

14315 Day Rd

14315 Day Rd, Roanoke, TX 76262

Presented By:
Balog Properties



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Property Details

Prime Light Industrial Land in Fort Worth – Ready for Development

This exceptional 10.05-acre property, zoned light industrial with no deed restrictions, offers a rare opportunity for commercial development within the Fort Worth city limits. The land is mostly flat and clear, with no buildings to remove, making it ideal for a variety of industrial or commercial projects.

Located along Day Road, the site boasts excellent frontage and easy access. Positioned in the rapidly expanding Alliance Corridor, just east of I-35 and north of Highway 170, this property benefits from proximity to major distribution centers and growing commercial activity. The upcoming Beach Street extension nearby is set to further enhance connectivity and value.

A small portion of the site lies within the floodplain at the rear; however, this area can be contested to reduce its size or creatively utilized for parking and equipment storage. Recent investments in infrastructure include city-paved roads and completed tree surveys, along with preliminary engineering already performed to streamline development.

With new commercial complexes emerging nearby and significant growth projected, this property is perfectly situated to capitalize on Fort Worth's booming industrial market. Don't miss your chance to secure land in one of the region's hottest development corridors—prices here are only on the rise.

Investment highlights

Zoning: Light Industrial with no deed restrictions

Size: 10.05 acres (2 parcels combined), mostly flat and clear

Location: Inside Fort Worth city limits in the booming Alliance Corridor

Access: Excellent frontage and direct access from Day Road

Proximity: East of I-35, north of Hwy 170, near major distribution centers

Infrastructure: Recently paved roads; preliminary engineering and tree surveys completed

Floodplain: Small portion at rear, contestable or usable for parking/equipment storage

Price:	\$2,350,000
Property Type:	Land
Property Subtype:	Industrial
Proposed Use:	Commercial
Sale Type:	Investment or Owner User
Total Lot Size:	10.05 AC
No. Lots:	1
Zoning Description:	LI
APN / Parcel ID:	41524713

Growth: Beach Street extension and new commercial complexes underway nearby

Development Ready: No buildings to remove; ideal for commercial or industrial projects

Market Outlook: Strong appreciation potential in a rapidly growing area

Price: \$2,350,000

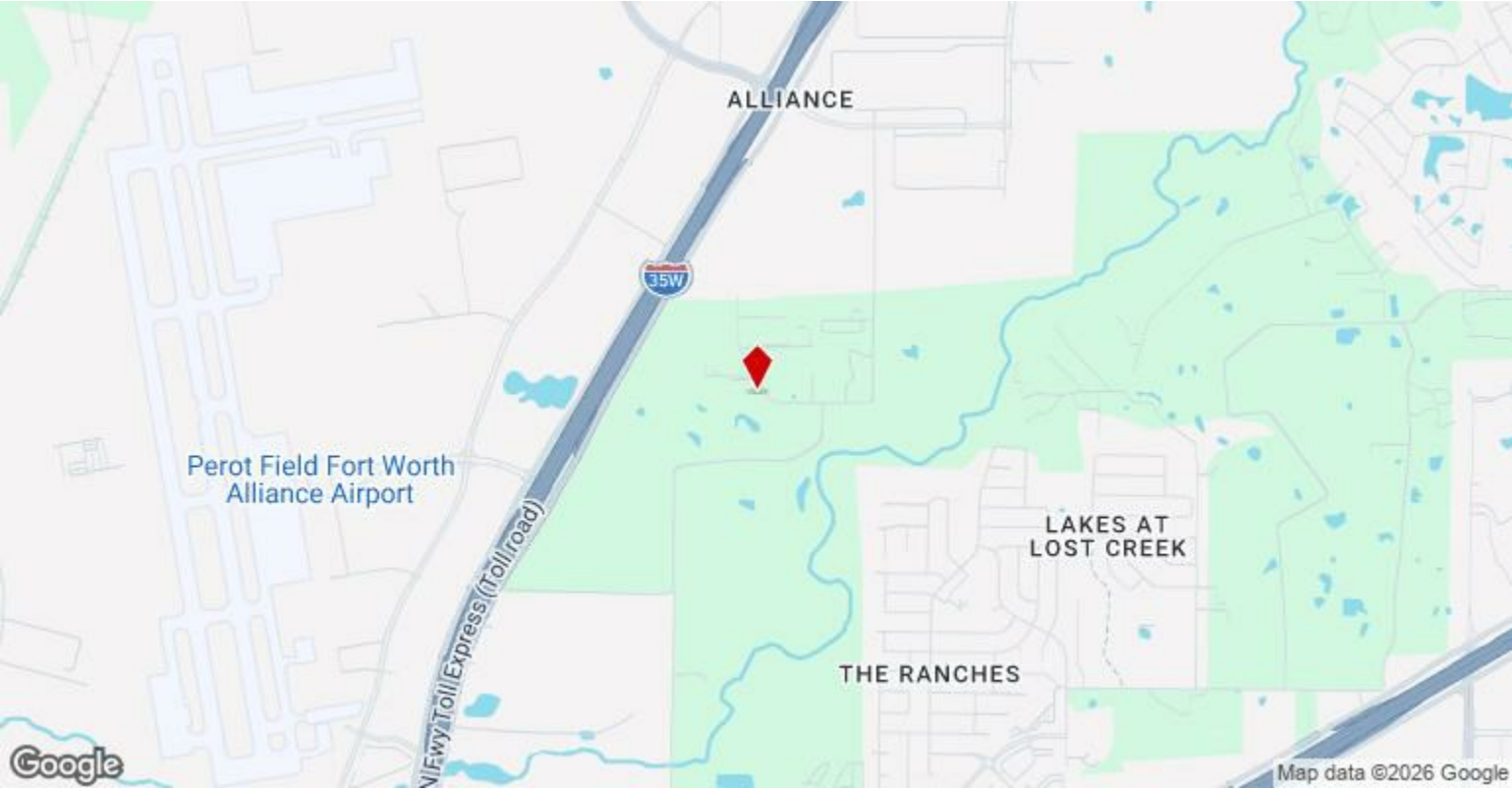
- 10.05-acre property, zoned light industrial
- Located along Day Road, the site boasts excellent frontage and easy access
- Growth: Beach Street extension and new commercial complexes underway nearby
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View the full listing here: <https://www.loopnet.com/Listing/14315-Day-Rd-Roanoke-TX/29950465/>

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Location



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Property Photos



Primary Photo



Building Photo

14315 Day Rd

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Property Photos



Building Photo



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