

SPEEDWAY

INDUSTRIAL OUTDOOR STORAGE

Fort Worth, TX



IDEAL USES:

TRUCK PARKING

LAYDOWN YARD

EQUIPMENT STORAGE

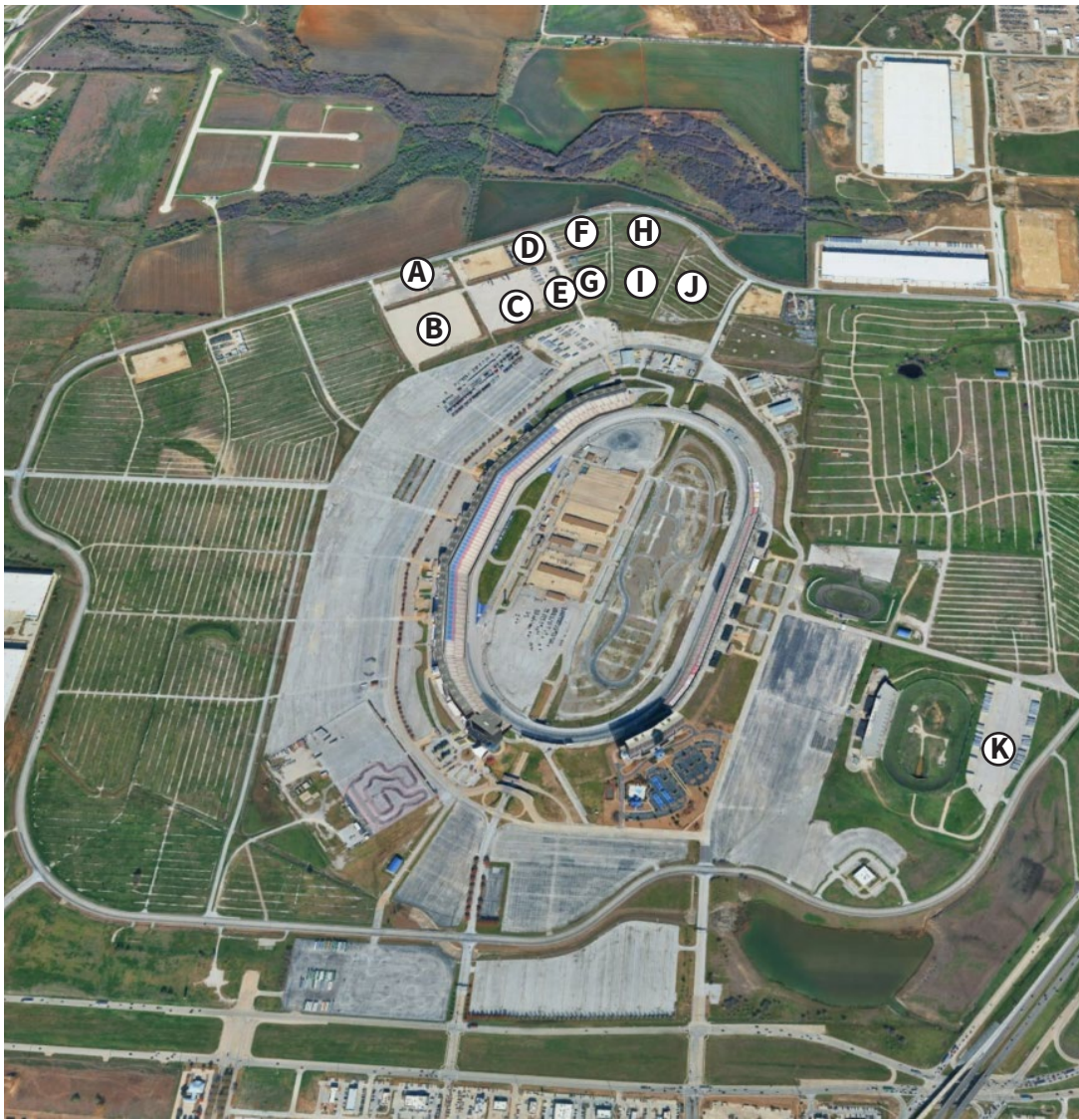
2 - 61.5 ACRES AVAILABLE

ADJACENT TO TEXAS MOTOR SPEEDWAY

EASY ACCESS TO BNSF INTERMODAL & ALLIANCE AIRPORT



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SITE A - 2-4 AC

SITE E - 2.5 AC

SITE I - 7.5 AC

SITE B - 9.5 AC

SITE F - 3.5 AC

SITE J - 9.0 AC

SITE C - 7 AC

SITE G - 4.5 AC

SITE K - 7.5 AC

SITE D - 2 AC

SITE H - 4.5 AC

TOTAL - 61.5 AC

SPEEDWAY

INDUSTRIAL OUTDOOR STORAGE



Key Takeaways

- North Fort Worth has become one of the Dallas-Fort Worth market's primary industrial submarkets, with the largest inventory and total s.f. of properties built since 2020. North Fort Worth distinguishes itself with some of the most modern industrial distribution centers in the nation.
- As one of the leading submarkets in the nation for construction activity, North Fort Worth's development pipeline has outpaced every other submarket in D-FW, capturing almost 28% market share of the 25.1 million total s.f. under construction. North Fort Worth this quarter surpassed the amount of s.f. under construction by 1.5 million compared to this time last year.
- North Fort Worth experienced significant positive absorption this quarter, totaling to 3.8 million s.f., which is the highest seen since Q1 2023. Across the D-FW market, North Fort Worth led all submarkets, with 1 million s.f. more in total absorption than the next highest submarket this quarter.
- Out of the eight leasing transactions in D-FW that were over 500,000 s.f., three took place in North Fort Worth. Notably, two of these were 1 million s.f. leases, highlighting a significant increase compared to less than 1.1 million s.f. signed in Q4 2025.

Fundamentals

8.0% Total vacancy

112m
million s.f.

Total Inventory

3.2
million s.f.

YTD deliveries

13.4% Total availability

3.8
million s.f.

YTD net absorption

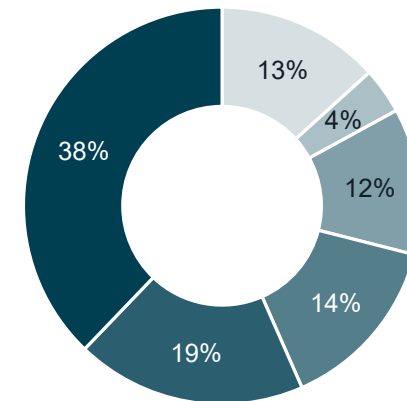
7.0
million s.f.

Under construction

NORTH FW

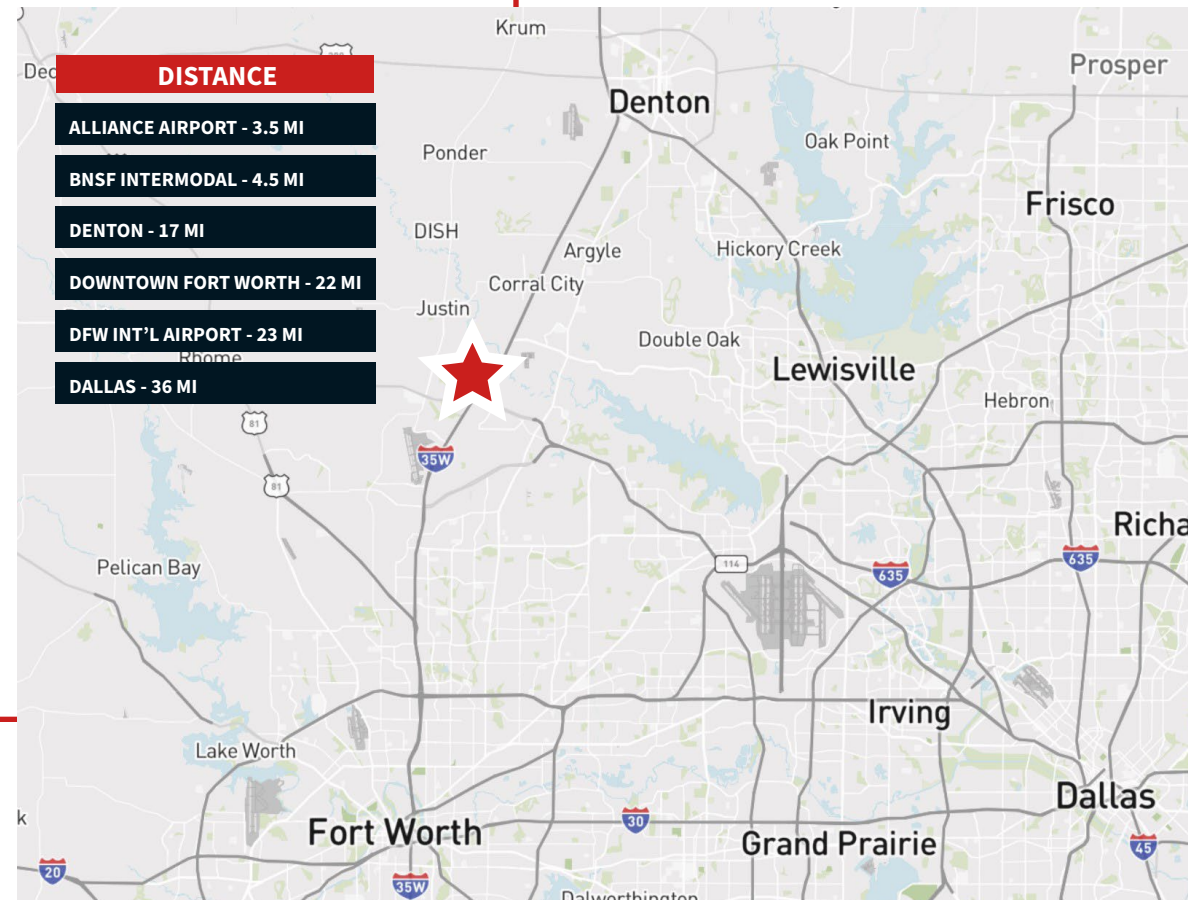
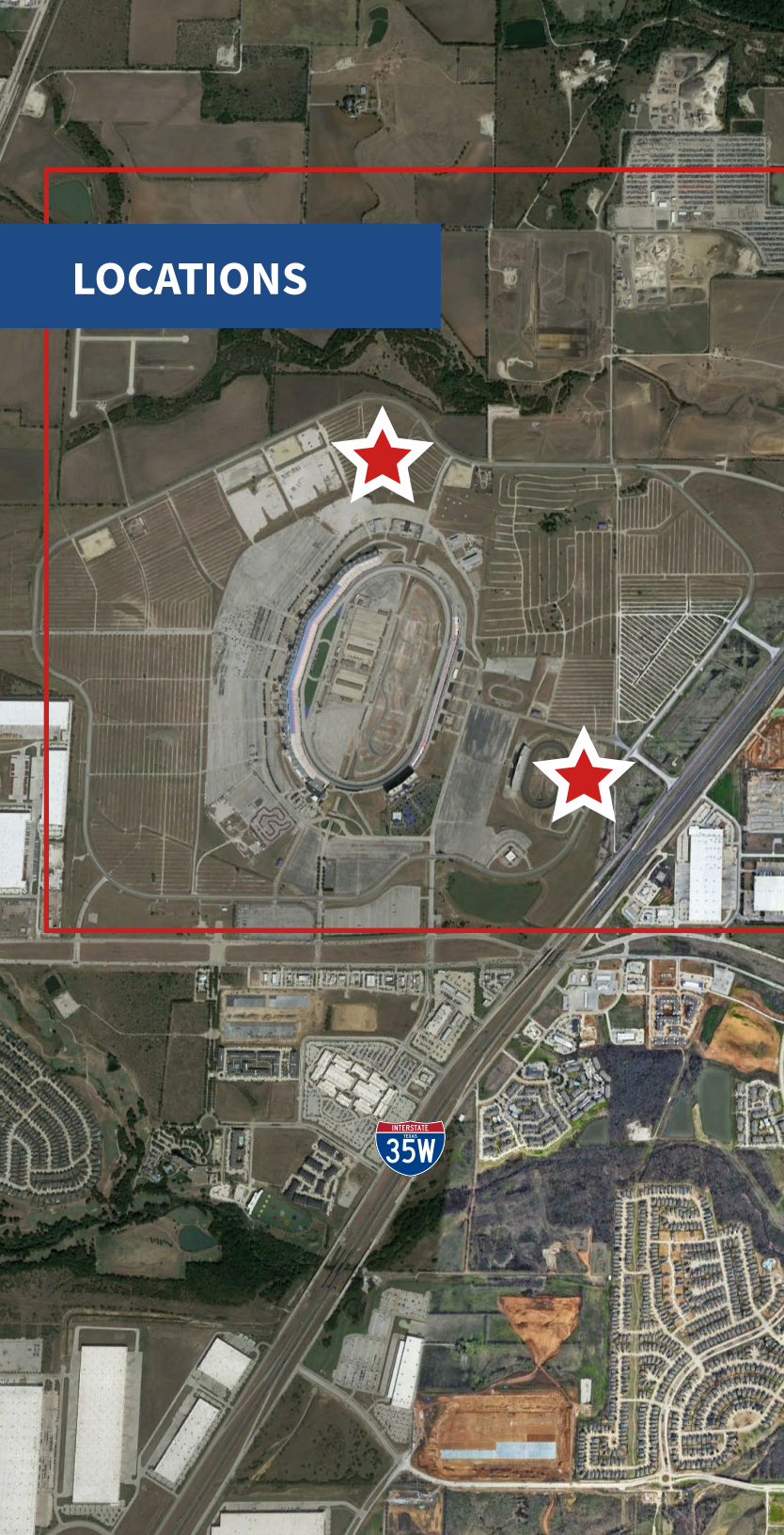
INDUSTRIAL OVERVIEW

Inventory by age (s.f.)



Year Built	Buildings	SF
Before 1980	126	19,844,871
1980s	53	5,591,699
1990s	72	17,813,434
2000s	89	21,567,004
2010s	77	28,008,574
Since 2020	164	56,482,109

LOCATIONS



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