

PEDEN CROSSING

11436 BUS HWY 287 N, FORT WORTH TX 76179

LOT 3 : 10,340 SF ON 1.18 AC

AVAILABLE NOVEMBER 2026



DISCLAIMER: THIS RENDERING IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS INTENDED TO PROVIDE A GENERAL REPRESENTATION OF THE PROPOSED PROJECT. SOFFIT DOWN LIGHTING IS NOT INCLUDED IN THE BASE BUILDING BUT CAN BE ADDED UPON REQUEST FOR AN ADDITIONAL COST. CERTAIN FEATURES AND ELEMENTS SHOWN MAY NOT BE TO EXACT SCALE AND ARE SUBJECT TO CHANGE. PLEASE CONTACT OUR TEAM FOR THE OFFICIAL SITE PLAN, BUILDING SPECIFICATIONS, AND THE MOST CURRENT PROJECT INFORMATION.

ZACH NAPIER
817.915.6438
ZACH@ADG-TX.COM

STEVE SAGERSON
817.876.1716
STEVE@ADG-TX.COM

AVONDALE
DEVELOPMENT GROUP



PEDEN CROSSING

11436 BUS HWY 287 N, FORT WORTH TX 76179

LOT 3 : 10,340 SF ON 1.18 AC

AVAILABLE NOVEMBER 2026



DISCLAIMER: THIS RENDERING IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS INTENDED TO PROVIDE A GENERAL REPRESENTATION OF THE PROPOSED PROJECT. SOFFIT DOWN LIGHTING IS NOT INCLUDED IN THE BASE BUILDING BUT CAN BE ADDED UPON REQUEST FOR AN ADDITIONAL COST. CERTAIN FEATURES AND ELEMENTS SHOWN MAY NOT BE TO EXACT SCALE AND ARE SUBJECT TO CHANGE. PLEASE CONTACT OUR TEAM FOR THE OFFICIAL SITE PLAN, BUILDING SPECIFICATIONS, AND THE MOST CURRENT PROJECT INFORMATION.

ZACH NAPIER
817.915.6438
ZACH@ADG-TX.COM

STEVE SAGERSON
817.876.1716
STEVE@ADG-TX.COM

AVONDALE
DEVELOPMENT GROUP



PEDEN CROSSING

11436 BUS HWY 287 N, FORT WORTH TX 76179

LOT 3 : 10,340 SF ON 1.18 AC

AVAILABLE NOVEMBER 2026



DISCLAIMER: THIS RENDERING IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS INTENDED TO PROVIDE A GENERAL REPRESENTATION OF THE PROPOSED PROJECT. SOFFIT DOWN LIGHTING IS NOT INCLUDED IN THE BASE BUILDING BUT CAN BE ADDED UPON REQUEST FOR AN ADDITIONAL COST. CERTAIN FEATURES AND ELEMENTS SHOWN MAY NOT BE TO EXACT SCALE AND ARE SUBJECT TO CHANGE. PLEASE CONTACT OUR TEAM FOR THE OFFICIAL SITE PLAN, BUILDING SPECIFICATIONS, AND THE MOST CURRENT PROJECT INFORMATION.

ZACH NAPIER
817.915.6438
ZACH@ADG-TX.COM

STEVE SAGERSON
817.876.1716
STEVE@ADG-TX.COM

AVONDALE
DEVELOPMENT GROUP



PEDEN CROSSING

11436 BUS HWY 287 N, FORT WORTH TX 76179

LOT 3 : 10,340 SF ON 1.18 AC

AVAILABLE NOVEMBER 2026



DISCLAIMER: THIS RENDERING IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS INTENDED TO PROVIDE A GENERAL REPRESENTATION OF THE PROPOSED PROJECT. SOFFIT DOWN LIGHTING IS NOT INCLUDED IN THE BASE BUILDING BUT CAN BE ADDED UPON REQUEST FOR AN ADDITIONAL COST. CERTAIN FEATURES AND ELEMENTS SHOWN MAY NOT BE TO EXACT SCALE AND ARE SUBJECT TO CHANGE. PLEASE CONTACT OUR TEAM FOR THE OFFICIAL SITE PLAN, BUILDING SPECIFICATIONS, AND THE MOST CURRENT PROJECT INFORMATION.

ZACH NAPIER
817.915.6438
ZACH@ADG-TX.COM

STEVE SAGERSON
817.876.1716
STEVE@ADG-TX.COM

AVONDALE
DEVELOPMENT GROUP



PEDEN CROSSING : 10K SF ON 1.18 AC

11436 BUS HWY 287 N
FORT WORTH, TX 76179

SIDE ELEVATION



DISCLAIMER: THIS RENDERING IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS INTENDED TO PROVIDE A GENERAL REPRESENTATION OF THE PROPOSED PROJECT. SOFFIT DOWN LIGHTING IS NOT INCLUDED IN THE BASE BUILDING BUT CAN BE ADDED UPON REQUEST FOR AN ADDITIONAL COST. CERTAIN FEATURES AND ELEMENTS SHOWN MAY NOT BE TO EXACT SCALE AND ARE SUBJECT TO CHANGE. PLEASE CONTACT OUR TEAM FOR THE OFFICIAL SITE PLAN, BUILDING SPECIFICATIONS, AND THE MOST CURRENT PROJECT INFORMATION.

ZACH NAPIER
817.915.6438
ZACH@ADG-TX.COM

STEVE SAGERSON
817.876.1716
STEVE@ADG-TX.COM

AVONDALE
DEVELOPMENT GROUP



PEDEN CROSSING : 10K SF ON 1.18 AC

11436 BUS HWY 287 N
FORT WORTH, TX 76179

LOT 3

DEVELOPMENT PLAN



DISCLAIMER: THIS RENDERING IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS INTENDED TO PROVIDE A GENERAL REPRESENTATION OF THE PROPOSED PROJECT. SOFFIT DOWN LIGHTING IS NOT INCLUDED IN THE BASE BUILDING BUT CAN BE ADDED UPON REQUEST FOR AN ADDITIONAL COST. CERTAIN FEATURES AND ELEMENTS SHOWN MAY NOT BE TO EXACT SCALE AND ARE SUBJECT TO CHANGE. PLEASE CONTACT OUR TEAM FOR THE OFFICIAL SITE PLAN, BUILDING SPECIFICATIONS, AND THE MOST CURRENT PROJECT INFORMATION.

ZACH NAPIER
817.915.6438
ZACH@ADG-TX.COM

STEVE SAGERSON
817.876.1716
STEVE@ADG-TX.COM

AVONDALE
DEVELOPMENT GROUP

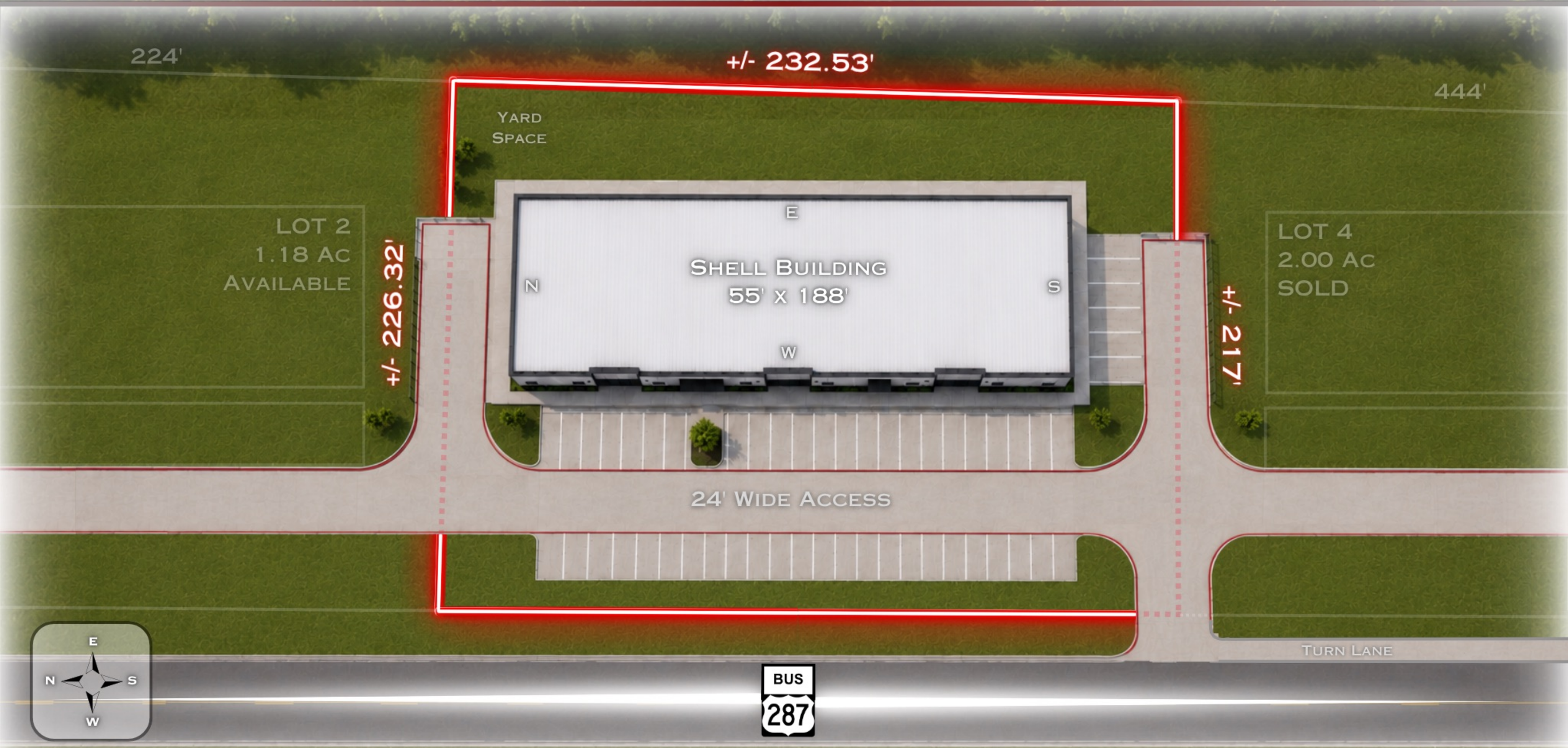


PEDEN CROSSING : 10K SF ON 1.18 AC

11436 BUS HWY 287 N
FORT WORTH, TX 76179

LOT 3

SITE PLAN



ZACH NAPIER
817.915.6438
ZACH@ADG-TX.COM

STEVE SAGERSON
817.876.1716
STEVE@ADG-TX.COM

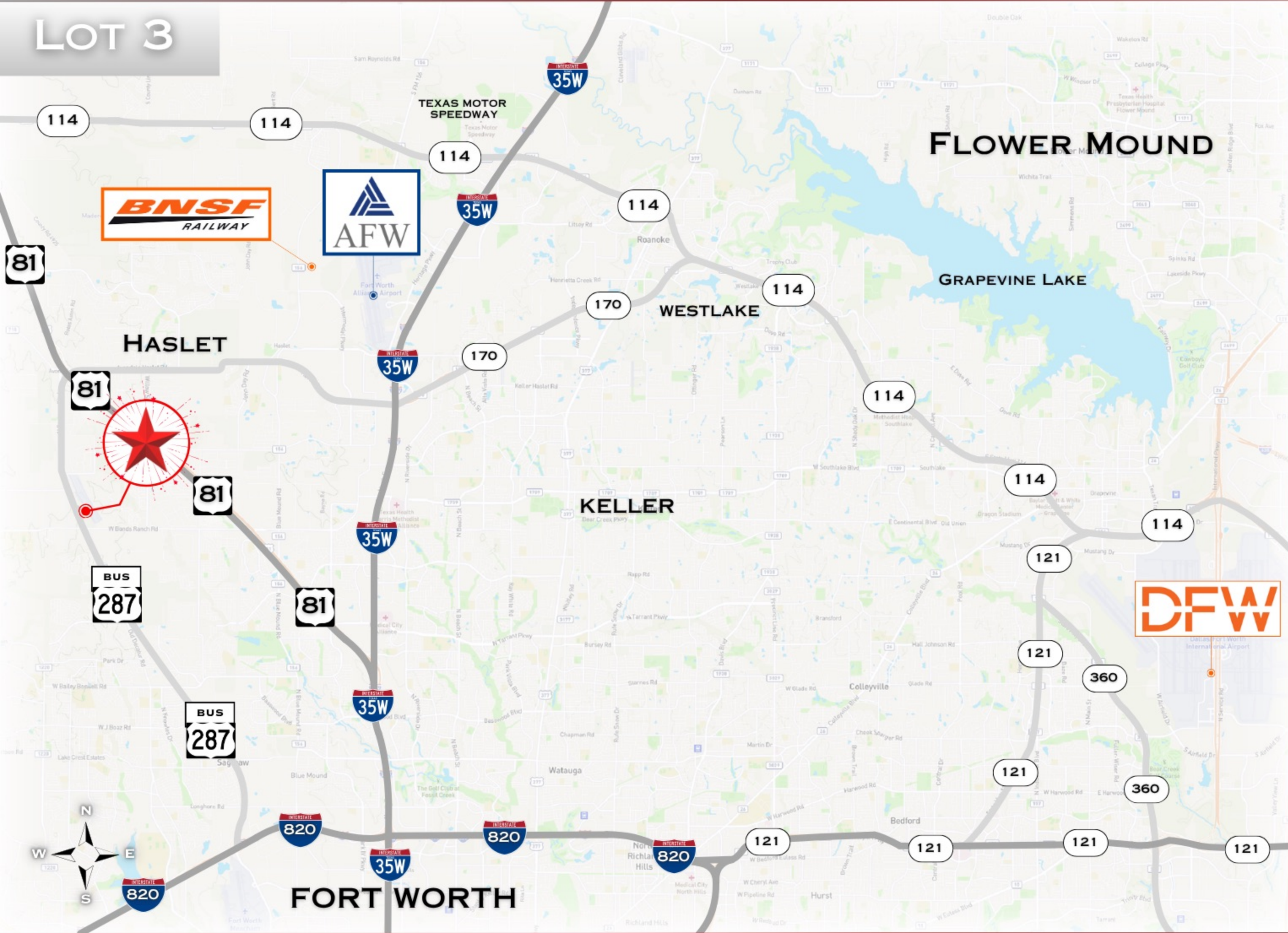
AVONDALE
DEVELOPMENT GROUP



PEDEN CROSSING : 10K SF ON 1.18 AC

11436 BUS HWY 287 N
FORT WORTH, TX 76179

LOT 3



LOCATION HIGHLIGHTS

- **BUS-287 - FRONTS**
- **US-287 - 1.8 MILES**
- **FM718 - 3 MILES**
- **FM 156 - 3.5 MILES**
- **I35W - 5 MILES**
- **BNSF - 7 MILES**
- **HWY 114 - 9 MILES**
- **DFW - 20 MILES**

ZACH NAPIER
817.915.6438
ZACH@ADG-TX.COM

STEVE SAGERSON
817.876.1716
STEVE@ADG-TX.COM

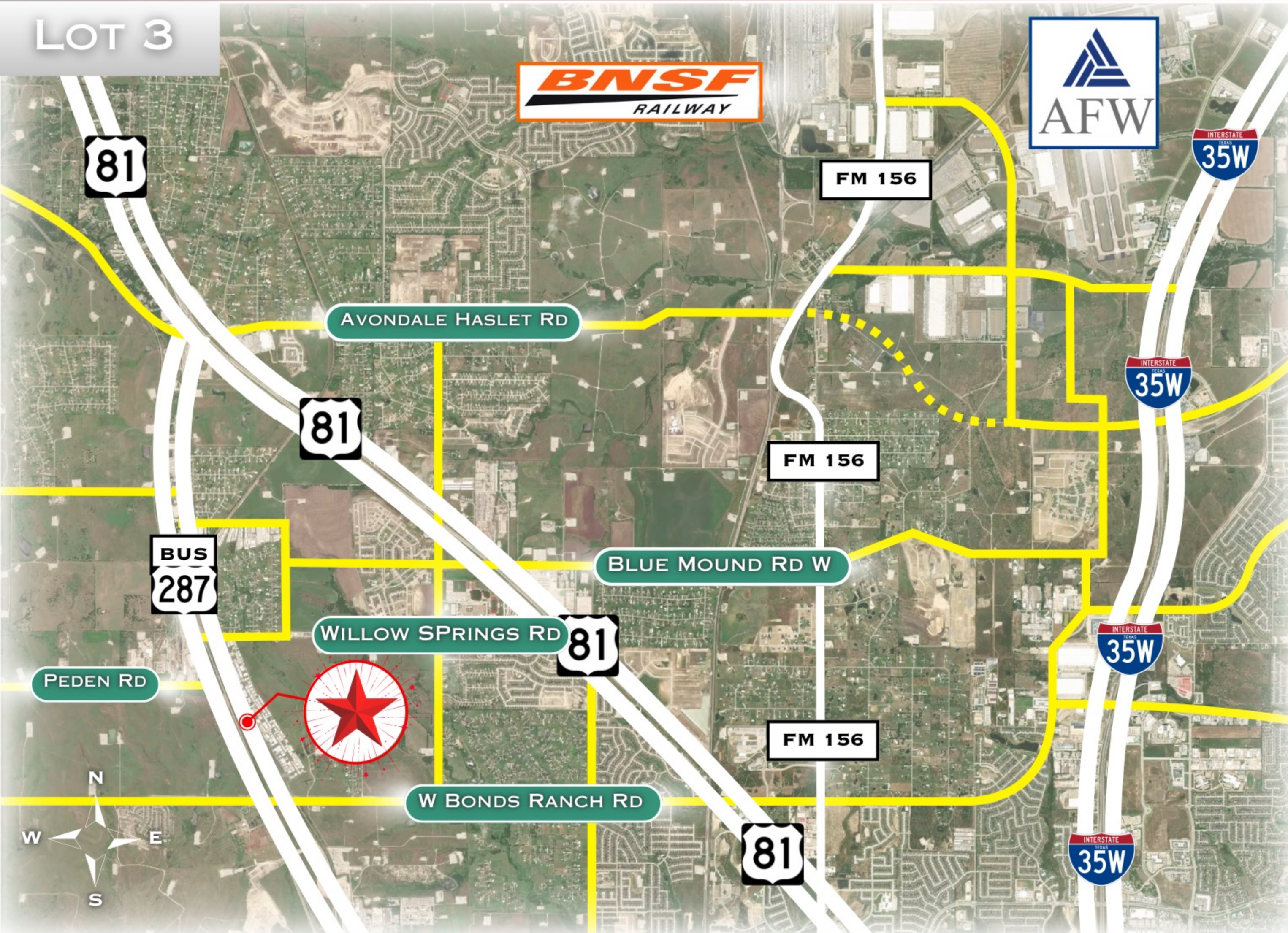
AVONDALE
DEVELOPMENT GROUP



PEDEN CROSSING : 10K SF ON 1.18 AC

11436 BUS HWY 287 N
FORT WORTH, TX 76179

LOT 3



LOCATION HIGHLIGHTS

- **BUS-287** - FRONTS
- **US-287** - 1.8 MILES
- **FM718** - 3 MILES
- **FM 156** - 3.5 MILES
- **I35W** - 5 MILES
- **BNSF** - 7 MILES
- **HWY 114** - 9 MILES
- **DFW** - 20 MILES

ZACH NAPIER
817.915.6438
ZACH@ADG-TX.COM

STEVE SAGERSON
817.876.1716
STEVE@ADG-TX.COM

PEDEN CROSSING : 10K SF ON 1.18 AC

11436 BUS HWY 287 N
FORT WORTH, TX 76179

LOT 3



LOCATION HIGHLIGHTS

- **BUS-287** - FRONTS
- **US-287** - 1.8 MILES
- **FM718** - 3 MILES
- **FM 156** - 3.5 MILES
- **I35W** - 5 MILES
- **BNSF** - 7 MILES
- **HWY 114** - 9 MILES
- **DFW** - 20 MILES

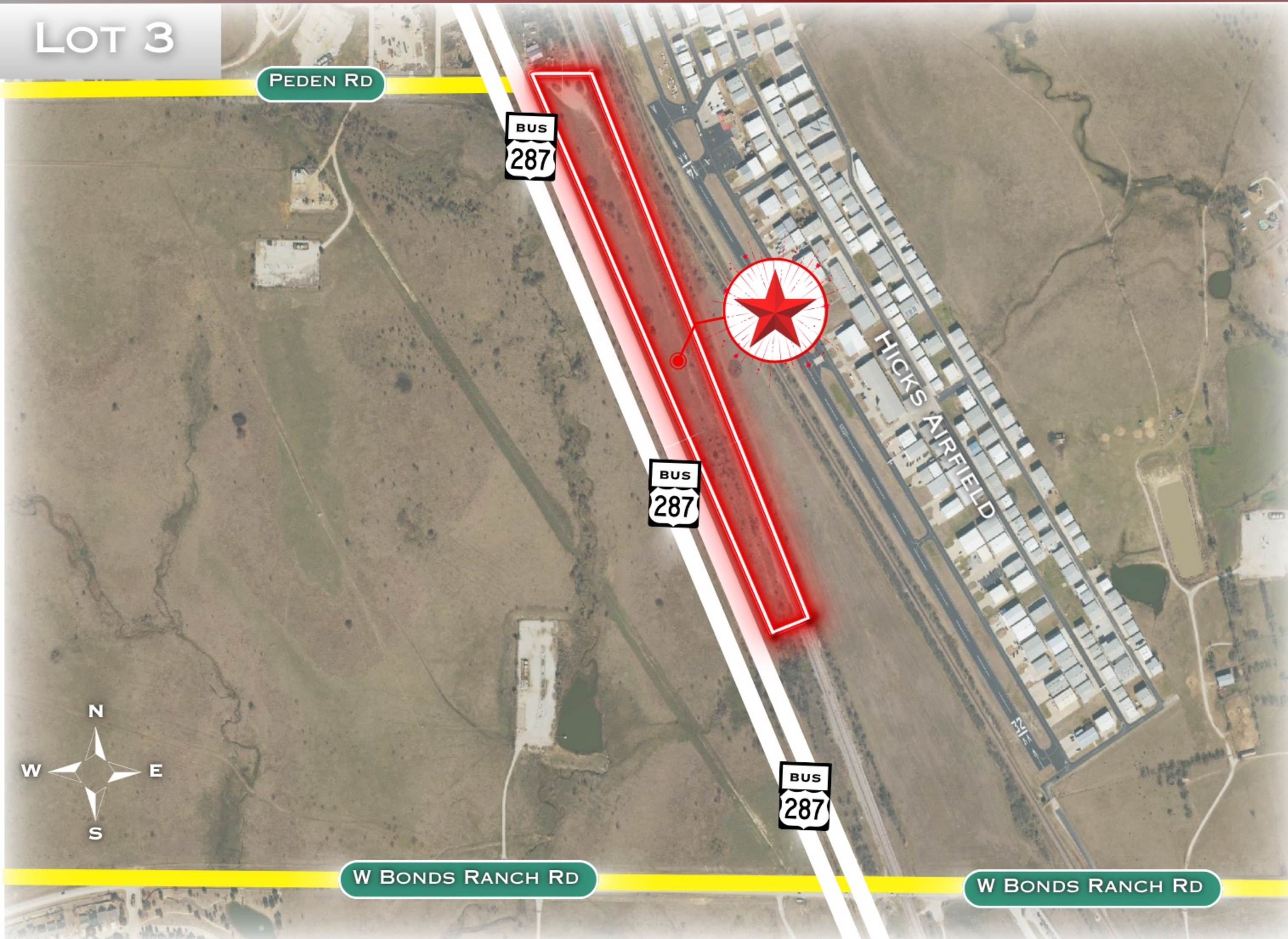
ZACH NAPIER
817.915.6438
ZACH@ADG-TX.COM

STEVE SAGERSON
817.876.1716
STEVE@ADG-TX.COM

PEDEN CROSSING : 10K SF ON 1.18 AC

11436 BUS HWY 287 N
FORT WORTH, TX 76179

LOT 3



LOCATION HIGHLIGHTS

- **BUS-287** - FRONTS
- **US-287** - 1.8 MILES
- **FM718** - 3 MILES
- **FM 156** - 3.5 MILES
- **I35W** - 5 MILES
- **BNSF** - 7 MILES
- **HWY 114** - 9 MILES
- **DFW** - 20 MILES

ZACH NAPIER
817.915.6438
ZACH@ADG-TX.COM

STEVE SAGERSON
817.876.1716
STEVE@ADG-TX.COM

AVONDALE
DEVELOPMENT GROUP



LOT 3

PROPERTY FEATURES

Price Guidance : CONTACT FOR DETAILS

Lot Size : +/- 1.18 Ac

Overall Property Dimension : +/- 232' x 226'

Lot SqFt : +/- 51,536 Sf

Utilities : Water Well, Septic, 3- Phase Available

Road Frontage : 232' (BUS HWY 287 N)

Zoning : NO ZONING (Outside City Limits)

Best Use : Industrial, Flex, Retail, Commercial, Etc.

Other Details :

- NO City Permitting
- NO Flood Plain

Overall Building SqFt : +/- 10,340 SF

Yard Space : Available

Overall Building Dimension : +/- 55' x 188'

Total Building Height : +/- 20'-16'

Grade Level Roll up Door(s) Size : (2) 12' x 14'

IMPORTANT INFO :

Avondale has Similar On and Off market Locations within close proximity to this property. They can provide office finshout, or improve the yard area. The Soffit down lighting is not included in the base building but can be added upon request for an additional cost. Please contact our team for the official site plan, building specifications, and the most current project information.



PEDEN CROSSING : 10K SF ON 1.18 AC

11436 BUS HWY 287 N
FORT WORTH, TX 76179

LOT 3



ROOFTOPS

- | | |
|----------------------------|-----------------|
| 1. Haslet Heights: | +/- 216 LOTS |
| 2. Highlands At Willow : | +/- 165 LOTS |
| 3. Willow Springs: | +/- 201 LOTS |
| 4. Sendera Ranch: | +/- 11,000 LOTS |
| 5. Vista Ranch: | +/- 241 LOTS |
| 6. Praire Ridge Estates: | +/- 108 LOTS |
| 7. Avondale Ranch: | +/- 80 LOTS |
| 8. Willow Springs Ranch: | +/- 138 LOTS |
| 9. Spring Ranch Estates: | +/- 49 LOTS |
| 10. Le Terra: | +/- 676 LOTS |
| 11. Haslet Park: | +/- 135 LOTS |
| 12. The Meadow: | +/- 299 LOTS |
| 13. Brent Wood: | +/- 33 LOTS |
| 14. Blue Mound Estates: | +/- 54 LOTS |
| 15. Sweetgrass: | +/- 160 LOTS |
| 16. Caraway: | +/- 303 LOTS |
| 17. Idlewood Estates: | +/- 147 LOTS |
| 18. Wellington | +/- 3,000 LOTS |
| 19. Sun Valley Estates: | +/- 89 LOTS |
| 20. Willow Ridge: | +/- 610 LOTS |
| 21. Van Zandt Farms: | +/- 343 LOTS |
| 22. Lonesome Dove Estates: | +/- 221 LOTS |
| 23. Bridgeview: | +/- 603 LOTS |
| 24. Emerald Park: | +/- 649 LOTS |
| 25. North Glen Heights | +/- 172 LOTS |
| 26. Highland Meadows: | +/- 221 LOTS |
| 27. White/Hugh Estates: | +/- 198 LOTS |
| 28. Watercress: | +/- 113 LOTS |

ZACH NAPIER
817.915.6438
ZACH@ADG-TX.COM

STEVE SAGERSON
817.876.1716
STEVE@ADG-TX.COM

AVONDALE
DEVELOPMENT GROUP



PEDEN CROSSING : 10K SF ON 1.18 AC

11436 BUS HWY 287 N
FORT WORTH, TX 76179



ZACH NAPIER
817.915.6438
ZACH@ADG-TX.COM

STEVE SAGERSON
817.876.1716
STEVE@ADG-TX.COM

AVONDALE
DEVELOPMENT GROUP



FOR MORE INFORMATION

SCAN OUR QR CODE

AVONDALE
DEVELOPMENT GROUP



CONTACT : ZACH NAPIER 817.915.6438 - ZACH@ADG-TX.COM

*DISCLAIMER: SOME ITEMS SHOWN MAY BE A RENDERING (OR) MAY NOT BE TO SCALE.
PLEASE CONTACT OUR TEAM FOR THE OFFICIAL SITE PLAN AND VERIFY PROJECT DETAILS*