximity to restaurants + other amenities
- Ability to accommodate additional parking/outside storage needs
- Close proximity to BNSF Intermodal and Alliance Airport
- Triple freeport tax exemption
- Exceptional labor





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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.

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

A buyer/tenant's agent fees are not set by law and are fully negotiable.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 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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	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone