

# COMMERCIAL OFFERING MEMORANDUM

## Agribusiness & Executive Estate Campus

6521 & 6529 Asher Road

Alvarado, Texas 76009

**Offering Price: \$5,995,500**

### Presented By

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# EXECUTIVE SUMMARY

An exceptional opportunity to acquire a 40-acre agribusiness campus with executive residence, greenhouse production facilities, industrial buildings, and distribution infrastructure strategically located in Johnson County within the Dallas–Fort Worth growth corridor.

The property is currently configured for hydroponic agriculture and commercial operations, with extensive improvements including greenhouses, cold storage, warehouse facilities, and manufacturing space.

The site also features a luxury executive residence and guest house, creating a rare combination of commercial production capability and estate living.

The property offers flexible potential for:

- Controlled environment agriculture
- Food production and processing
- Agricultural technology operations
- Distribution and logistics
- Agribusiness campus development
- Private ranch estate with commercial operation



# PROPERTY OVERVIEW

## Property Summary

Item	Description
Property	Agribusiness / Commercial Estate
Location	6521 & 6529 Asher Road
City	Alvarado
County	Johnson County
Land Area	40 Acres
Zoning	Farming
Utilities	3-Phase Electric
Solar	PV solar panels installed on buildings
Improvements	Executive home, greenhouses, commercial buildings

This unique property provides the infrastructure necessary to support **large-scale agricultural production, commercial distribution, and operational headquarters.**

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# GREENHOUSE PRODUCTION FACILITIES



The property includes approximately 12,000 square feet of greenhouse facilities equipped for hydroponic production.

#### Features

- Hydroponic irrigation system
- Controlled-environment growing structures
- Commercial grow lighting
- Industrial ventilation systems
- Fans and environmental control equipment
- Production tables and grow stations

These facilities are suitable for:

- vegetable production
  - specialty crops
  - plant propagation
  - controlled environment agriculture
  - research and development
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# INDUSTRIAL & DISTRIBUTION BUILDINGS



The property contains approximately 13,000 square feet of insulated commercial metal buildings supporting production, processing, and distribution operations.

Key Improvements:

- Spray-foam insulated metal buildings
- 3-phase electrical service
- Loading docks
- Solar PV systems installed on structures

Additional operational facilities include 15,000 SF Commercial Building:

- 3,000 SF warehouse with dock access capable of 18 wheelers
- 6,000 SF walk-in commercial cooler
- 1,000 SF freezer storage
- 400 SF produce cooler
- Industrial Distribution
- Showroom and Manufacturing areas

These improvements allow for food processing, packaging, cold storage distribution, and manufacturing operations.

## **GUEST HOUSE / BUSINESS OFFICE**

A 1,600 square foot 3 bedroom /2 bath guest residence provides additional flexibility for staff housing, office use, or extended family accommodations.

Features include:

- full kitchen
- washer and dryer
- private living space

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## **EXECUTIVE RESIDENTIAL ESTATE**



The estate includes a 4,000 square foot executive residence designed for luxury rural living.

**MAIN RESIDENCE FEATURES**

- Two-story custom home
- 3–4 bedrooms
- Gourmet kitchen with custom island
- Granite countertops
- Miele appliances
- Two dishwashers
- Formal dining room
- Irrigated landscaping

Outdoor amenities include:

- resort-style swimming pool
- spa
- outdoor bathroom
- pool house
- custom outdoor kitchen and fireplace
- covered entertainment patio

A detached 3-car garage complements the residence.

## **GUEST HOUSE / MAIN RESIDENCE**

An additional 1,200 square feet of residence has been included to be used for guest accommodations and/or mother-in-law housing.

- full kitchen
- balcony
- private living space

## **LAND & AGRICULTURAL INFRASTRUCTURE**

The 40-acre property is fully fenced and cross-fenced, supporting agricultural operations and livestock if desired.

Additional improvements include:

- pole barn
- irrigation infrastructure
- agricultural production areas

The acreage provides expansion capacity for:

- additional greenhouses
- agricultural research facilities
- distribution warehouses
- manufacturing operations

# INVESTMENT HIGHLIGHTS

- 40-acre agribusiness campus
- 12,000 SF greenhouse production facilities
- 13,000 SF commercial buildings
- cold storage and freezer infrastructure
- hydroponic production systems
- solar-equipped buildings
- executive residence and guest house
- strategic DFW location

This property offers a rare opportunity to acquire an operational agribusiness campus combined with luxury estate living.

## SALE NOTES

- Equipment sold separately
- No mineral rights convey

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## CAMPUS LAYOUT









# SITE LAYOUT OVERVIEW



## Greenhouse Production Area

- Approximately **12,000 SF of greenhouse structures**
- Hydroponic irrigation systems
- Environmental control equipment
- Grow lighting and ventilation systems

## Industrial Distribution / Processing Area

- Approximately **15,000 SF of commercial buildings**
- Warehouse and loading dock access to accommodate 18 wheelers
- Manufacturing and packaging space
- Solar PV systems on buildings

## Cold Storage & Distribution

- **6,000 SF commercial walk-in cooler**
- **1,000 SF freezer storage**
- **3,000 SF warehouse distribution and storage building**

- **1,600 SF Office Space**
- **400 SQ produce cooler**

## **Residential Estate Compound**

- **4,000 SF executive residence**
  - Pool, spa, and outdoor entertainment area
  - **1,200 SF guest / mother-in-law residence**
  - Detached **3-car garage**
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# LAND & EXPANSION POTENTIAL

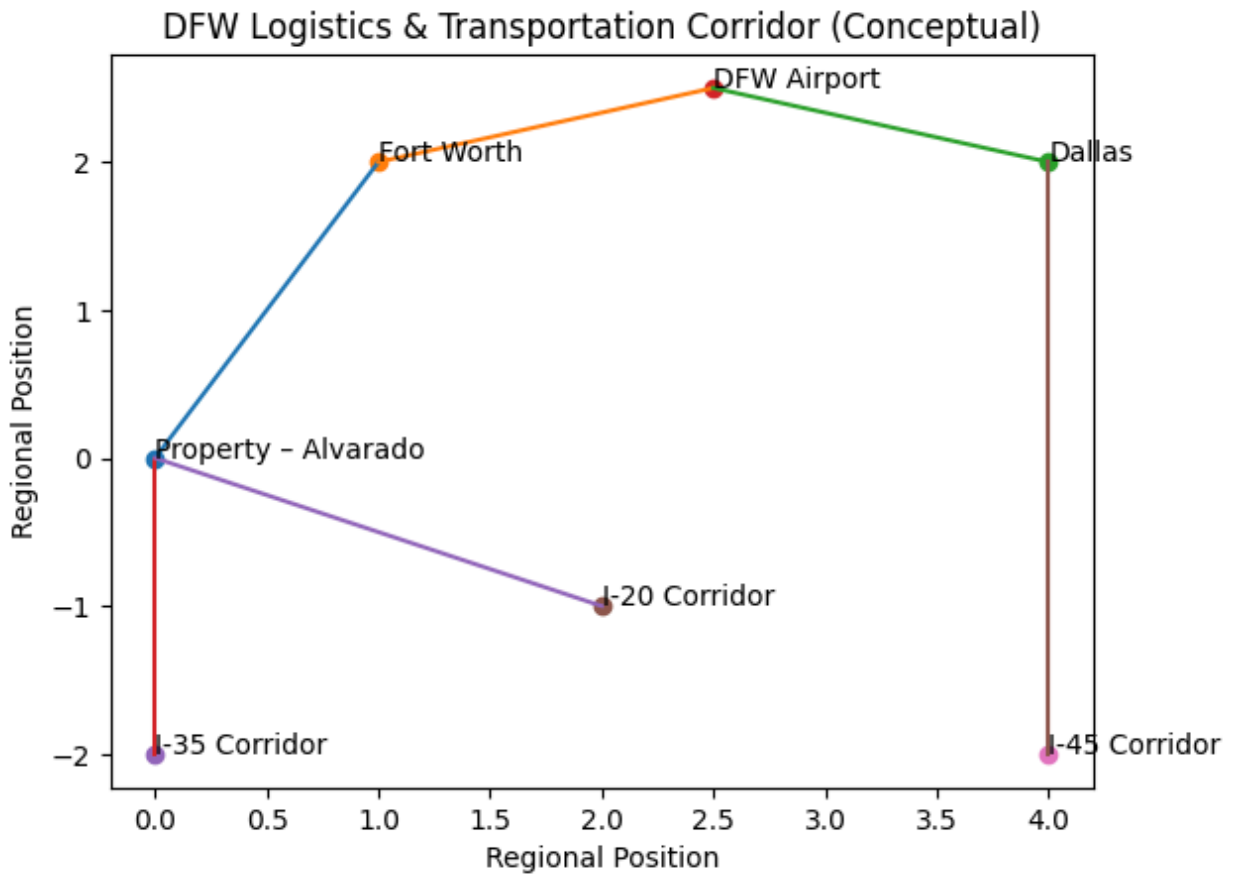


Potential expansion opportunities include:

- Additional greenhouse production facilities
- Agricultural technology research operations
- Food processing and packaging facilities
- Distribution warehouses
- Agribusiness campus development
- Private ranch estate expansion
  
- Retreat or event space
  
- Trucking and distribution

## Dallas-Fort Worth Growth Corridor

The Dallas-Fort Worth metroplex is one of the fastest growing economic regions in the United States. Continued population expansion, corporate relocations, and infrastructure investment are driving the demand for agricultural production, logistics facilities, and rural estate properties within convenient access of the metro area. Alvarado sits in the Southern Fort Worth Expansion corridor where land values and development activity have steadily increased as residential and commercial growth continues outward from the city center.



## Johnson County

### Development Corridor

Johnson County and the Alvarado area are experiencing growth as development expands south from Fort Worth. Industrial, logistics, and residential development activity is increasing along major transportation corridors.

### Regional Employers & Logistics Infrastructure

The Dallas–Fort Worth region hosts major logistics hubs, distribution centers, manufacturing facilities, and food supply chain operations supporting national transportation networks.

### Highway Access & Drive-Time Analysis

The property benefits from access to regional transportation routes connecting the DFW metroplex. This enables efficient freight movement, food distribution, and agricultural logistics operations.

# LOCATION ADVANTAGES

The property benefits from a strategic location within **Johnson County, Texas**, providing access to major regional markets including:

- Dallas
- Fort Worth
- Austin

\*\* Infrastructure improvements in the area, including the **planned crossover bridge near Asher Road**, are expected to improve accessibility and transportation efficiency for the property.

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