



**BUILDING 1 - 732,284 SF**  
520-ACRE MASTER-PLANNED BUSINESS PARK  
FORT WORTH, TX

**CONTACT US**

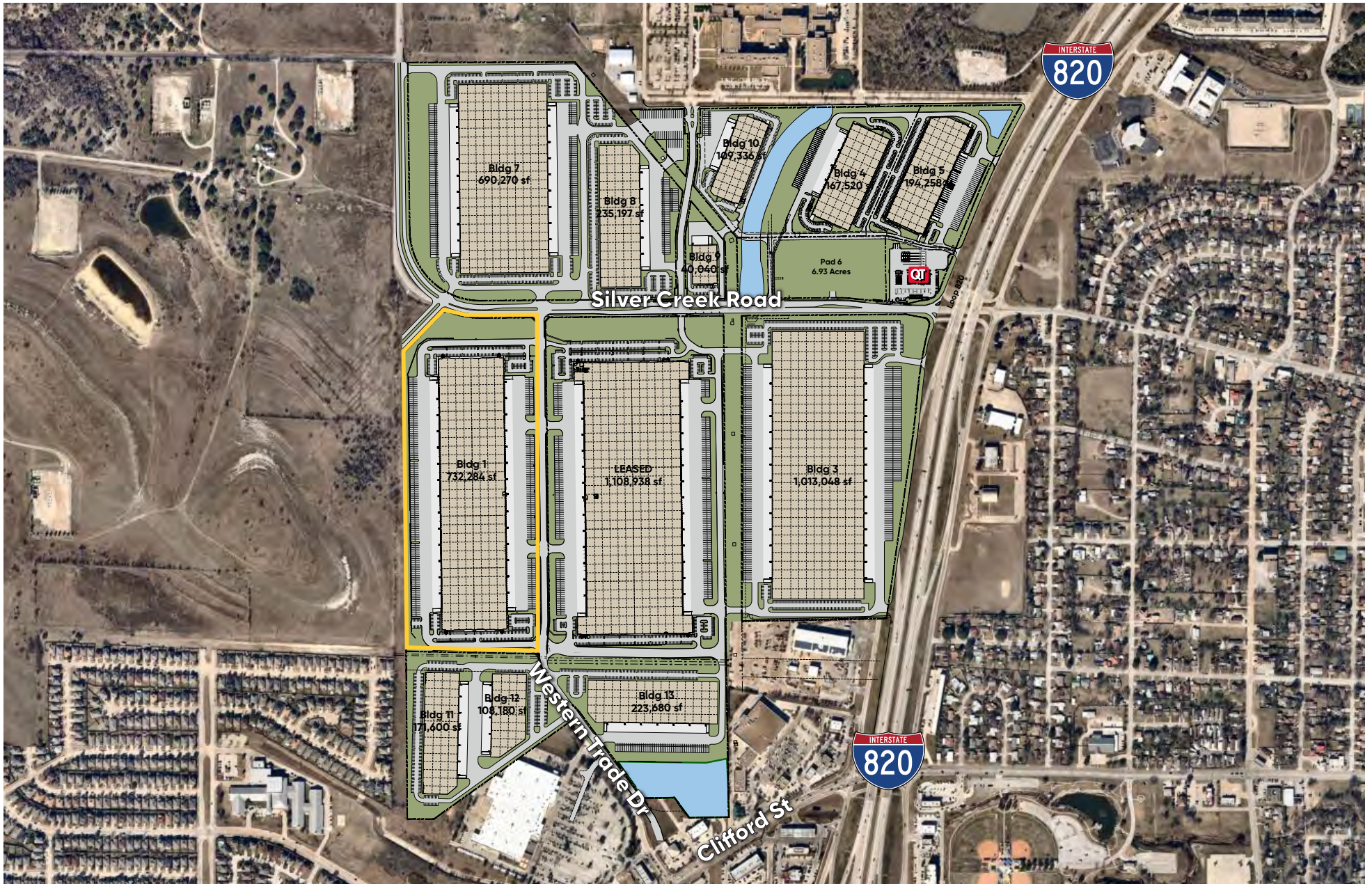
**Cameron Pybus**  
817-710-7360  
cpybus@majesticrealty.com

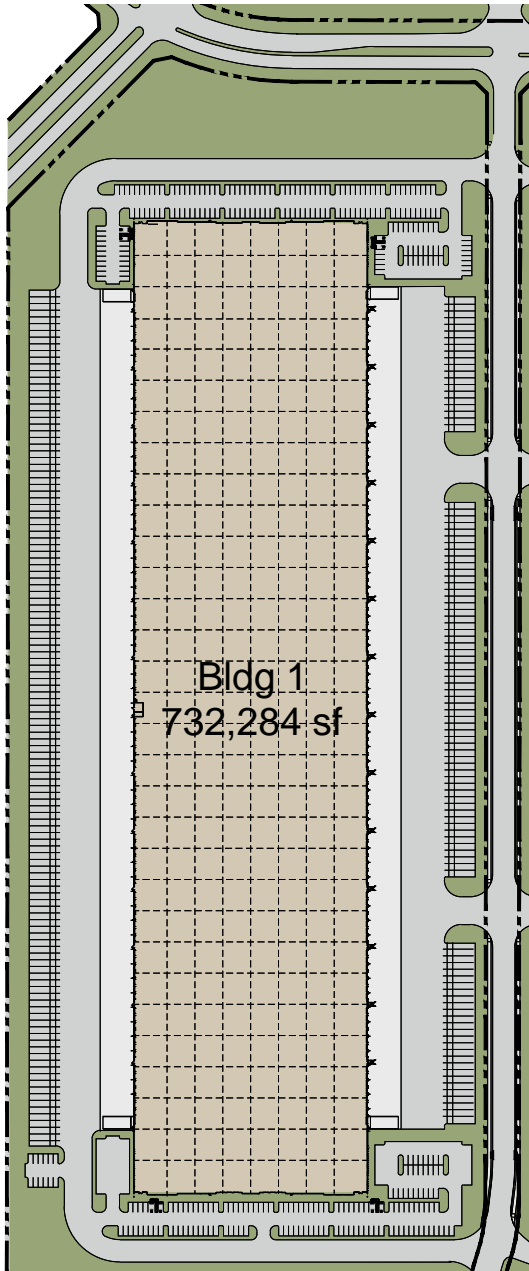


131 East Exchange Avenue, Suite 212  
Fort Worth, TX 76164



<https://www.silvercreekbp.com>





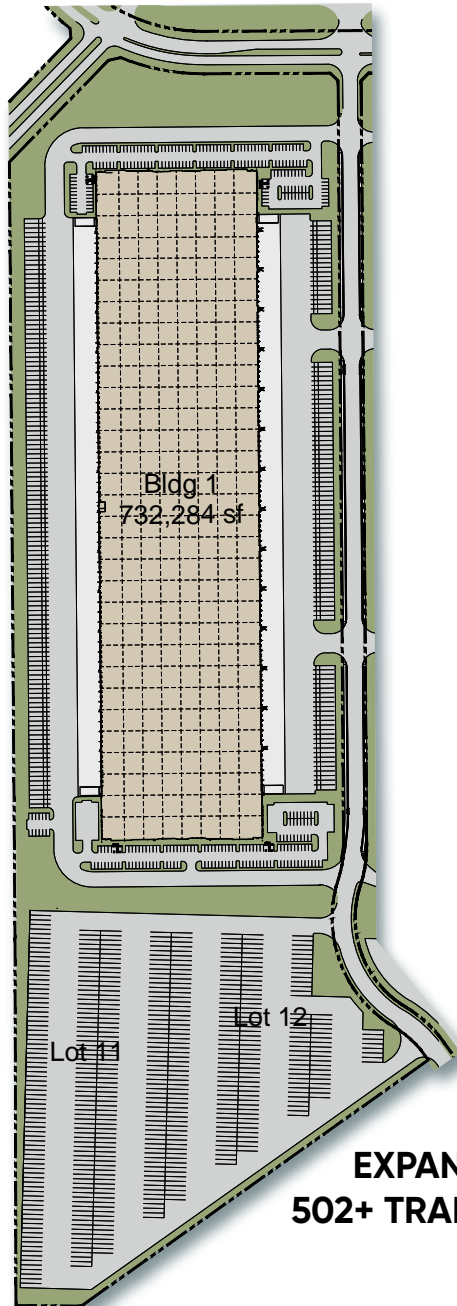
**40'**  
Clear  
Height

**194**  
Dock High  
Doors

**365**  
Parking  
Stalls

### BUILDING 1 SPECS

Total Size	732,284 SF
Divisible Down To:	450,000 SF
Bay Spacing:	50' x 56' (typical)
Auto Parking	365
Trailer Parking:	229
Fire Sprinkler System:	ESFR
Loading:	194 Dock High Doors 4 Ground Level Ramps



**40'**  
Clear  
Height

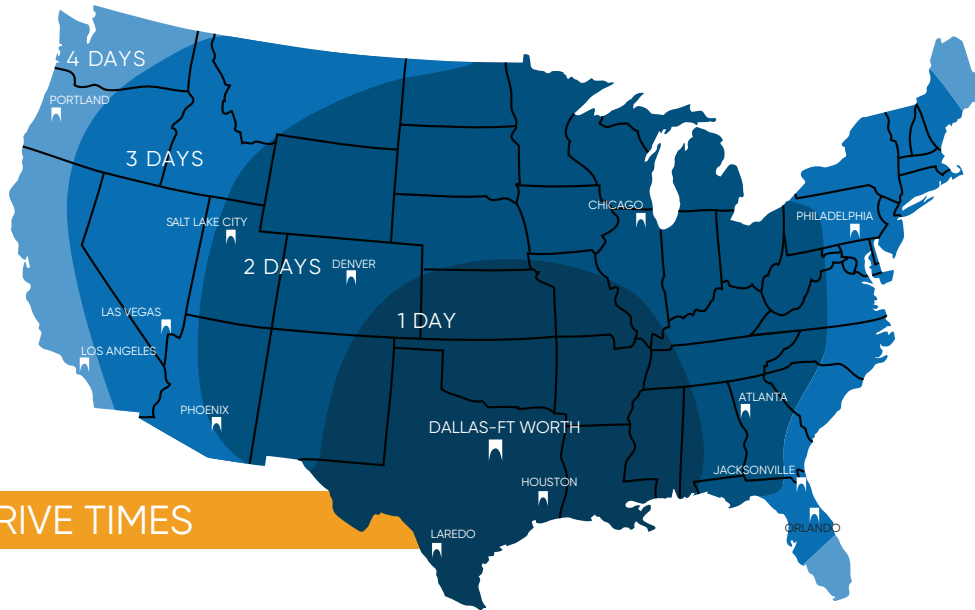
**194**  
Dock High  
Doors

**365**  
Parking  
Stalls

**EXPANDED CAMPUS SPECS:**

Total Size	732,284 SF
Bay Spacing:	50' x 56' (typical)
Auto Parking	365 (expandable)
Expansion Lot:	502+ Trailer Parking Can be Gated & Contiguous to Campus





**DRIVE TIMES**

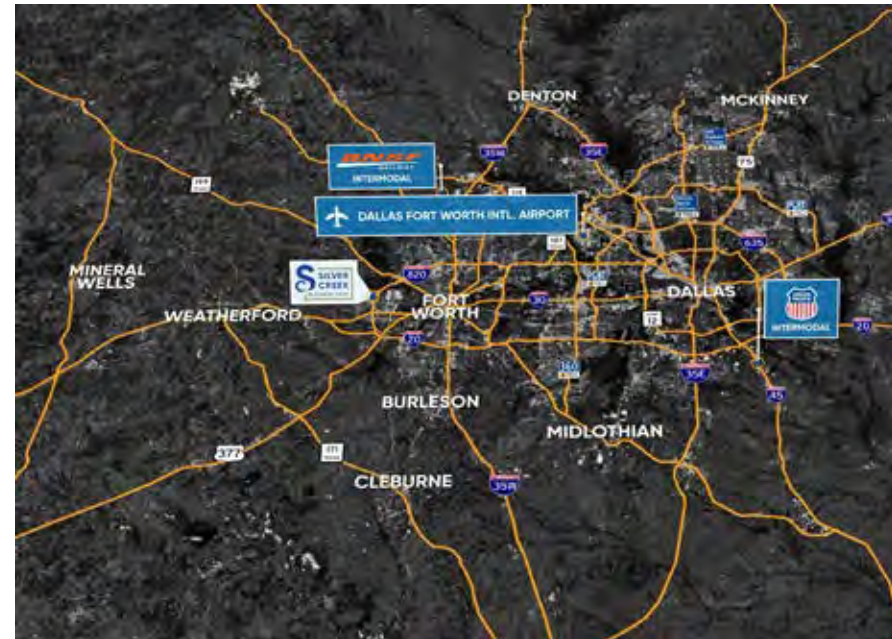
**POTENTIAL INCENTIVES**

**STATE**

- Texas Enterprise Fund
- Texas Emerging Technology Fund
- Texas Product/Business Fund

**LOCAL**

- Chapter 380 Program Potential
- Property Tax Abatement
- Sales Tax Abatement
- Enterprise Zone Program
- Renewable Energy Incentives
- Manufacturing Exemption
- Triple Freeport Exemption
- Qualified HUB Zone



**LOCATION FEATURES**

- Direct access via 820 and Silver Creek Road
- Adjacent to NAFTA Superhighway
- Strong Workforce Market (Competitive Wages)

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