

TOUR THE PROPERTY

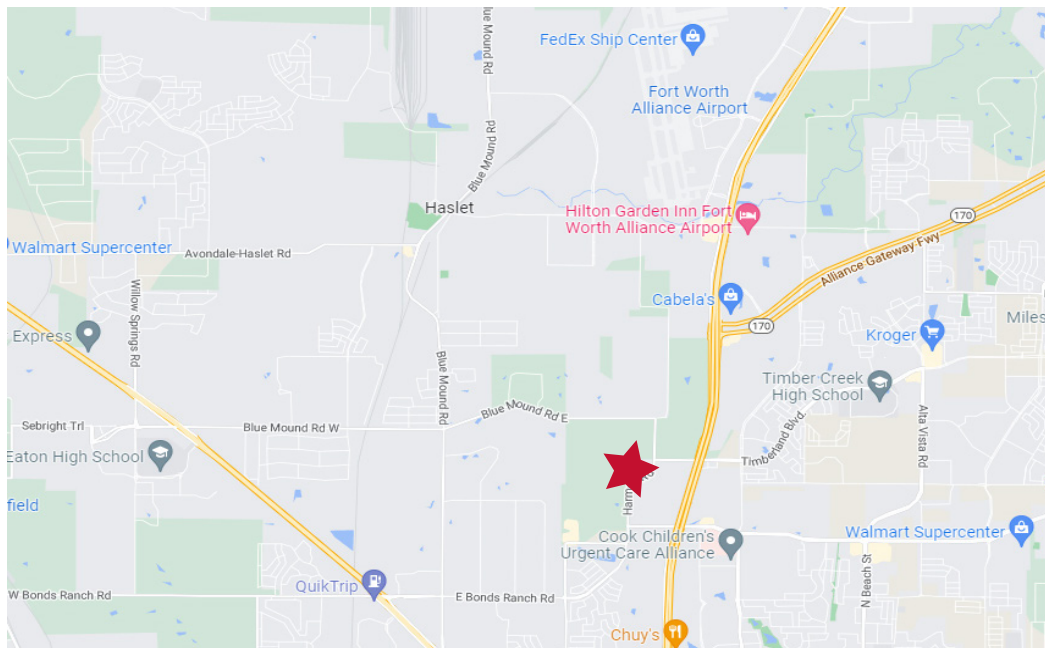


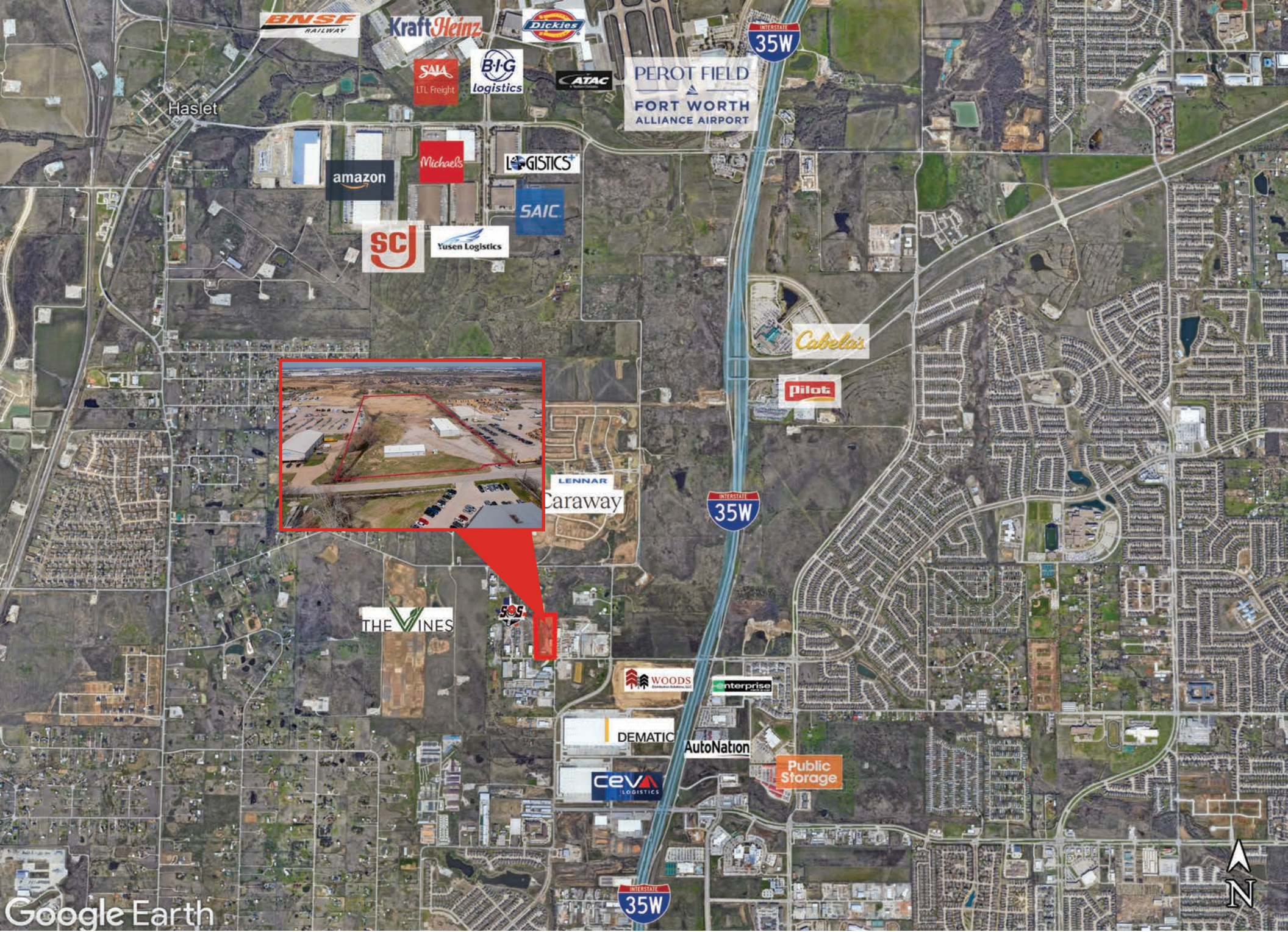
OFFERING MEMORANDUM
1817 LACY DR., FORT WORTH, TX 76177
INDUSTRIAL SERVICE FACILITY | 10 ACRES

INVESTMENT OVERVIEW

OFFERING AT A GLANCE

- Industrial Service Facility
- +/- 10.07 acres
 - Shop - 9,300 sf
 - Office - 4,000 sf
 - Four (4) Grade-Level Doors (18')
- Partially paved with gravel
- Haslet ETJ
- Convenient access to I-35W and Hwy 287
 - 5 miles to Alliance Airport
 - 15 miles to Downtown Fort Worth
 - 22 miles to DFW Airport





Google Earth



22 MILES
TO DFW AIRPORT



15 MILES
DOWNTOWN FORT WORTH



5 MILES
TO ALLIANCE AIRPORT

AllianceTexas’ robust infrastructure provides an unmatched platform for companies seeking comprehensive logistics, e-commerce, distribution, and manufacturing solutions for their evolving business needs. Home to the AllianceTexas Mobility Innovation Zone (MIZ), Fort Worth Alliance Airport, BSNF Railway’s Alliance Intermodal Facility and three UPS & FedEx Ground Sort Hubs, Alliance Texas seamlessly connected by road, rail, and air. It also provides built-in economic incentives, including Foreign Trade Zone #196 and Triple Freeport Tax Exemption.

THE WORKFORCE AT ALLIANCE

2M	1.7M	86%	63%
POPULATION WITHIN 20 MILES	LABOR FORCE WITHIN 20 MILES	OF POPULATION WITH HIGH SCHOOL DEGREE	OF POPULATION WITH SOME COLLEGE OR HIGHER

ALLIANCE TEXAS IS HOME TO MANY THIRD-PARTY LOGISTICS PROVIDERS TO HELP WITH DISTRIBUTION NEEDS.



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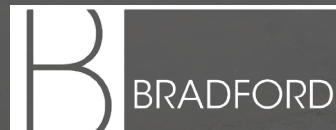
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