

THERM•ALL
AN SDI COMPANY

STOROPack

FOREST CLIFF
PARK

DUNCANVILLE ROAD

SITE
±6.243 AC

FOR SALE OR LEASE

Permitted & Shovel Ready BTS (100,100 SF)

5166 Duncanville Road | Dallas, TX 75236

SRS
INDUSTRIAL

New Industrial BTS Close to Loop 12

5166 Duncanville Road | Dallas, TX



100,100 SF

Building Size

Light Industrial

Zoning

Potential

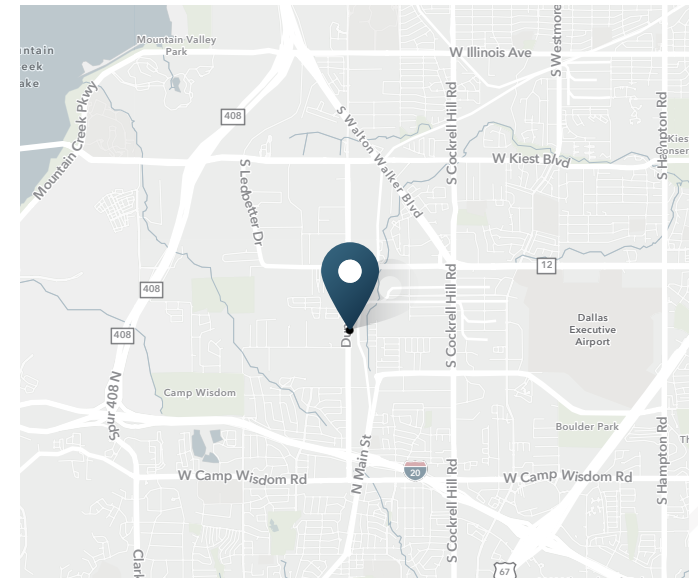
Rail Access

Contact Broker

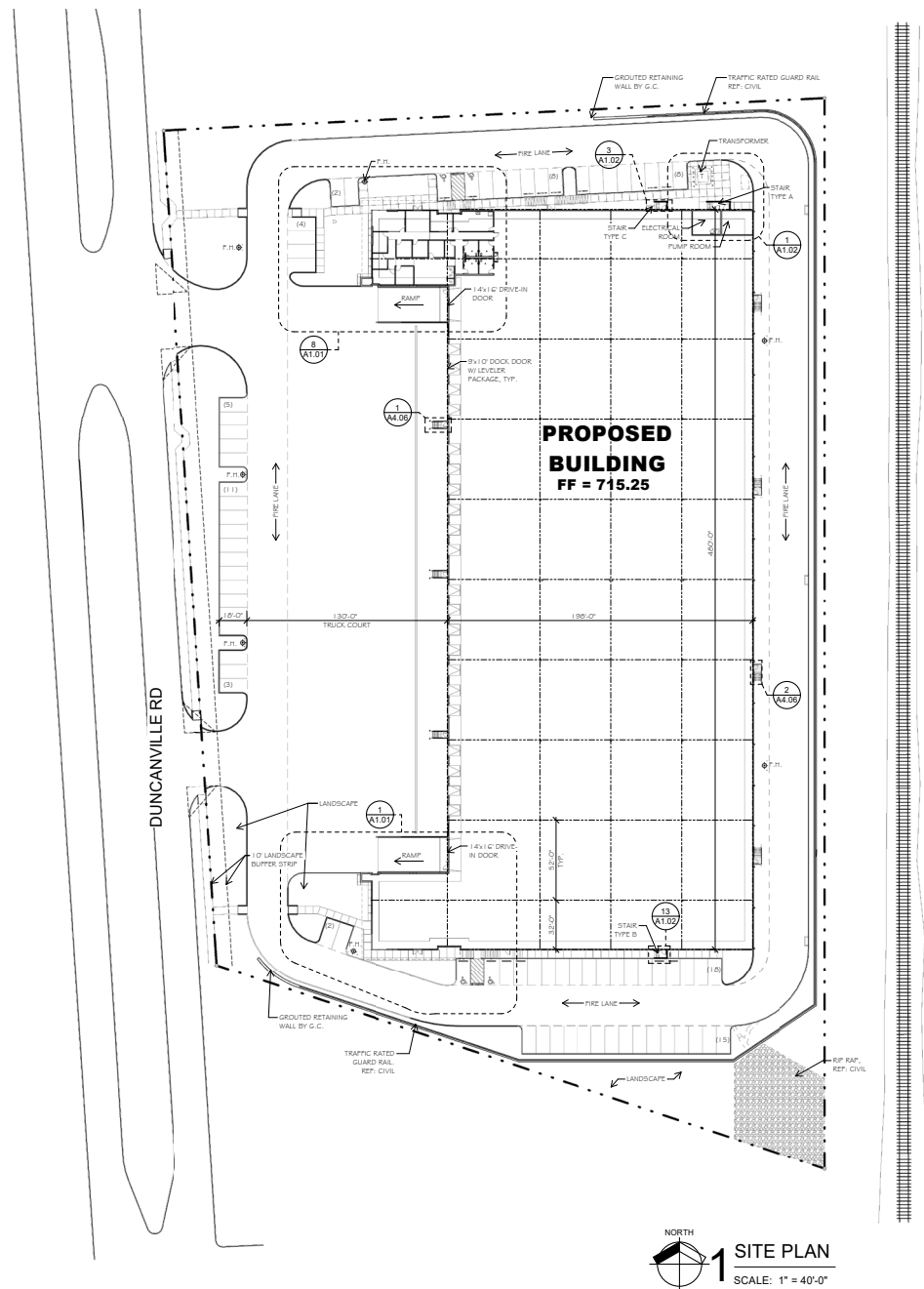
Pricing & Rate

PROPERTY HIGHLIGHTS

Available SF	100,100
Office SF	BTS
Land AC	±6.243
Clear Height	32'
Grade Level	2 Oversized 14x16
Dock High	21
Car Parks	77
Truck Court	130'
Sprinkler	ESFR

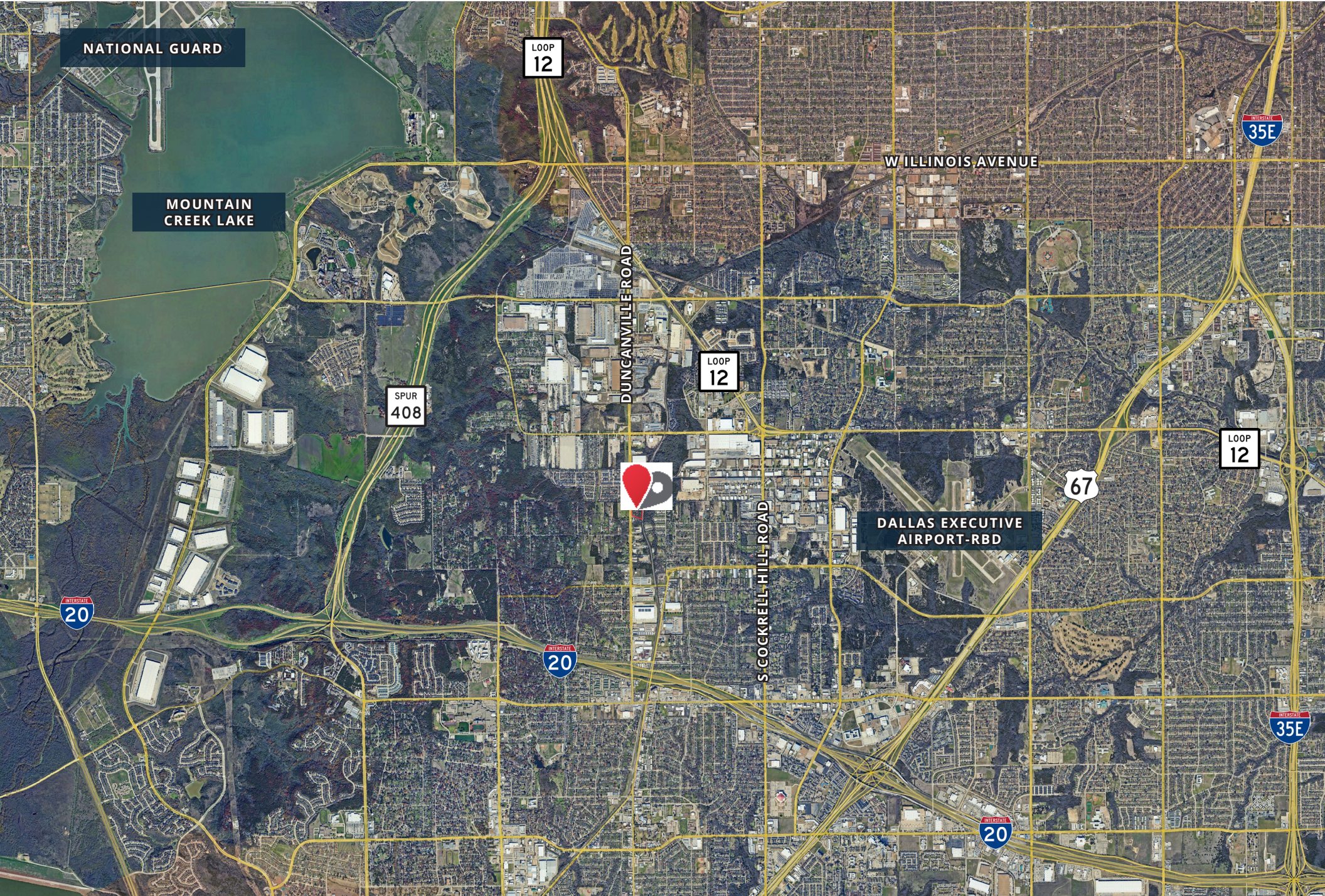


5166 Duncanville Road | Dallas, TX



New Industrial BTS Close to Loop 12

5166 Duncanville Road | Dallas, TX



New Industrial BTS Close to Loop 12

5166 Duncanville Road | Dallas, TX



DEMOGRAPHIC HIGHLIGHTS

Population

	1 Mile	3 Miles	5 Miles
2024 Estimated Population	8,042	80,671	231,663
2029 Projected Population	7,920	81,315	230,751
Proj. Annual Growth 2024 to 2029	-0.31%	0.16%	-0.08%

Daytime Population

2024 Daytime Population	8,583	84,934	204,791
Workers	4,564	43,310	84,247
Residents	4,019	41,624	120,544

Income

2024 Est. Average Household Income	\$95,537	\$70,038	\$78,941
2024 Est. Median Household Income	\$60,196	\$47,577	\$54,334

Households & Growth

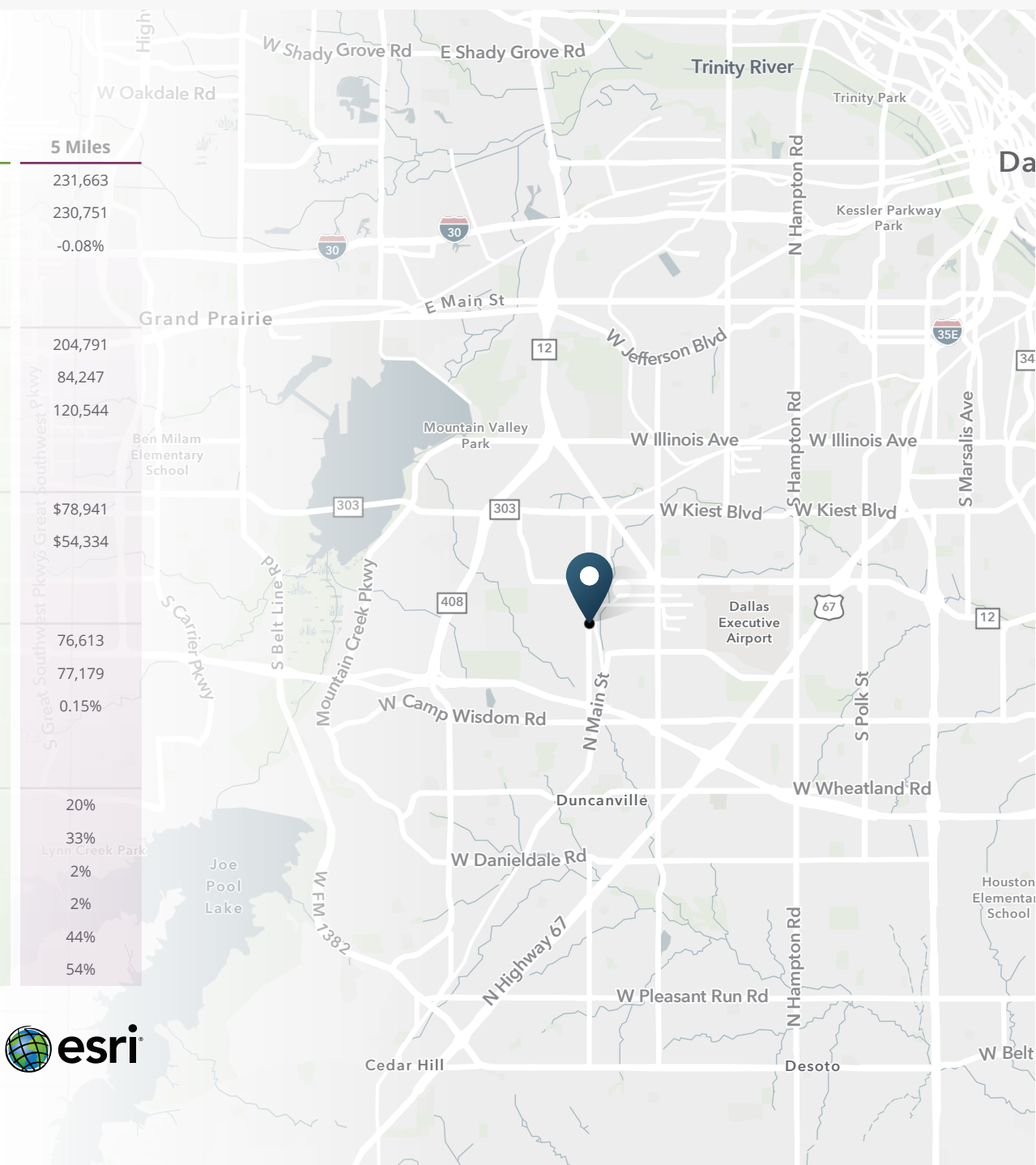
2024 Estimated Households	2,364	28,020	76,613
2029 Estimated Households	2,344	28,563	77,179
Proj. Annual Growth 2024 to 2029	-0.17%	0.38%	0.15%

Race & Ethnicity

2024 Est. White	22%	20%	20%
2024 Est. Black or African American	22%	36%	33%
2024 Est. Asian or Pacific Islander	4%	2%	2%
2024 Est. American Indian or Native Alaskan	2%	2%	2%
2024 Est. Other Races	50%	40%	44%
2024 Est. Hispanic (Any Race)	62%	50%	54%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers, and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A license holder can represent a party in a real estate transaction.

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner or buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

SRS Industrial Partners, LLC	9012124	Brant.Landry@SRSRE.COM	214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brant Landry	481909	Brant.Landry@SRSRE.COM	214.764.2242
Designated Broker of Firm	License No.	Email	Phone

Brant Landry		481909	Brant.Landry@SRSRE.COM	214.764.2242
Licensed Supervisor of Sales Agent/Associate		License No.	Email	Phone
Sales Agent/Associate's Name		License No.	Email	Phone
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



SRS Real Estate Partners

8144 Walnut Hill Lane, Suite 1200
Dallas, TX 75231
214.560.3200

Shannon Johnston

469.363.0874
Shannon.Johnston@srsre.com

Jimmy Holcomb

940.235.9709
Jimmy.Holcomb@srsre.com

SRSRE.COM/Industrial

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;
however SRS Real Estate Partners does not guarantee its completeness or accuracy.