

# INDUSTRIAL OUTSIDE STORAGE

75 230,000 AADT



## AVAILABLE FOR SALE/LEASE

### 37,700 SF ON 4 ACRES

6000 Split Trail Road, Plano, Texas





# 6000 Split Trail Rd, Plano, TX

Industrial/IOS  
bradford.com

Bradford is pleased to present to tenants a premiere Industrial Outdoor Storage facility available to purchase or lease located at 6000 Split Trail Road in Plano, Texas. The subject property consists of a 37,700 square foot industrial warehouse building with multiple oversized grade-level doors, including with 3,930 square feet of office space on 4.00 acres. The property offers prospective tenants a prime location for an industrial building with outside storage capabilities in addition to its highway visibility. Uses within the CC – Corridor Commercial district, such as manufacturing – light intensity (operations enclosed), building materials sales, compact construction & transportation equipment sales & service, garden center, service contractor among many more, are an ideal use to serve the growing population in North Texas.

Situated within 1,000 feet of North Central Expressway (US Hwy 75) in Plano, a tight industrial submarket within Dallas-Fort Worth, the property benefits from highway visibility and its proximity to major retailers, such as Lowe's, Walmart, Academy Sports + Outdoors, and Sam's Club to name a few, and the 295,000 residents living in Plano, which is ranked 7th in Texas and 73rd in the United States, creating for a unique low-coverage industrial site with a clear-span warehouse facility.







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## Property Highlights

**Acres:** ± 4.00 acres

**Building:** ± 37,700 SF

3,930 SF office

31,970 SF warehouse

1,800 SF Covered Storage Building

**Clear Height:** 21'

**Lighting:** LED

**Surface Improvements:** Gravel/Flex Base

**Gates:** Automatic

**Fencing:** Masonry & chain-link

**Grade-Level Doors:** 8'x8' to 19'x16'

Corridor Commercial District

Possible uses include but not limited to:

Building material sales

Construction equipment sales/service

Transportation equipment sales/service

Service contractor

[Plano Zoning Ordinance](#)







# 6000 Split Trail Rd, Plano, TX

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**8 MILES**  
TO THE SHOPS AT LEGACY



**10 MILES**  
TO MCKINNEY



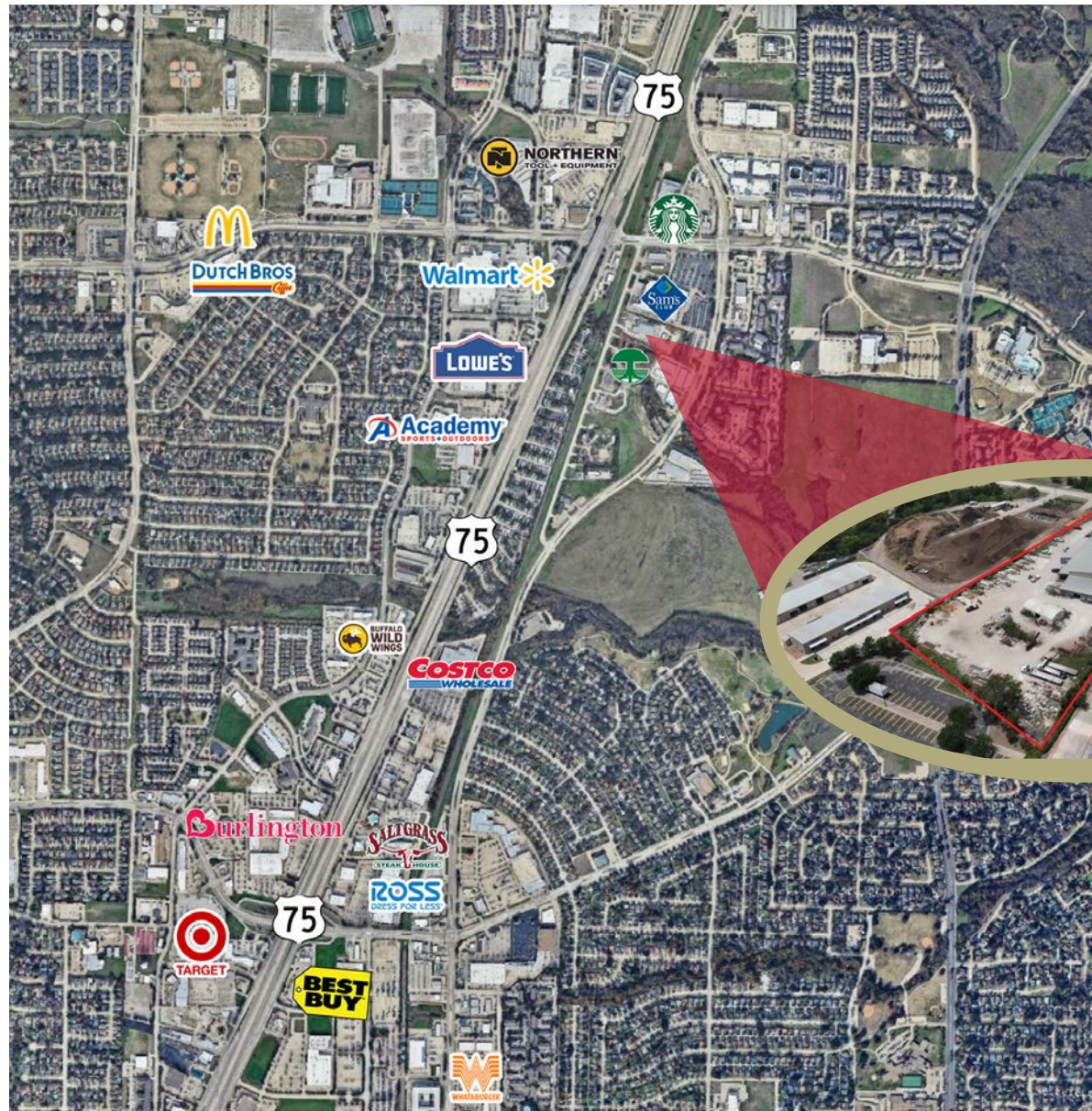
**22 MILES**  
DOWNTOWN DALLAS



**25 MILES**  
TO LOVE FIELD



**29 MILES**  
TO DFW AIRPORT



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# Floor Plan

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## CONTACT INFORMATION



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# Disclosure



11-2-2015



## Information About Brokerage Services

*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 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.

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|   |             |                   |            |
| Sales Agent/Associate's Name  | License No. | Email             | Phone      |
|   |             |                   |            |
| Buyer/Tenant/Seller/Landlord Initials                                 |             | Date              |            |