



OFFERING MEMORANDUM - INDUSTRIAL SALE

**13908-13910 DISTRIBUTION WAY**

Farmers Branch, TX 75234





# 13908-13910 DISTRIBUTION WAY



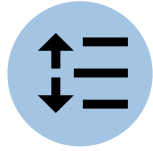
BUILDING SIZE  
51,222 SF



FIRE PROTECTION  
100% Sprinklered



PARKING SPACES  
45



CLEAR HEIGHT  
14;



DOCK HIGH DOORS  
12



RAMPS  
5



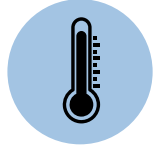
POWER  
3 Phase



LIGHTING  
Skylights throughout



ACCESSIBILITY  
Easy access to I-35 E/635



HEATING  
Gas

## Prime Distribution Facility for Sale

This is an exceptional 51,222-square-foot distribution facility situated on a 2.12-acre lot in Farmers Branch. Built in 1961 and fully renovated in 2023, this masonry-constructed building offers the perfect blend of modern upgrades and robust functionality to meet your business needs.

The facility is designed with safety and efficiency in mind, featuring a sprinkler system and flexible loading options, including 5 drive-in bays and 12 exterior dock doors. With a clear height of 14'6" and a power supply equipped with 3-phase electricity, this space is ideal for a wide range of operations.

Conveniently located near I-35 and I-635, this property provides excellent connectivity for transportation and logistics. Additional amenities include city water and sewer services, gas heating, and 45 standard parking spaces to accommodate your workforce and visitors. This turnkey facility is ready to elevate your operations. Contact us today to learn more or schedule a viewing!

## 51,222 SF INCOME PRODUCING VALUE ADD INVESTMENT OPPORTUNITY TO OCCUPY 20,951 SF DAY 1



### POPULATION GROWTH

The city has experienced a population increase of approximately 3.8% from April 2020 to July 2023, with the current population estimated at 36,917 residents.



### MEDIAN AGE

The median age of residents is 34.1 years, indicating a youthful and dynamic workforce



### MEDIAN HOUSEHOLD INCOME

Households in Farmers Branch have a median income of \$87,702, reflecting a relatively affluent community.



### UNEMPLOYMENT RATE

The city maintains a low unemployment rate of 3.4%, suggesting a stable local economy.

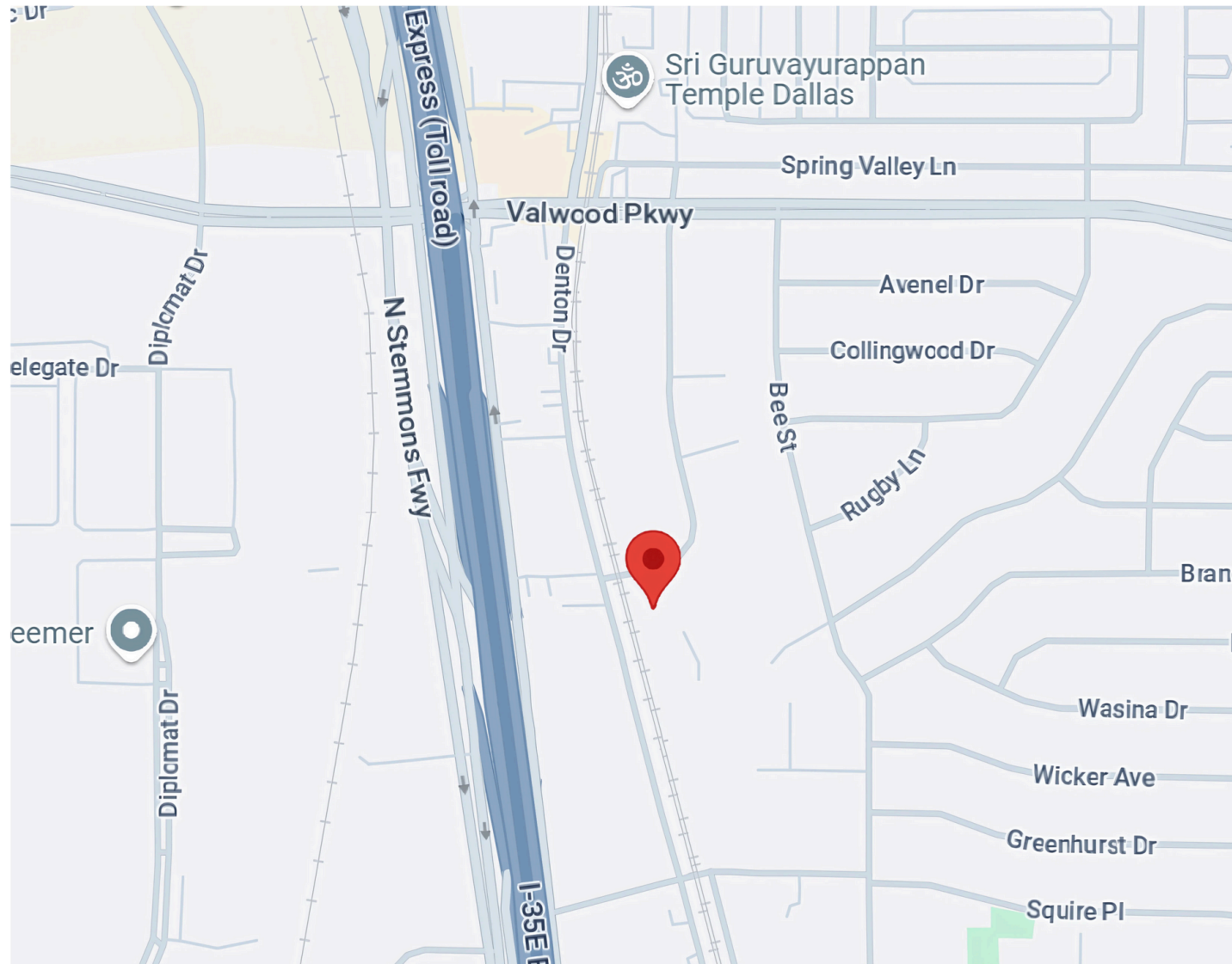




Located at 13908-13910 Distribution Way in Farmers Branch, this warehouse is designed to meet the demands of businesses focused on last-mile logistics. Featuring a sprinkler system, dock-high doors, and ramp access, it accommodates a variety of operational requirements. Its prime location near major highways I-35 and I-635 ensures seamless accessibility, making it an excellent distribution hub for fast, efficient deliveries. This facility goes beyond being just a storage space—it's a strategic asset for optimizing supply chains and excelling in the competitive last-mile market. With its exceptional location, adaptability, and functionality, it's ready to support the evolving needs of modern logistics.



# LOCATION MAP





# TENANT PROFILE



Transitions Group, Inc. dba Furniture options  
Website: <https://www.furnitureoptions.com>

Furniture Options is one of six (6) divisions owned by Transitions Group, Inc. Headquartered in Wichita, Kansas, Furniture options has been a premier full-service furniture rental solution to companies, groups, and individuals in transition since their conception in 1985.

Transitions Group is an umbrella company created in 1997 and is also headquartered in Wichita, Kansas. They serve customers in Austin, Baton Rouge, Dallas, Des Moines, Fort Worth, Houston, Kansas City, Little Rock, New Orleans, Northwest Arkansas, Oklahoma City, Omaha, San Antonio, Shreveport, St. Louis, and Wichita.

**SUITE #13910ABC**  
**SF OCCUPIED: 15,314**  
**LEASE EXPIRATION: 12/31/2031**  
**PSF RENT: \$8.26 NNN**  
**MONTHLY RENT: \$10,541.14**  
**ANNUAL BUMPS: 3.25%**



Duntov Motor Company  
Website: <https://www.duntovmotors.com>

Founded in 2007, Duntov Motor Company specializes in performance Corvette parts, restoration, and trackside service. They are involved in manufacturing, racing, and restoring vintage Corvettes.

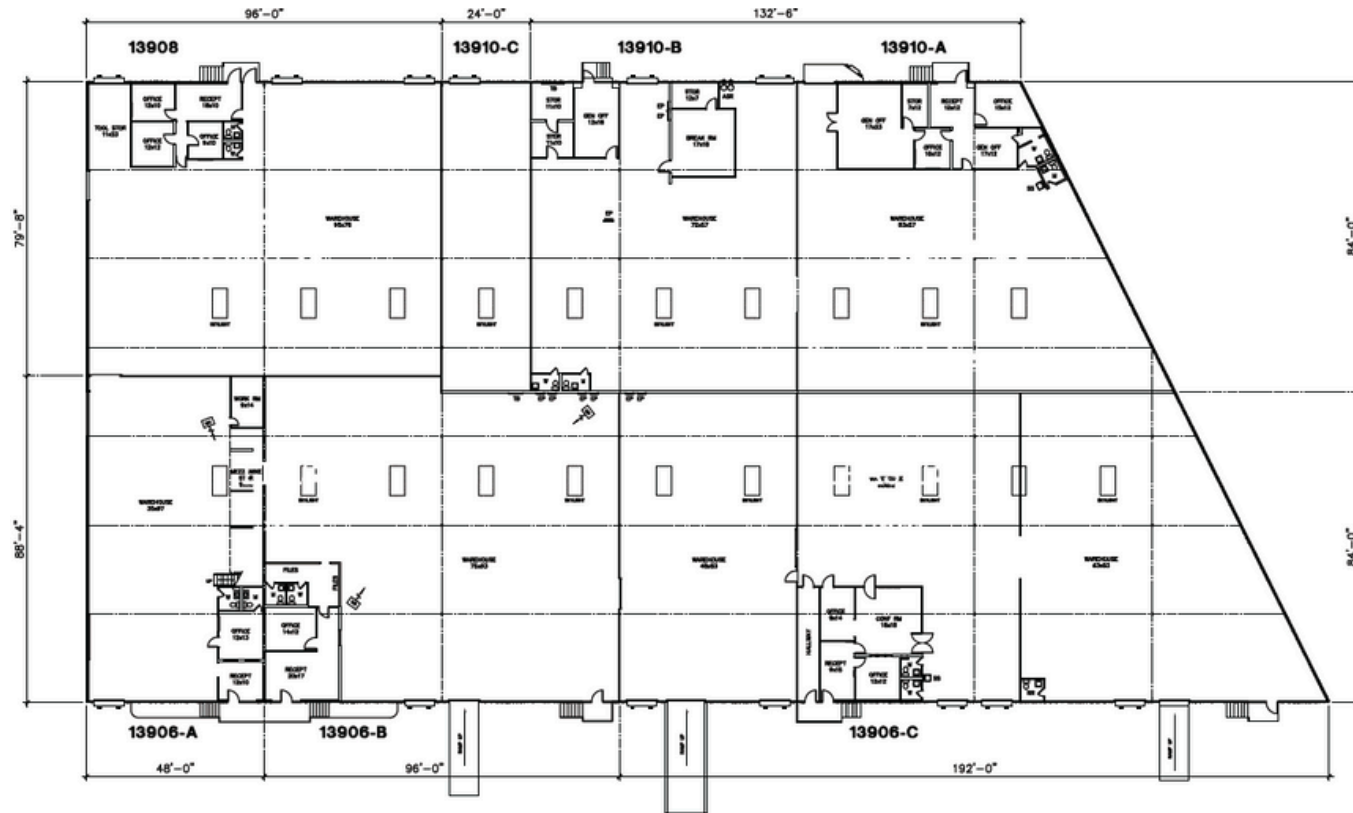
Based out of Dallas, TX, Duntov Motor Company is the exclusive GM licensee and manufacturer of the continuation authentic 1963 Corvette Grand Sport.

**SUITE #13906C-D**  
**SF OCCUPIED: 14,957**  
**LEASE EXPIRATION: 10/31/2030**  
**PSF RENT: \$8.75 NNN**  
**MONTHLY RENT: \$10,906.15**  
**ANNUAL BUMPS:**  
**3.5% ANNUAL BUMPS BEGINNING 11/1/2026**



Rent Roll								
13908-13910 Distribution Way, Farmers Branch								
Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	PSF Rent	Monthly Rent	Bumps
13906A-B	Vacant	-	12,924.00	-	-	-	-	-
13906C-D	Duntov Motor Company	NNN	14,957.00	01/08/2024	31/10/2030	\$8.75	\$10,906.15	3.5% annual bumps beginning 11/1/2026
13908	Vacant	-	8,027.00	-	-	-	-	-
13910ABC	Transitions Group, Inc. dba Furniture Options	NNN	15,314.00	01/08/2024	31/12/2031	\$8.26	\$10,541.14	3.25% annual bumps
Total Current				51,222.00				
	Total Units	Total Area	Percentage	Monthly Rent	NOI (Starting 1/1/2026)			
Occupied	2.00	30,271.00	59.10%	\$21,115.48	\$257,367.48			
Vacant	2.00	20,951.00	40.90%	\$0.00				
Total	4.00	51,222.00	100.00%	\$21,115.48				





**51,222 SF**

- 20,951 SF Cross Dock Vacancy
- 4 Dock High Doors
- 2 Ramps
- Fully Sprinklered



# 13908-13910 DISTRIBUTION WAY

Farmers Branch, TX 75234



Exclusive Offering | Private and Confidential

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