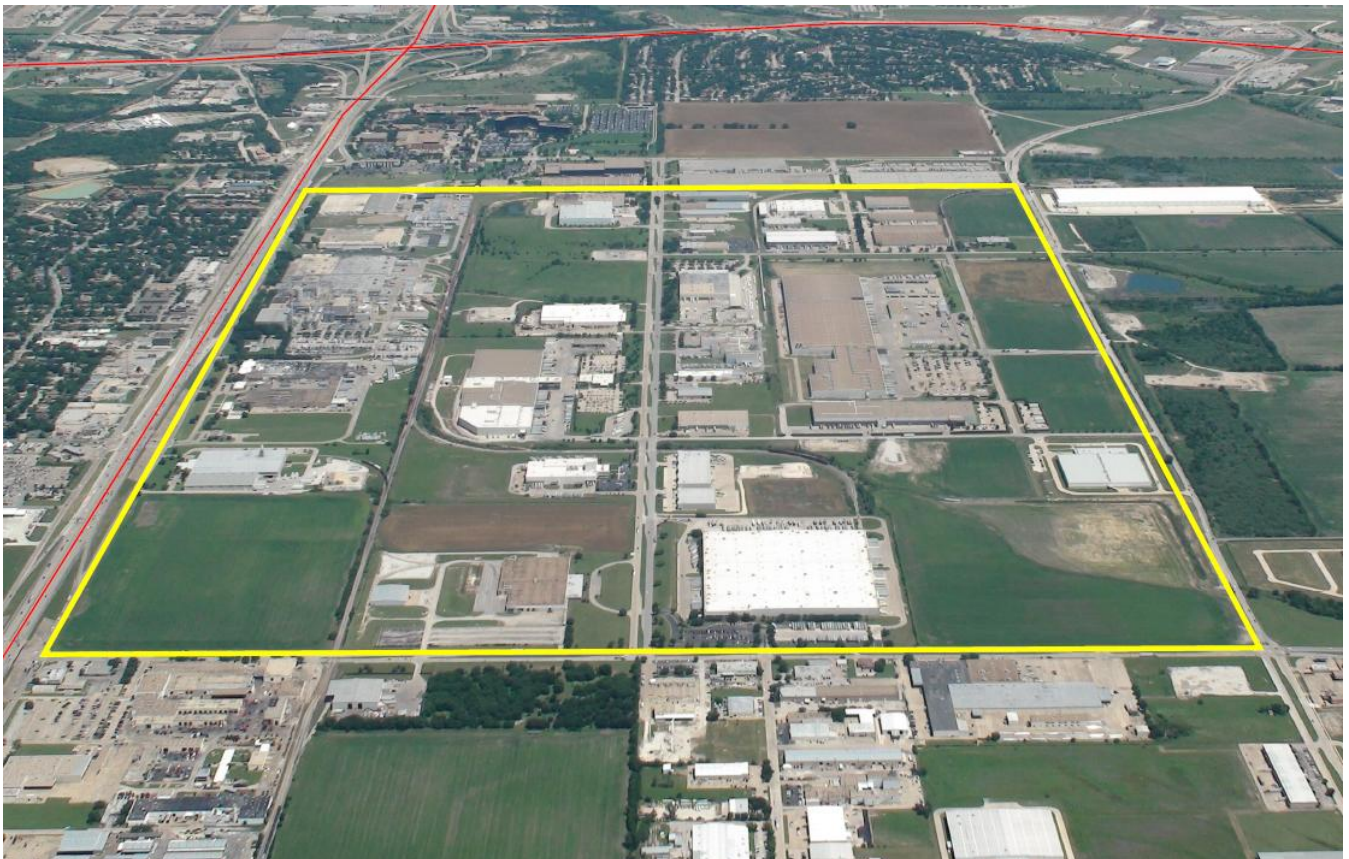


AVAILABLE



CARTER INDUSTRIAL PARK

- *Minutes from downtown Fort Worth, Texas*
- *197 Acres Near I-20 & I-35W (NAFTA Hwy)*
- *5 acre to 62 acre tracts*
- *A well established 950-acre master planned industrial park*
- *Rail Service from Union Pacific & local Fort Worth Western Railroad*
- *All utilities are in place and available for immediate connection*



The Place to be in the North Texas Region



CARTER INDUSTRIAL PARK

- ✓ Sites from 5 to 62 acres
- ✓ Improved Vacant Land, generally flat, less than 1% grade
- ✓ Rail Service by Union Pacific Railroad via Ft. Worth Western RR
- ✓ Protective Covenants Designed to Protect Your Investment
- ✓ Triple Freeport Exemption & Enterprise Zone tax status, eligible for tax abatements
- ✓ Near the Intersection of I-20 & I-35W (NAFTA Superhighway)
- ✓ Located in the DFW Metroplex with access to several airports
 - DFW International - World's 3rd largest airport
 - Spinks Airport – General Aviation, 6000' runway, tower controlled
 - Alliance Airport – General & Industrial Aviation
 - Meacham International – Corporate & General Aviation
- ✓ Established Industrial Park with all infrastructure present
- ✓ Zoned "J" Medium Industrial

For More Information, Contact:

Fred Cantu

Carter Industrial Park

777 Taylor, Suite 1126

Phone 817-332-7597 X2

• Fort Worth, Texas 76102

• fcantu@carterpark.com

Industrial Site Data

Carter Industrial Park

Fort Worth, Texas

SITE INFORMATION

Total Available Acreage: 200
Location: 1 mile south of I-20 on I-35W
Current Use: Fully Serviced Industrial Park
Zoning: J – Medium Industrial

UTILITIES

Electric Company: Oncor Electric
Voltage: 12.5 kV 3 phase
Utility Capacity: 2.5 – 6 Megawatts
Gas Company: Atmos Energy
Gas line size: 6" – 12"
Water main size: 16" – 30"
Water Company: City of Fort Worth
Flow Discharge: 1300 gpm
Sewer main size: 10"-15"

TRANSPORTATION

Railroad: Union Pacific Railroad
Railroad Location: Throughout Park
Nearest Highway: Adjacent to I-35W,
1 mile to I-20
Airports: 6 miles to Spinks Airport
18 miles to Meacham Intl
26 miles to DFW International
27 miles to Alliance Airport

REGIONAL POPULATION

DFW Metroplex	6,145,037	5 mile radius of Industrial Park	204,841
Fort Worth, TX	702,850	10 mile Radius of Industrial Park	637,495
Tarrant County	1,750,091		

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