

FOR LEASE

SIGMA RD IOS

4343 Sigma Rd
Farmers Branch, TX 75244

Midway Rd

Midway Rd

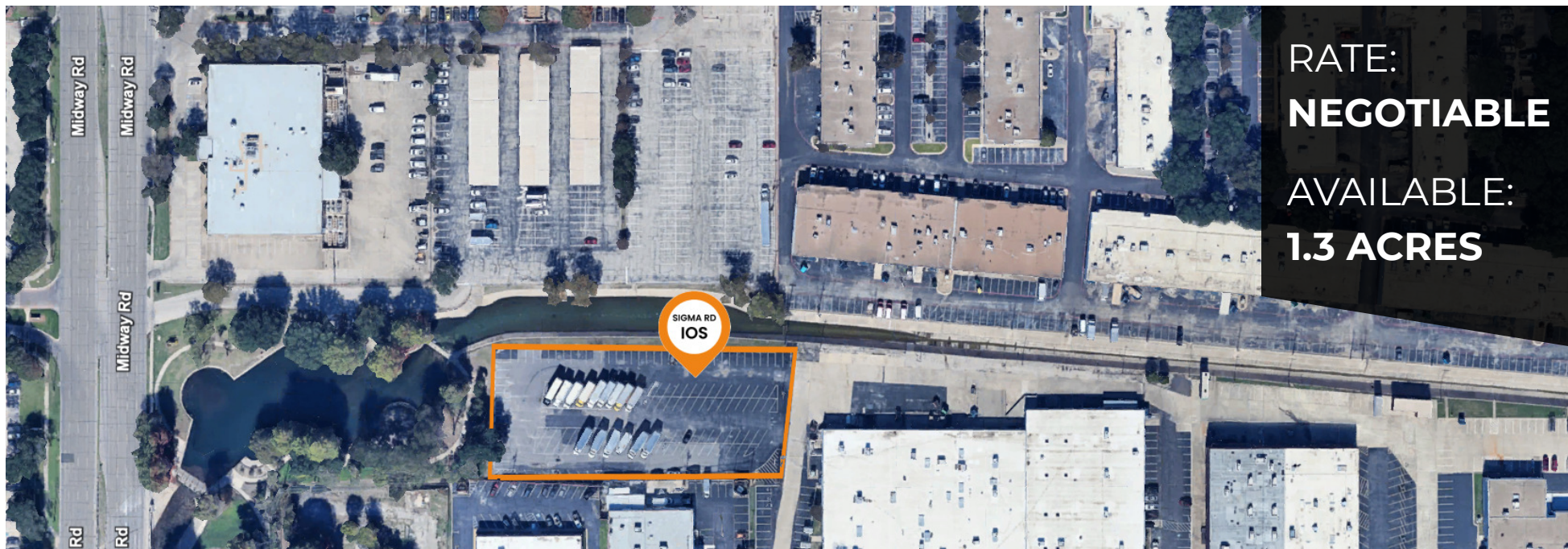
Midway Rd

SIGMA RD
IOS

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RATE:
NEGOTIABLE
 AVAILABLE:
1.3 ACRES

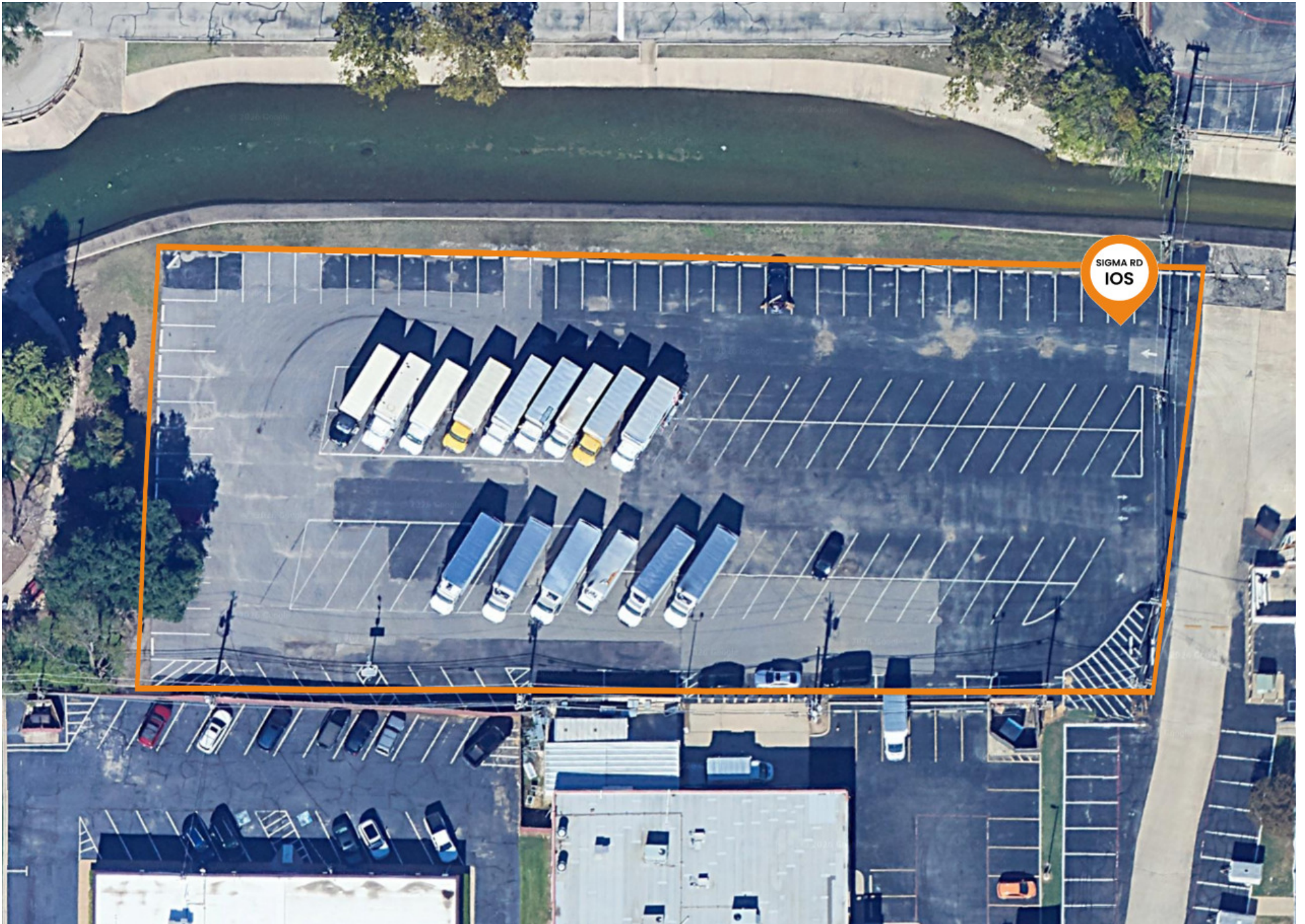
PROPERTY DESCRIPTION

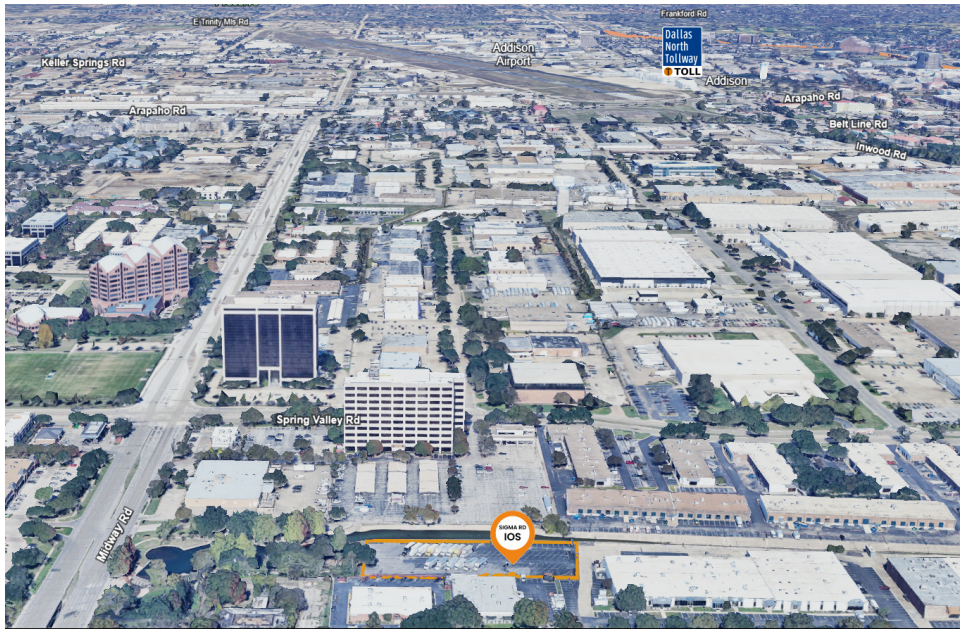
This paved lot in the heart of North Dallas offers a rare opportunity for tenants seeking paved storage in the desirable North Dallas - Farmers Branch industrial corridor. With convenient access to Midway Road, Interstate 635, and the Dallas North Tollway, this yard is centrally located within close proximity to North Dallas's most premier neighborhoods and shopping districts allowing for a variety of useful applications such as last mile fleet parking, electric vehicle stations, lot overflow, and many more. Future vacancies at the neighboring properties present a potential opportunity to combing neighboring flex/warehouse space with convenient access to the subject parking area.

PROPERTY HIGHLIGHTS

- **Strategic Connectivity:** Close proximity to I-635 and the Dallas North Tollway provides seamless access to Dallas, Addison, and Carrollton, ideal for servicing customers across a densely populated and wide region.
- **1.3-Acre Paved Lot:** The expansive lot size supports diverse uses, such as parking for retail, car dealership inventory, food truck operations, or event staging, offering operational flexibility.
- **Customizable Lease Options:** Flexible leasing terms can be negotiated to suit short-term projects or long-term business plans, accommodating various commercial strategies.
- **Versatile Applications:** Perfect for overflow parking, equipment storage, pop-up events, or promotional displays, the lot caters to industries seeking high-traffic visibility.
- **Fencing Available:** Owner willing to fence the lot for the right user.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,696	57,565	139,841
Total Population	10,586	122,649	331,769
Average HH Income	\$108,754	\$121,359	\$125,576

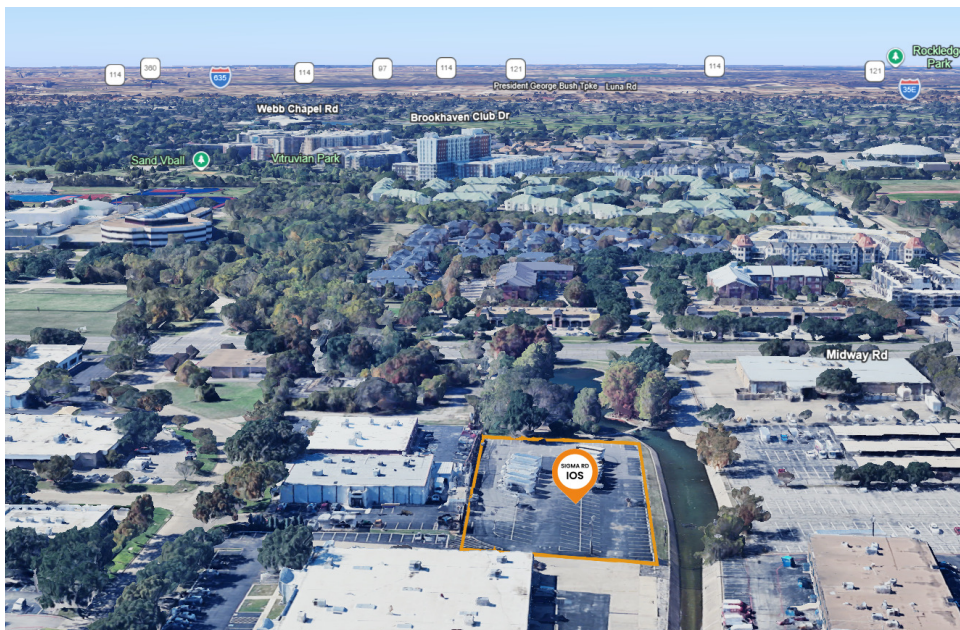




North



South



West



East

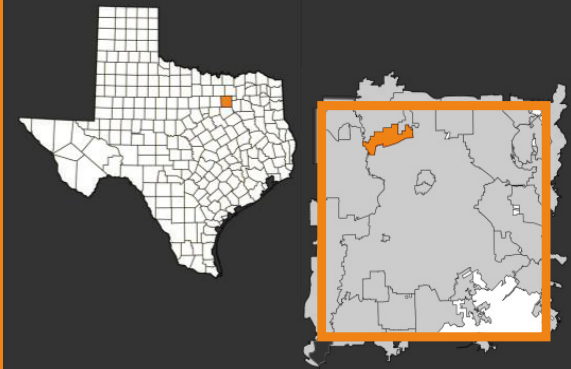


FARMERS BRANCH

Farmers Branch, TX is a dynamic inner-ring suburb located in the northern part of Dallas County, immediately north of Dallas proper and part of the thriving Dallas-Fort Worth (DFW) metroplex. Often called the "City in a Park," it offers a strategic location with excellent connectivity via major thoroughfares including I-635 (LBJ Freeway), I-35E, and the Dallas North Tollway, providing seamless access to downtown Dallas (approximately 15-20 minutes south) and both major airports: Dallas Love Field (11 miles) and DFW International Airport (14 miles).

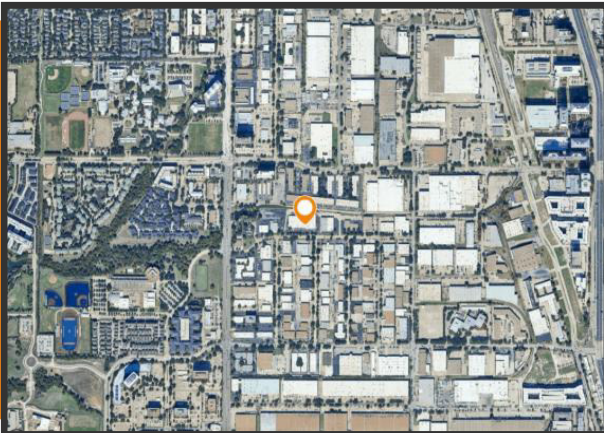
Economically, Farmers Branch benefits from its proximity to the broader DFW region's robust job market and hosts over 4,000 companies, including more than 250 corporate headquarters or significant operations. Notable employers and businesses include BSN Sports/Varsity Brands, TDIndustries, Scout & Cellar, Taco Bueno, SoftLayer/IBM, and recent additions like FormFactor, Inc. (advanced manufacturing). The city supports diverse sectors such as logistics, technology, professional services, manufacturing, and retail.

FormFactor, Inc. Selects Farmers Branch as site for new advanced manufacturing facility >>>



DFW Proximity

11mi	Dallas Love Field
14mi	DFW International
14mi	Dallas City Hall
21mi	Frisco City Hall
31mi	Fort Worth City Hall

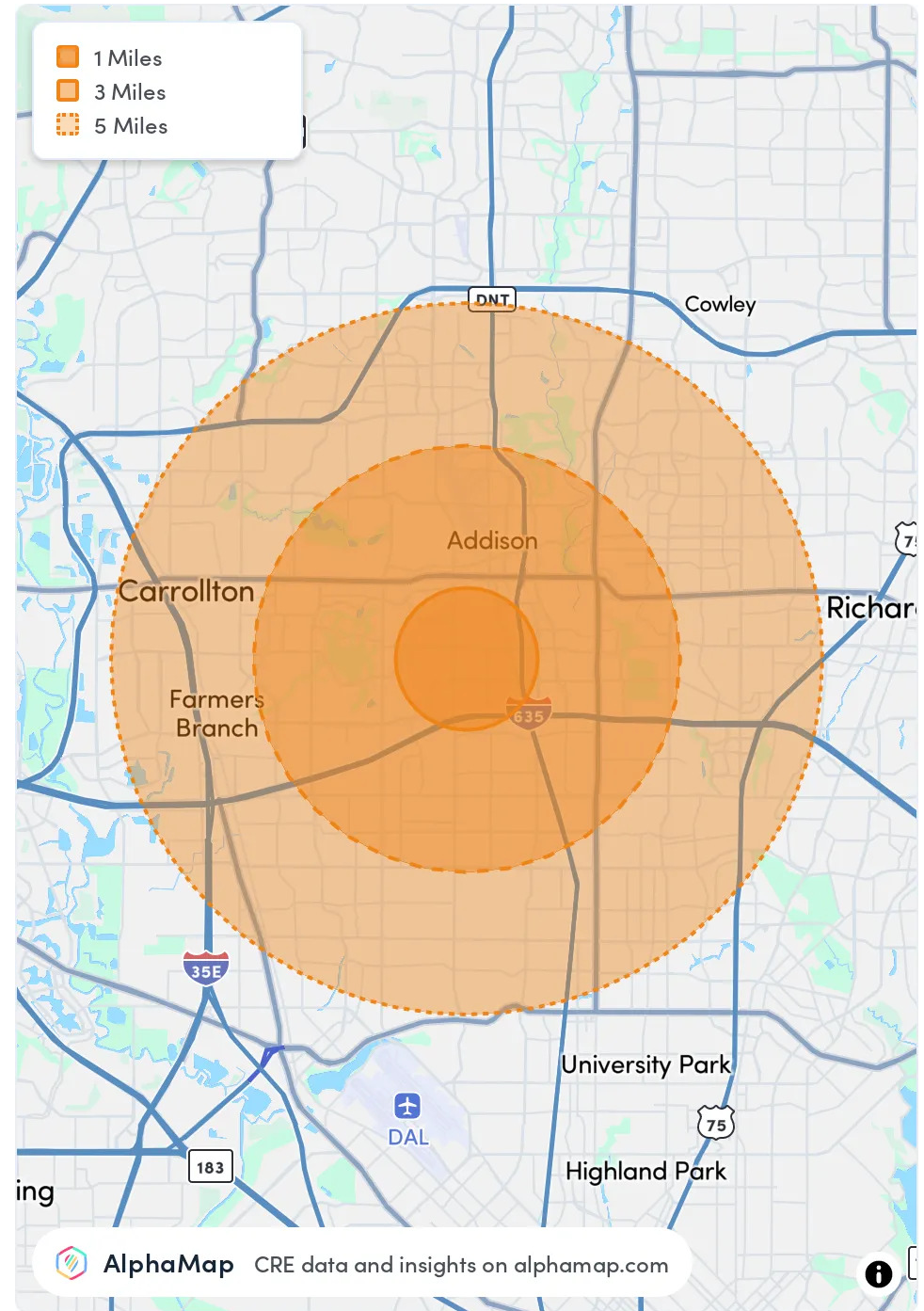


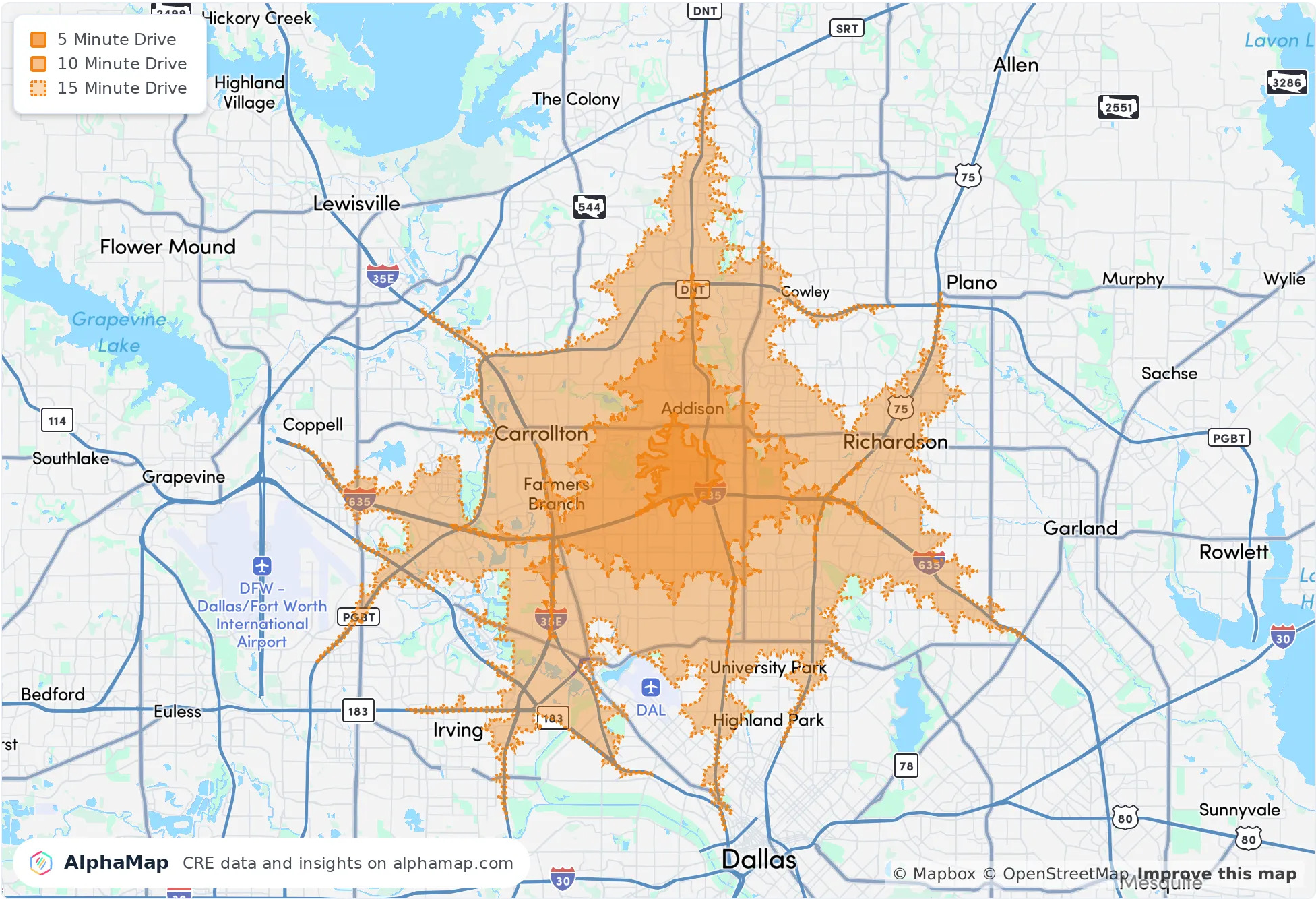


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,586	122,649	331,769
Average Age	37	40	39
Average Age (Male)	37	39	39
Average Age (Female)	38	41	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,696	57,565	139,841
Persons per HH	1.9	2.1	2.4
Average HH Income	\$108,754	\$121,359	\$125,576
Average House Value	\$405,979	\$505,095	\$538,102
Per Capita Income	\$57,238	\$57,790	\$52,323

Map and demographics data derived from AlphaMap





AlphaMap CRE data and insights on alphamap.com

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Map and demographics data derived from AlphaMap

Spring Valley Rd

CONTACT

CHRIS ADAMS

Principal & Managing Broker
972.597.9686
cadams@tradeproperties.com
TX #619855

JOSH ADAMS

Principal
972.597.9184
jadams@tradeproperties.com
TX #792874

TRADE PROPERTIES

17250 Dallas Parkway
Dallas, TX 75248

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SIGN UP



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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker’s duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer’s agent. **An owner’s agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant’s agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Trade Properties	#9016462	info@tradeproperties.com	972-924-9986
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Chris Adams	TX #619855	cadams@tradeproperties.com	972.597.9686
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
-	-	-	-
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
-	-	-	-
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date