

INFORMATION PACKAGE



EBG
EUREKA BUSINESS GROUP



FOR SALE

11578 Airway Blvd. Roanoke, TX

Joseph Gozlan
P: (903) 600-0616
E: Joseph@ebgtexas.com

16,800 SF
Industrial/Flex

Executive Summary



Eureka Business Group is pleased to present **11578 Airway Blvd**, a **fully leased**, 16,800 SF industrial flex building situated on 1.4 AC in the highly desirable Airport Drive industrial corridor of **Roanoke, TX**. This well-constructed 2002 property offers a rare opportunity for investors and owner-users seeking operational flexibility in one of DFW's strongest growth corridors. The building features two divisible units of 11,200 SF and 5,600 SF, each equipped with front and back rollup doors, fully finished air-conditioned offices, and bathrooms in both office and warehouse areas. Heavy 3-phase 400 amp power service and fenced, gated yards provide the infrastructure needed for a wide range of industrial and flex uses.

What makes this property particularly compelling is its location **outside city limits**, meaning no zoning restrictions or municipal usage limitations. This freedom allows buyers to operate virtually any business type without bureaucratic hurdles. The NE Tarrant/Alliance submarket has emerged as North Texas' largest industrial corridor, adding 57.6 million SF of inventory over the past decade alone. Demand continues to be fueled by the Perot Field Fort Worth Alliance Airport and the BNSF Alliance Intermodal Facility, attracting major users including Amazon Air, Ariat, and Lennox. Forecasts remain optimistic with vacancy recovery expected within two to three years based on historical absorption patterns.

The surrounding demographics reinforce the investment thesis with exceptional population and income growth. Within a 5-mile radius, population has grown significantly since 2020 and is projected to continue at 4.4% through 2029. Median household income exceeds \$118,000 with average home values concentrated in the \$400K to \$1M range.

The Property

11578 Airway Blvd
Roanoke, TX

Property Profile

Available SF:	16,800
Type:	Flex/Light Industrial/Storage
Year Built:	2002
No. of Units:	Two units: 11,200SF/5,600SF Plus Additional fenced yard!
Finish:	Built Out Offices with HVAC in both units
HVAC:	In Office Areas
Roofs:	Meta, less than 5 y.o.
Security:	Fenced & Gated yards!
Power:	3-phase / 400Amp potential for more!



**Click to View
Google Map**



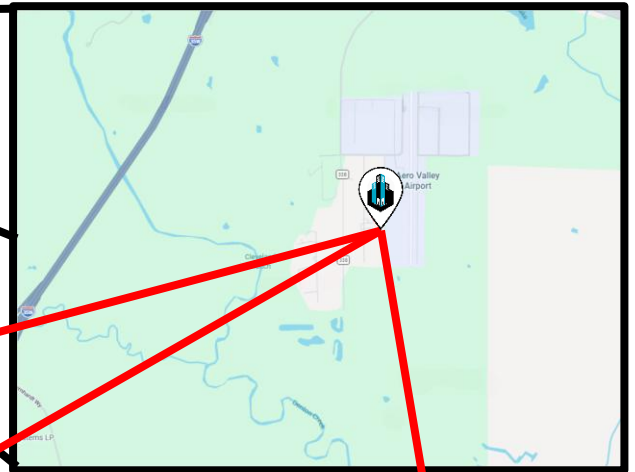
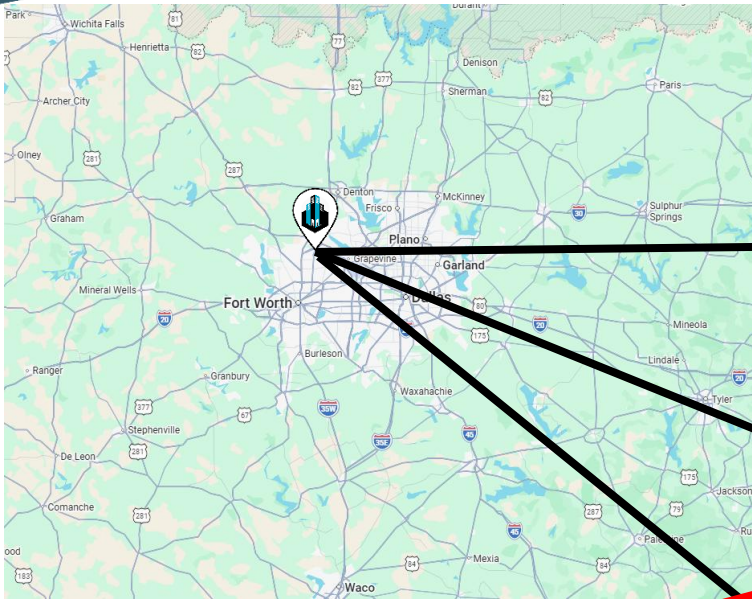
**Click to View
Street View**

Highlights

- Located in Roanoke's Aero Valley Airport industrial area
- Outside city limits - No usage restrictions!
- Easy access to I-35 & US-377 Highways
- Each unit has two large rollup doors: Front & Back (total 4 in the building)
- Secure fenced yards
- Both units have fully finished, **airconditioned** offices
- Both units has bathrooms in Office & Warehouse area

Location

11578 Airway Blvd
Roanoke, TX



Your Retail Navigator in DFW;
Charting the Course for Retail Growth!

Pictures

11578 Airway Blvd
Roanoke, TX



Your Retail Navigator in DFW;
Charting the Course for Retail Growth!

Video

11578 Airway Blvd
Roanoke, TX



 **EBG**
EUREKA BUSINESS GROUP

**INDUSTRIAL/FLEX
FOR SALE
16,800 SF**

 **No zoning restriction**

 **Located in Roanoke's
Aero Valley Airport
industrial area**

Schedule a Visit



JOSEPH GOZLAN
(903) 600-0616
Joseph@EBGTexas.com

ROANOKE, TX

Eureka Business Group | www.ebgtx.com



Your Retail Navigator in DFW;
Charting the Course for Retail Growth!

The Market

11578 Airway Blvd
Roanoke, TX

NE Tarrant/Alliance Submarket Summary

NE Tarrant/Alliance Industrial

The NE Tarrant/Alliance industrial submarket is still grappling with the aftermath of a massive construction cycle that concluded in the first half of 2024. Within a year, roughly 13 million SF of space was delivered to this submarket. Over half of this inventory was tied up in projects of 1 million SF or larger, spread across 7 different facilities. Occupancy on these buildings is still hovering close to 30% as of the first half of 2025. Still, new move-ins by firms like Ariat, which made headlines with their announcement of an expansion to their regional headquarters as well as a 1.2 million SF distribution center in the 35 Eagle business park, are driving this number down.

In many ways, this submarket's performance is typically closely tied to these largest assets. Historically, these million-square-foot-plus buildings have performed extremely well, often operating at or near 100% occupancy. Even with the surge in new deliveries seen over the last several years, vacancies for these properties never exceeded 20%, highlighting the overall strength of this particular slice of the submarket.

This is part of why Hillwood has continued to move forward with plans to construct more of these facilities. The 1.1 million SF Alliance Westport 24 broke ground in January 2025. This comes at a time when overall vacancy rates are still elevated, even compared to the Dallas-Fort Worth average, but is part of the region's overall expansion blueprint. In just the last ten years alone, NE Tarrant/Alliance has added 57.6 million SF of industrial inventory, propelling it from a relatively modest submarket to the largest in North Texas in less than a decade.

Still, tracing a path similar to what has been observed in



most other parts of the market, new construction increasingly skews towards mid-sized industrial projects of 250,000 SF or less. Of the 8.6 million SF in development, roughly a third of all projects fall within this size range. Like many of the projects in this submarket, these are mostly speculative facilities split evenly between single- and multi-tenant layouts.

Recent quarters have seen an overall mixed bag of fundamentals, with massive vacancies from Lumber Liquidators and DHL putting over a million SF of space back on the market in 2024Q4. A similar story played out several months later when Google announced that it would be exiting its million SF lease in the Northlake 35 industrial park. The company had been building out the interior and had not yet occupied the space, but the building currently stands as the submarket's largest vacancy.

Ultimately, forecasts for this submarket are optimistic. Demand for space is fueled by the existing labor pool and connectivity offered through the area's infrastructure, most notably Perot Field Fort Worth Alliance Airport and the BNSF Alliance Intermodal Facility. This airport is the second-largest in Dallas-Fort Worth, serves the distinction of being the world's first dedicated industrial airport, and has attracted attention from large transporters, including Amazon Air. Stronger demand for the larger swaths of space could see vacancy recover faster than anticipated. Past peaks in vacancy took anywhere between two and three years to fully recover, often spurred on by these spikes in demand. An increase in new leasing at the start of 2025, which includes two million SF deals for Ariat and Lennox, signals this more optimistic recovery as a viable path forward.

Your Retail Navigator in DFW;
Charting the Course for Retail Growth!

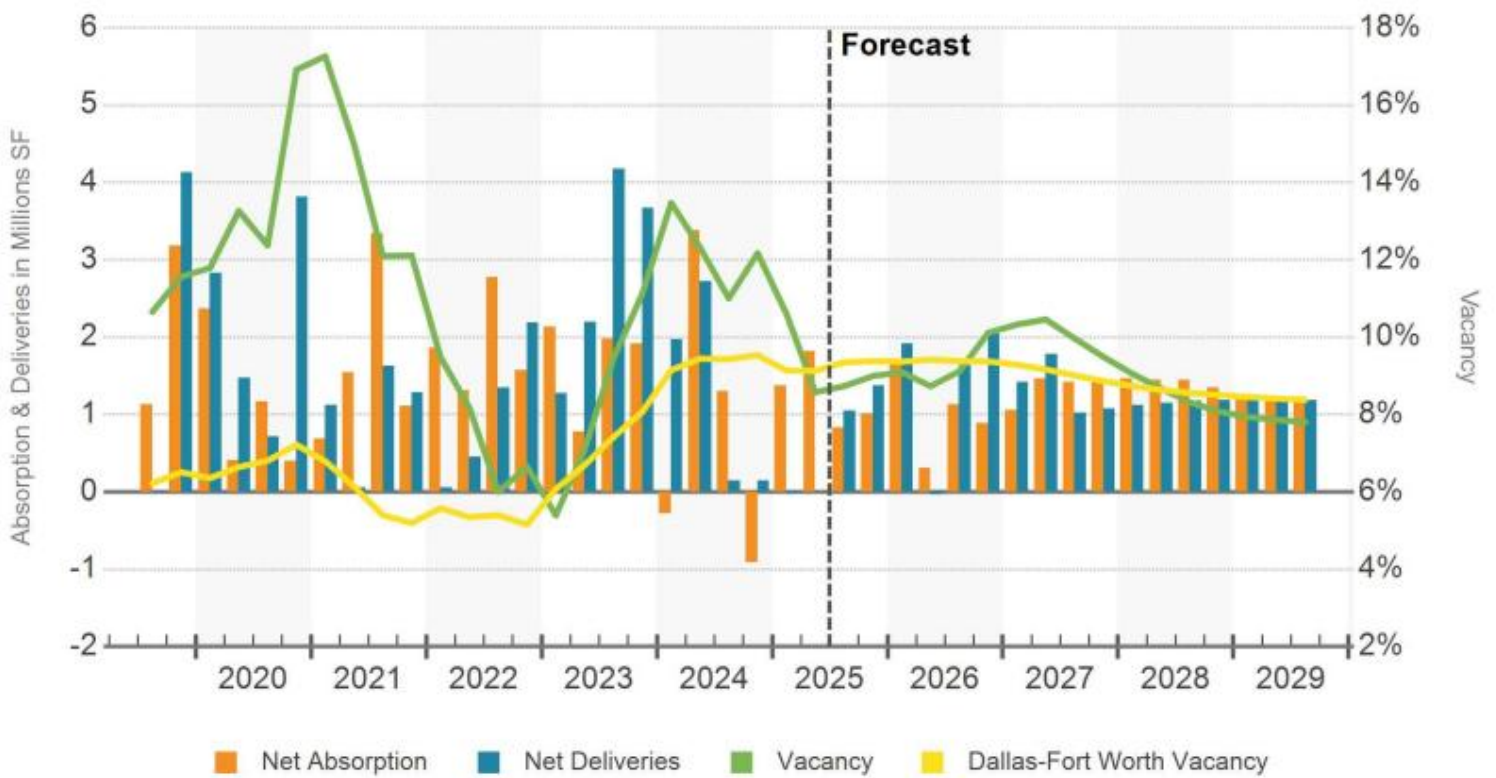
The Market

11578 Airway Blvd.
Roanoke, TX

NE Tarrant/Alliance Submarket Summary

NE Tarrant/Alliance Industrial

NET ABSORPTION, NET DELIVERIES & VACANCY



Your Retail Navigator in DFW;
Charting the Course for Retail Growth!

Demographics

11578 Airway Blvd
Roanoke, TX

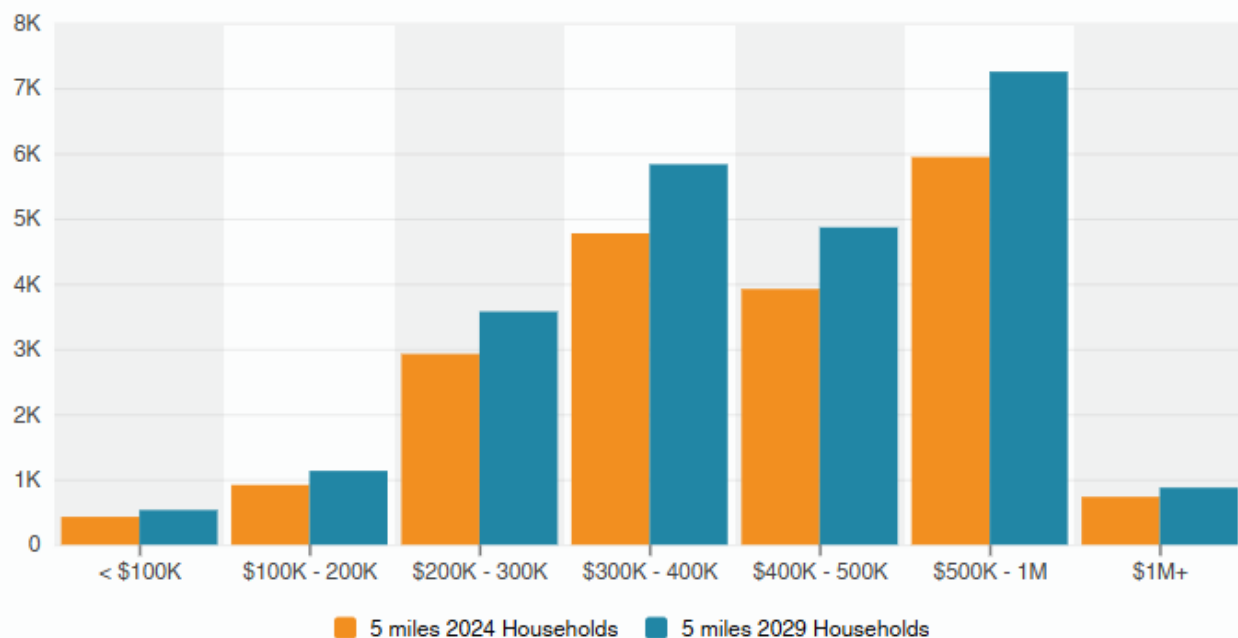
Population

	3 miles	5 miles	10 miles
2020 Population	14,499	54,651	298,868
2024 Population	21,572	74,404	339,928
2029 Population Projection	26,699	90,797	386,436
Annual Growth 2020-2024	12.2%	9.0%	3.4%
Annual Growth 2024-2029	4.8%	4.4%	2.7%
Median Age	38.8	39.1	40.4
Bachelor's Degree or Higher	52%	49%	52%

Income

	3 miles	5 miles	10 miles
Avg Household Income	\$140,069	\$145,370	\$159,989
Median Household Income	\$118,038	\$118,433	\$130,894

Home Values



Your Retail Navigator in DFW;
Charting the Course for Retail Growth!

Sold Comps

11578 Airway Blvd.
Roanoke, TX

1 11978 Cleveland Gibbs Rd (Part of a 2-Property Sale) Roanoke, TX 76262 (Denton County) - NE Tarrant/Alliance Submarket

Manufacturing

Sold	10/22/2025	Land Area	1.70 AC/74,052 SF
Sale Price	Not Disclosed	Sale Comp Status	Research Complete
RBA	12,000 SF	Sale Comp ID	7390175
Built	2017	Parcel Numbers	R701090

CRExi reports \$2.13M sold price



2 14475 Day Rd - Building 1 Roanoke, TX 76262 (Denton County) - NE Tarrant/Alliance Submarket

Light Manufacturing

Sold	7/2/2025	Land Area	5.00 AC/217,800 SF
Sale Price	Not Disclosed	Sale Comp Status	Public Record
RBA (% Leased)	5,000 SF (100%)	Sale Comp ID	7259974
Built	1984	Parcel Numbers	41492986

Costar Estimates \$1.9M sold price



3 11354 Airway Blvd Roanoke, TX 76262 (Denton County) - NE Tarrant/Alliance Submarket

Warehouse

Sold	6/20/2025	Land Area	0.50 AC/21,780 SF
Sale Price	Not Disclosed	Sale Comp Status	Public Record
RBA (% Leased)	5,400 SF (100%)	Sale Comp ID	7231748
Built	2024	Parcel Numbers	R68984

~ \$800K sold price



4 101 Travis St Roanoke, TX 76262 (Denton County) - NE Tarrant/Alliance Submarket

Light Manufacturing

Sold	6/3/2024	Land Area	0.44 AC/19,166 SF
Sale Price	\$1,075,000 (\$185.34/SF)	Sale Comp Status	Research Complete
RBA	5,800 SF	Sale Comp ID	6753617
Price Status	Confirmed	Parcel Numbers	R72364
Built	1995		

Costar reports \$1.075M sold price



5 14475 Old Denton Rd Roanoke, TX 76262 (Denton County) - NE Tarrant/Alliance Submarket

Industrial

Under Contract	1,130 Days on Market	Built	2016
Asking Price	Not Disclosed	Land Area	5.99 AC/260,924 SF
RBA (% Leased)	24,450 SF (100%)	Parcel Numbers	R692471

Under Contract around \$4.5M per broker



Contact



JOSEPH GOZLAN

THE RETAIL NAVIGATOR™

Joseph Gozlan Managing Principal

M:(903) 600-0616

E: Joseph@EBGTexas.com

W: www.EBGTX.com



EBG
EUREKA BUSINESS GROUP



Your Retail Navigator in DFW;
Charting the Course for Retail Growth!

Our Services



COMMERCIAL REAL ESTATE



Investment Sales



Landlord/Tenant
Representation



Consulting Services



Commercial Property
Management



www.ebgtx.com



[\(903\) 600-0616](tel:(903)600-0616)



EBG

EUREKA BUSINESS GROUP



Your Retail Navigator

Charting the Course for Retail Growth!



Your Retail Navigator in DFW;
Charting the Course for Retail Growth!

Legal Disclaimer

All materials and information received or derived from Eureka Business Group its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Eureka Business Group its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Eureka Business Group will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eureka Business Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Eureka Business Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eureka Business Group in compliance with all applicable fair housing and equal opportunity laws.





Information About Brokerage Services

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

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

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

- Put the interest 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 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 and 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.

<u>Joseph Gozlan</u>	<u>0593483</u>	<u>Joseph@EBGTexas.com</u>	<u>(903)600-0616</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	LicenseNo.	Email	Phone
<u>Designated Broker of Firm</u>	<u>LicenseNo.</u>	<u>Email</u>	<u>Phone</u>
Licensed Supervisor of Sales Agent/ Associate	LicenseNo.	Email	Phone
<u>Sales Agent/Associate's Name</u>	<u>LicenseNo.</u>	<u>Email</u>	<u>Phone</u>
<u>Buyer/Tenant/Seller/Landlord Initials</u>		<u>Date</u>	