

PEDEN CROSSING

2701 PEDEN RD FORT WORTH TX 76179

LOT 8 : 10,000 SF ON 1.18 AC



ZACH NAPIER

817.915.6438

ZACH.AVONDALE@GMAIL.COM

SCOTT SCHAMBACHER

817.881.0459

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AVONDALE
DEVELOPMENT GROUP



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PROPERTY FEATURES

Price Guidance : CONTACT FOR DETAILS

Overall Building SqFt : +/- 10,000'

Lot Size : +/- 1.18 Ac

Yard Space : Available

Overall Property Dimension : +/- 297' x 178'

Overall Building Dimension : +/- 50' x 200'

Lot SqFt : +/- 51,400 Sf

Total Building Height : +/- 24' - 20'

Utilities : Water Well, Septic, 3- Phase Available

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

Road Frontage : 297' (BUS 287)

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

Zoning : NO ZONING

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. Contact For More Details!

Other Details :

- NO City Permitting
- NO Flood Plain



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LOT LAYOUT



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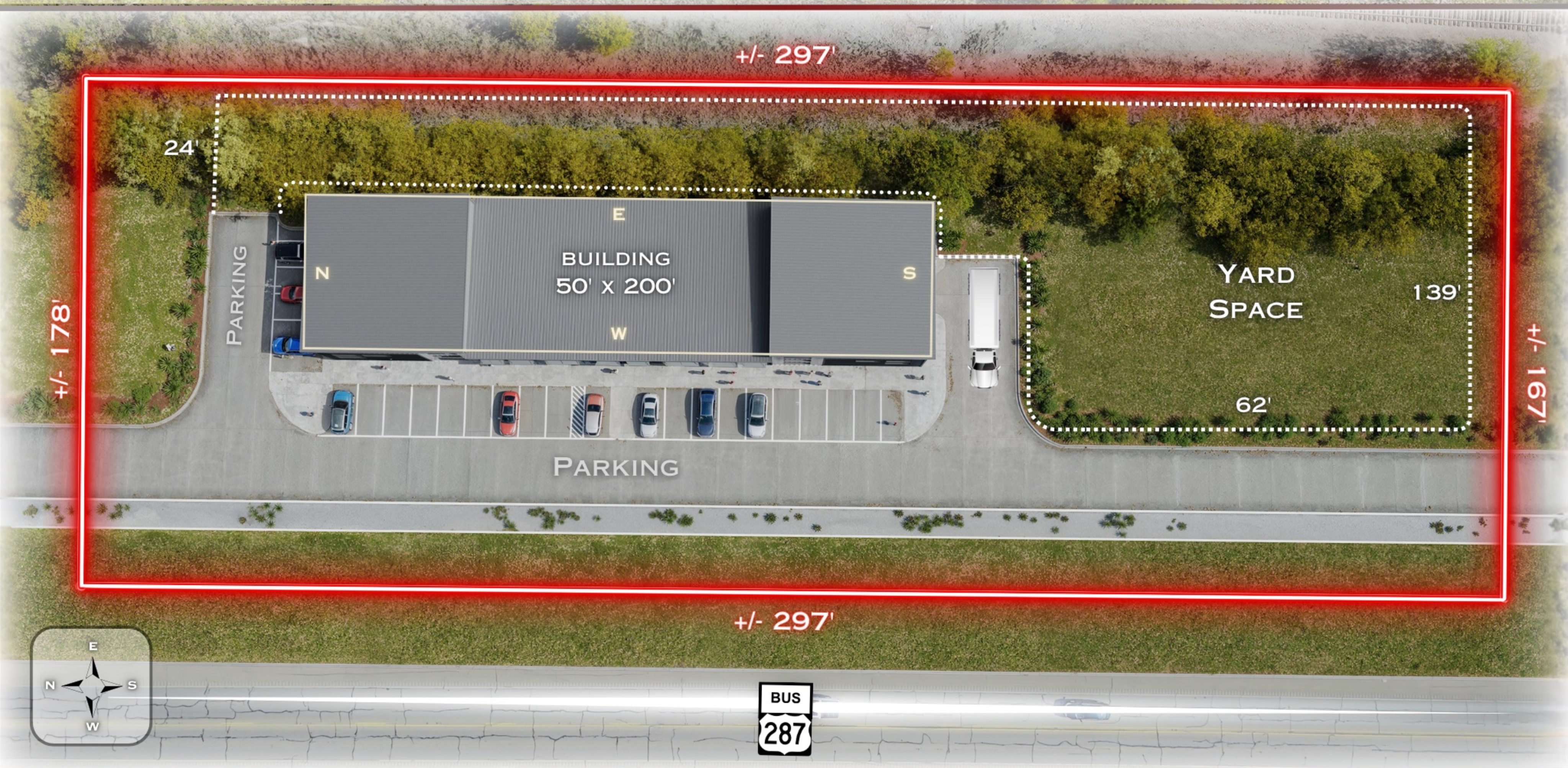


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SITE PLAN



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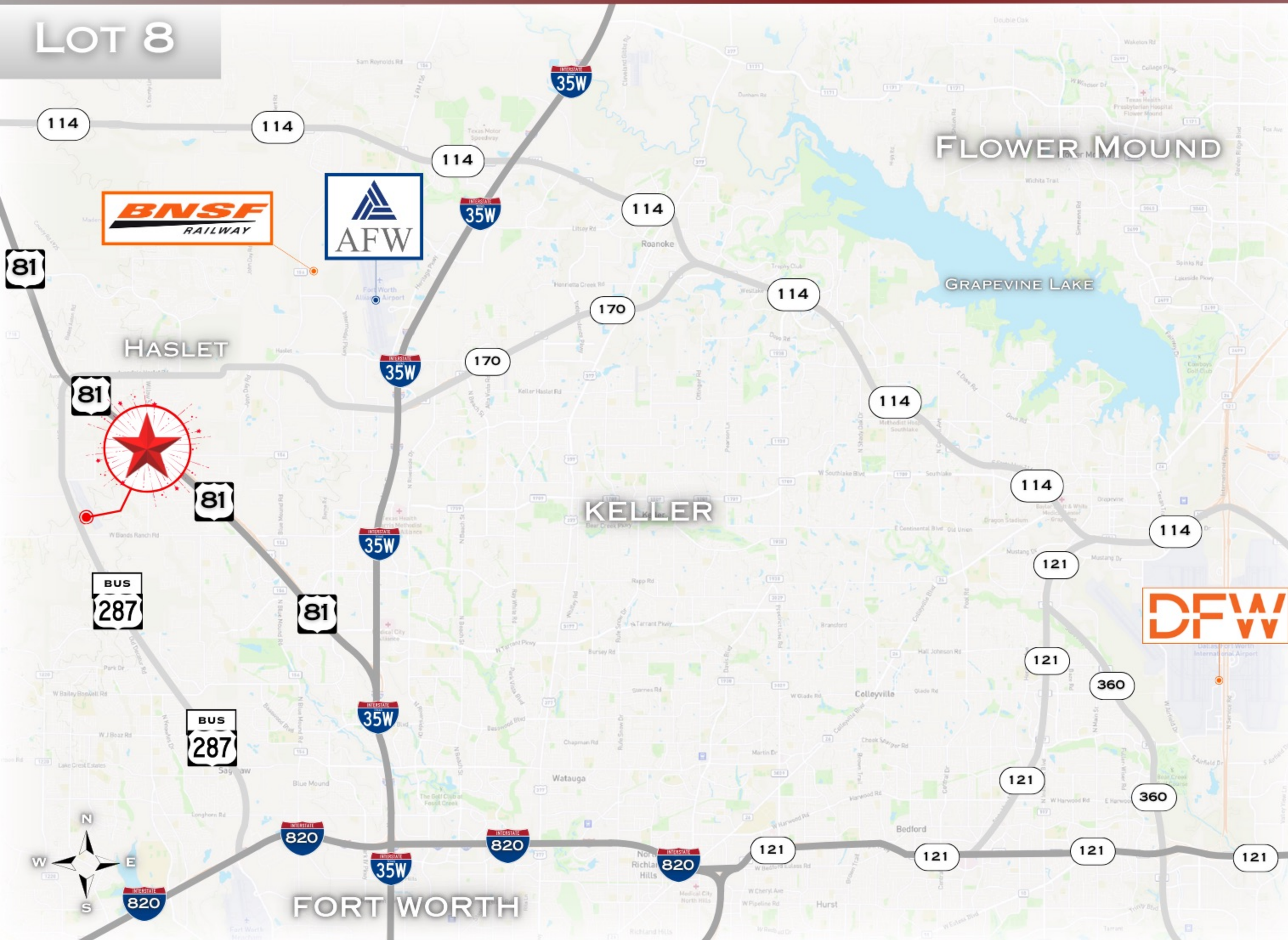
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LOCATION HIGHLIGHTS

- **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**

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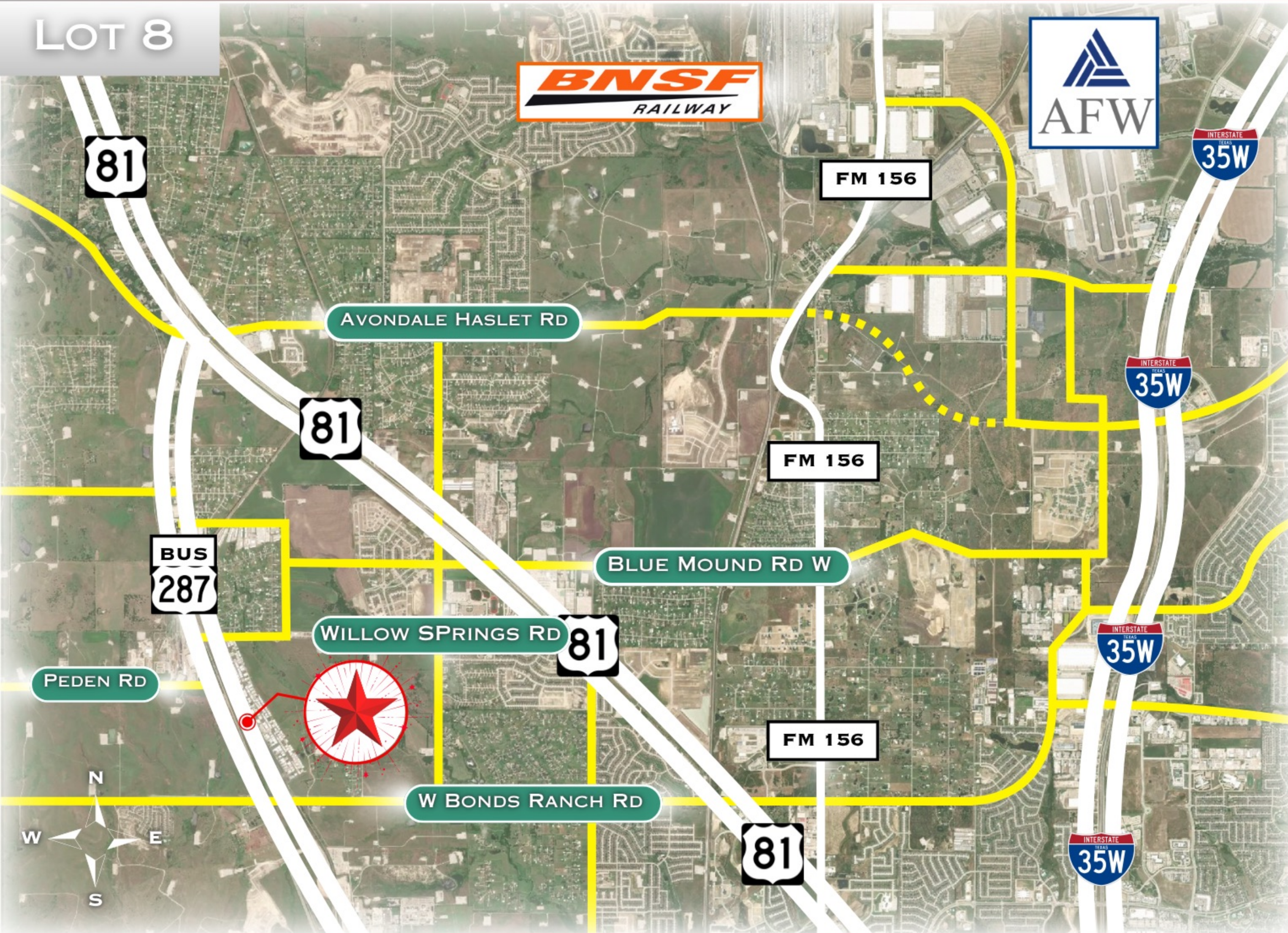
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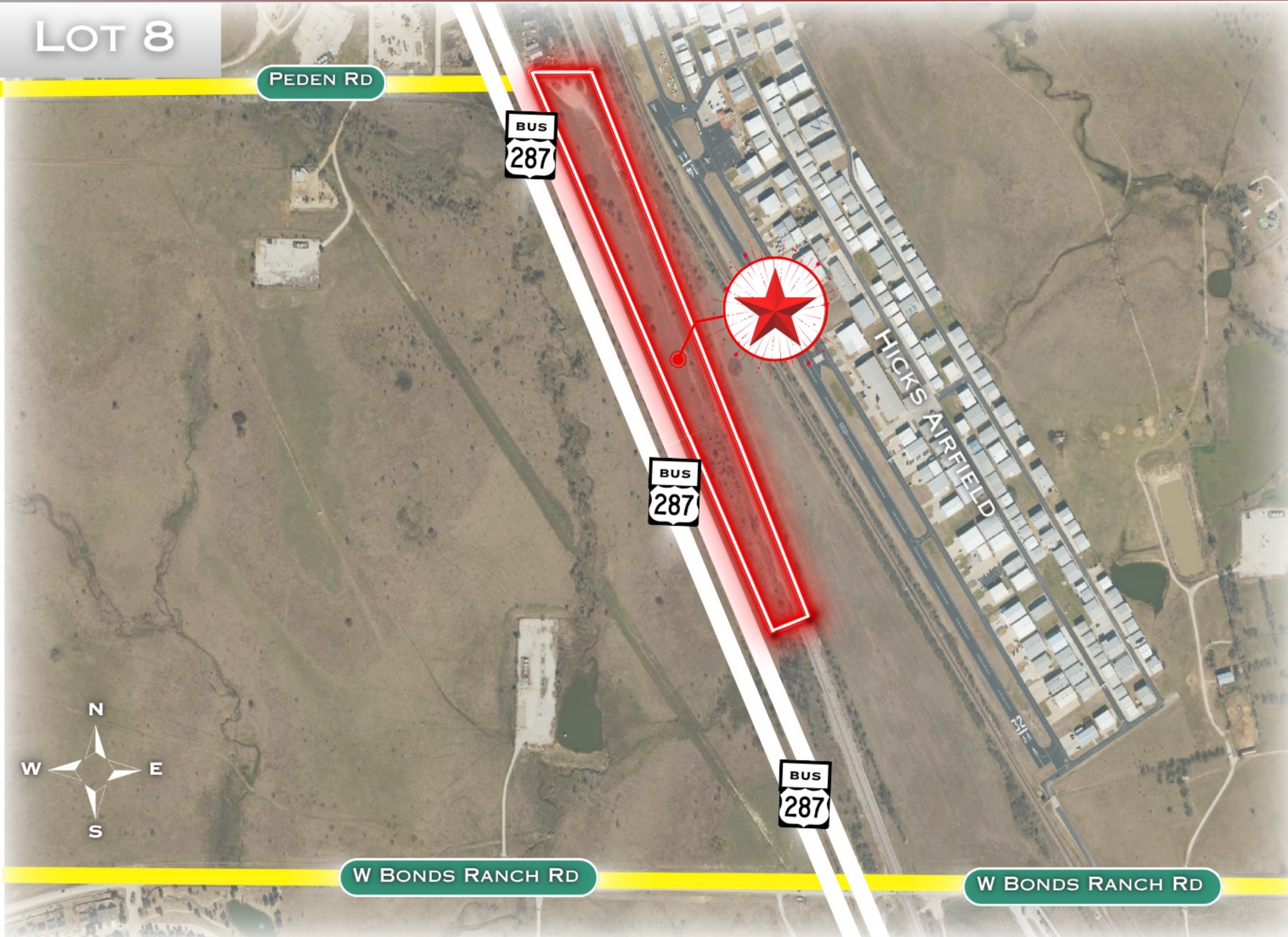
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W BONDS RANCH RD



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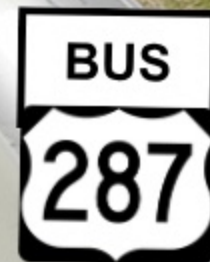


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ROOFTOPS

- | | |
|----------------------------|-----------------|
| 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 |

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FOR MORE INFORMATION

SCAN OUR QR CODE

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