

9450 SILVER CREEK ROAD FORT WORTH, TEXAS 76108



> 8,208 SF Single Tenant Facility

> Half an Acre of outside storage

- "I" Light Industrial District– City of Fort Worth
- Efficient accessibility due to proximity to Interstate 820 (Jim Wright Freeway)
- **>** Built in 2002

For Information: (817) 731-6199 Phone (817) 731-0899 Fax

Hickman Investments, Ltd.

6777 Camp Bowie Blvd., Ste. 600 Fort Worth, Texas 76116

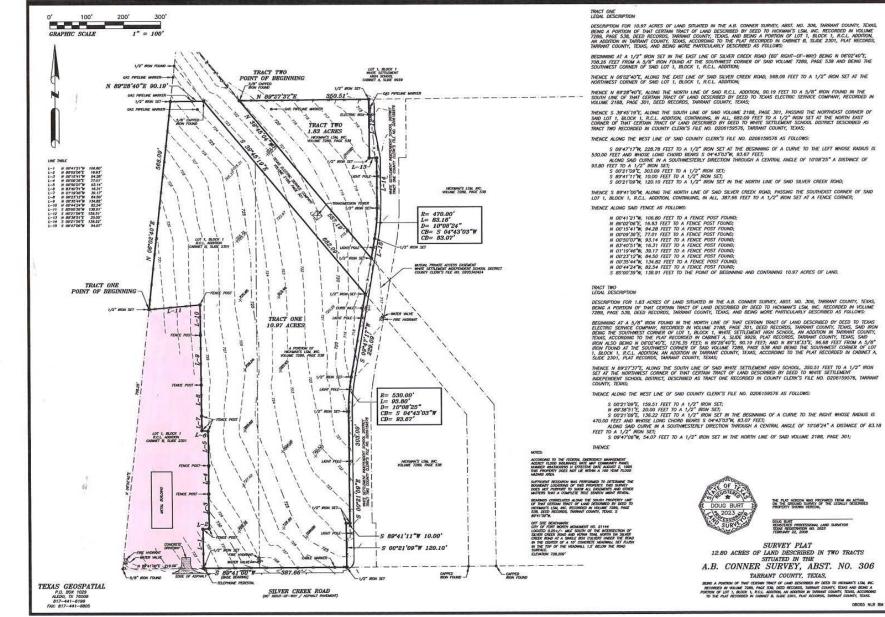


Easily accessible location off Silver Creek Road, due west of West Loop 820 in Northwest Fort Worth.

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal without notice.



9450 SILVER CREEK ROAD Survey



DESCRIPTION FOR 10.97 ACRES OF LAND STUDIED IN THE A.B. CONNER SURVEY, ABST. NO. 306, TARBANT COUNTY, TEXIS, BEING A PORTION OF THAT CERTAIN THACT OF LAND DESCRIBED BY DEED TO HOKAMAYS LSM, INC. RECORDED IN YOLLME 7388, PARE 338, DEED RECORDS, TARBANT COUNTY, TEXIS, AND BEING A PORTION OF TOT. BLOCK 1, ACL ANDITON, AN ADDITON IN TARBANT COUNTY, TEXIS ACCORDING TO THE PLAT RECORDED IN CAMINET B, SLIDE 2501, PLAT RECORDS, TRAVENT COUNTY, TEXIS, SACCORDING TO THE PLAT RECORDED IN CAMINET B, SLIDE 2501, PLAT RECORDS, TRAVENT COUNTY, TEXIS, SACCORDING TO THE PLAT RECORDS IN CAMINET B, SLIDE 2501, PLAT RECORDS, TRAVENT COUNTY, TEXIS, SACCORDING TO THE VARIATY DESCRIBED TO FOLLOWING TO THE PLAT RECORDS, TRAVENT COUNTY, TEXIS, SACCORDING TO THE VARIATY DESCRIBED TO THE VARIATY DESCRIPTION OF THE SACCORDS, TRAVENT COUNTY, TEXIS, SACCORDS, TARKET D, THE VARIATY DESCRIBED TO THE VARIATY DESCRIPTION TO THE VAR

THENCE N DE'D2'40'E, ALONG THE EAST LINE OF SAID SILVER CREEK ROAD, 568.09 FEET TO A 1/2" IRON SET AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, R.C.L. ADDITION;

THENCE N 89'28'40'E, ALONG THE NORTH LINE OF SAID R.C.L. ADDITION, 90.19 FEET TO A 5/8' IRON FOUND IN THE SOUTH LINE OF THAT CERTIAN TRACT OF LAND DESCRIBED BY DEED TO TEXAS ELECTRIC SERVICE COMPANY, RECORDED IN VOLUME 2188, PAGE 301, DEED RECORDS, THROWIT COUNTY, TEXAS;

TRENES S 3996/1975, ALONE THE SOUTH LINE OF SMU VOLUME PING, MAES DI, MASSMO THE MORTHART COMMER OF SMU LOT I ACONET I, RCL, ADOTOM, CONTONNER, M LL 682.00 FETT ID A 1,75 (MON SET AT THE MORTH AST COMMER OF THAT CERTINH TRACT OF LAND DESCHMERE PIN LEED TO MHTE SETTLEMANT SCHOOL DESTINGT DESCHMED AS TRACT THO RECORDED IN COUNTY CLIPPS' DI LE MON DODE159576, THRAVIT COUNTY, TEAMS,

THENCE S 89"41'00"W, ALONG THE HORTH LINE OF SAID SILVER CREEK ROAD, PASSING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, R.C.L. ADDITION, CONTINUING, IN ALL, 387.66 FEET TO A $1/2^*$ (RON SET AT A FENCE CORNER;

DESCRIPTION FOR 1.83 ACRES OF LAND SITUATED IN THE A.B. CONNER SURVEY, ABST. NO. 306, TARRANT COUNTY, TEXAS, BEING A PORTION OF THAT CERTIAN TRACT OF LAND DESCRIBED BY DEED TO HICHMAY'S LSM, MIC, RECORDED IN YOLIME T289, PAGE 330, DEED RECORDS, THRANT COUNT, TEXAS, AND EENS MORE PARTICULARY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/A" IRON FOUND IN THE MORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO TOAS ELECTRIC SERVICE COLLEWAY, RECORDED IN VOLUME 2108, PAGE 301, DEED RECORDS, SMROWT COURT, TEAS, SAD BROW BERG INTESSTUCKTER OF LOT 1, BLOCK 1, MIETE STILLBART MAN SCHOLAR A MADITION IN MIRWART COURT, BERG IN SCHOLAR STATUSTICHTER STILLBART MAN SCHOLAR STATUSTICH IN MIRWART COURT, BERG INSO BERG IN GERLÄNDER STATUSTICHTER STILLBART MEN SCHOLAR STATUSTICH IN MIRWART COURTS DER A GERLÄNDE. TATUSTICHTER STILLBART STATUSTICHTER STATUSTICHTER STILLBART BERG INSO BERG IN GERLÄNDE SCHOLAR STATUSTICHTER STILLBART SCHOLAR STATUSTICHTER STILLBART SCHOLARS BERGE IN GERLÄNDER STATUSTICHTER STILLBART STATUSTICHTER STATUSTICHTER SCHOLARS STATUSTICHTER SCHOLARS STATUSTICHTER SCHOLARS TO IN HERVIEL ADDITION AN ADDITION IN HARVAT COURT, TEAS, ACCORDING TO THE PLAI RECORDED IN CAMPIET A SLEEZ 201, FANS HERVIER, GERLÄNDER SCHOLARS STATUSTICHTER SCHOLARS STATUSTICHTER

TRENCE N 8972737°E ALONG THE SOUTH LINE OF SWO WHITE SETTLEMENT HEM SCHOOL 150.51 FEET TO A 1/2" (RON SET AT THE NORTHWEST CORNER OF THAT GERTAIN TRACT OF LAND DESCRIBED BY DEED TO MHITE SETTLEMENT INDEPENDENT SCHOOL DISTRICT, DESCRIBED AS TANGT ONE RECORDED IN COUNTY CLERK'S FILE NO. D206159576, TARRANT COUNTY, TEXAS

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