



THREE BUILDING DEVELOPMENT IN ALLIANCE
361,040 SF | Q1 2022 DELIVERY



INTERSECTION OF SH-114 & CHAMPIONSHIP PARKWAY | FORT WORTH, TX 76177

361,040 SF

FOR LEASE

North Fort Worth - Alliance

THREE BUILDING DEVELOPMENT

Strategically located in North Fort Worth-Alliance, one of Dallas-Fort Worth's Top Performing Industrial Markets, Champions Circle is at the DFW hub for North American logistics. Located just off 114 and I-35W, major US markets such as Austin, Houston, San Antonio, Oklahoma City, Topeka, Memphis, and New Orleans can all be served in an 11-hour, one-day truck route. Fort Worth Alliance Airport is located within minutes, as well as BNSF Intermodal facility, and all other additional modes of freight are available through local FedEx Shipment Center. Stellar location, incredible access, and abounding amenities surrounding the area make this an excellent home for any size of business looking to relocate to or expand their footprint in the North Fort Worth submarket.

Excellent Neighboring Amenities

Immediate I-35W & SH 114 Access

Strong Area Residential Growth & Density

AVAILABILITY HIGHLIGHTS

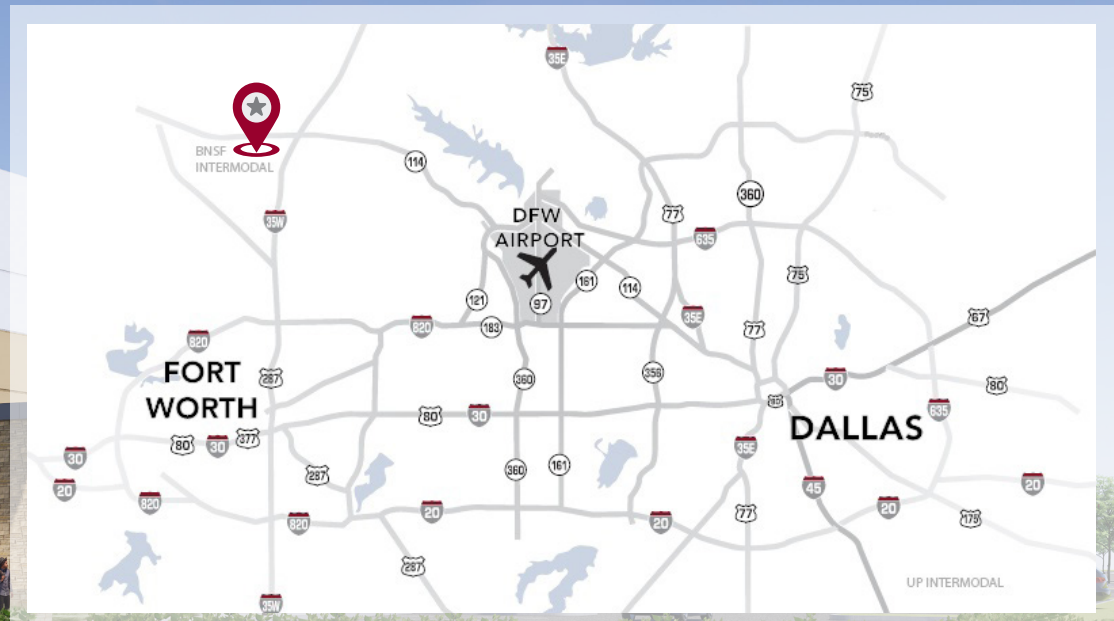
BUILDINGS 1 & 2:

- > **building size** 82,420 sf
- > **divisible** 15,680 - 82,420 sf
- > **office** build-to-suit
- > **depth** 160'

BUILDING 3:

- > **building size** 196,560 sf
- > **divisible** 32,760 - 196,560 sf
- > **office** build-to-suit
- > **depth** 210'

DALLAS-FORT WORTH LOCATION



SITE PLAN HIGHLIGHTS



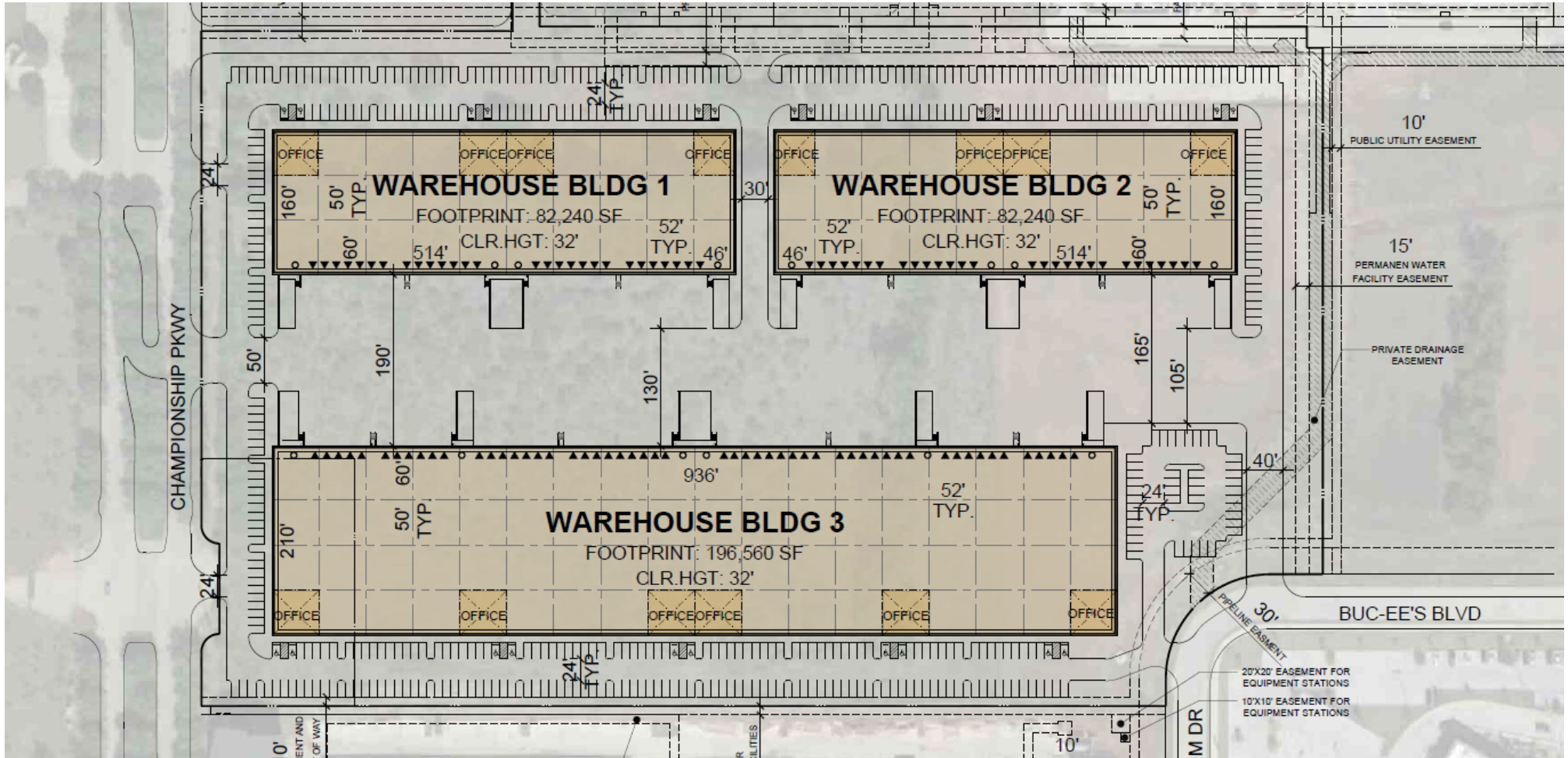
CLEAR HEIGHT
32'



SPRINKLERS
ESFR



COLUMN SPACING
50' x 52'



BUILDINGS 1 & 2

BUILDING 3



CAR PARKS
±123



TRUCK COURT
190'



CAR PARKS
±246



TRUCK COURT
130' - 190'



DOCK DOORS
28 Doors



DRIVE-IN DOORS
4 Doors



DOCK DOORS
54 Doors

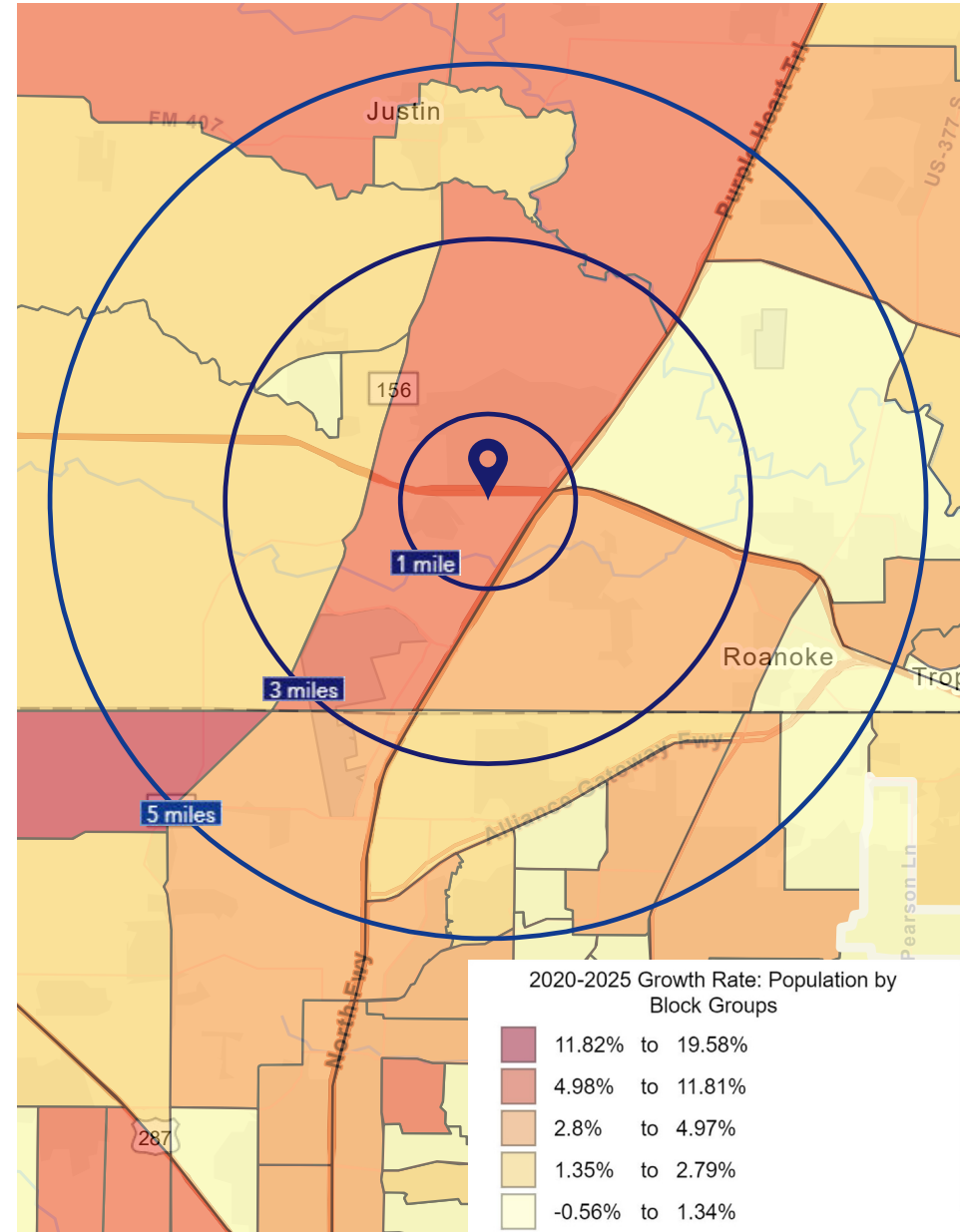


DRIVE-IN DOORS
6 Doors

NEIGHBORING BUSINESSES



5-YR POPULATION GROWTH MAP



5-MILE RESIDENTIAL DEMOGRAPHICS



\$96,021

Median Household Income



59,328

Population

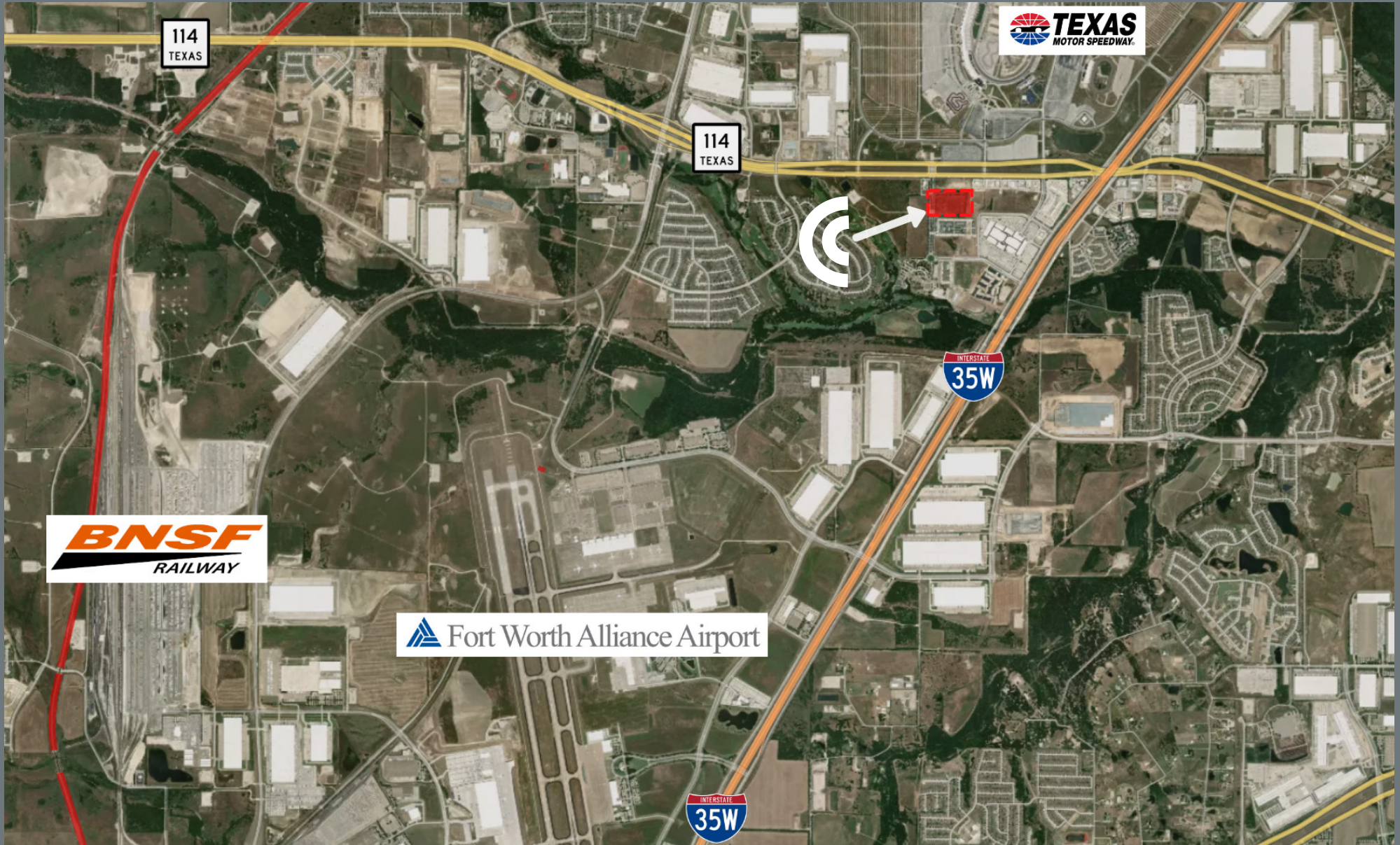


756

Population Density (Pop per Square Mile)

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AERIAL OVERVIEW



Major Thoroughfares I-35W & SH-114



Immediate Access

Fort Worth Alliance Airport



3.9 miles | 8-minute drive

BNSF Alliance Intermodal Hub



6.6 miles | 14-minute drive

CHAMPIONS CIRCLE BUSINESS PARK

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