

FOR SALE

NEW DEVELOPMENT COMPLETED 2024

12601 E FM 917 | Alvarado, TX 76009



VISION

COMMERCIAL REAL ESTATE



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SALE PRICE | CONTACT BROKER PROPERTY AREA | 68,000 SF on 4.9 Acres

PROPERTY HIGHLIGHTS

- 👁️ Build 2024 Alvarado TX (high-growth area)
- 👁️ 100% Occupied
- 👁️ \$10psf avg gross rents (upside convert to NNN)
- 👁️ 68,000 SF on 4.917 Acres
- 👁️ 16' clear height
- 👁️ 14'x12' insulated bay doors
- 👁️ Zoned ETJ Alvarado
- 👁️ CONTACT BROKER FOR CONFIDENTIALITY AGREEMENT

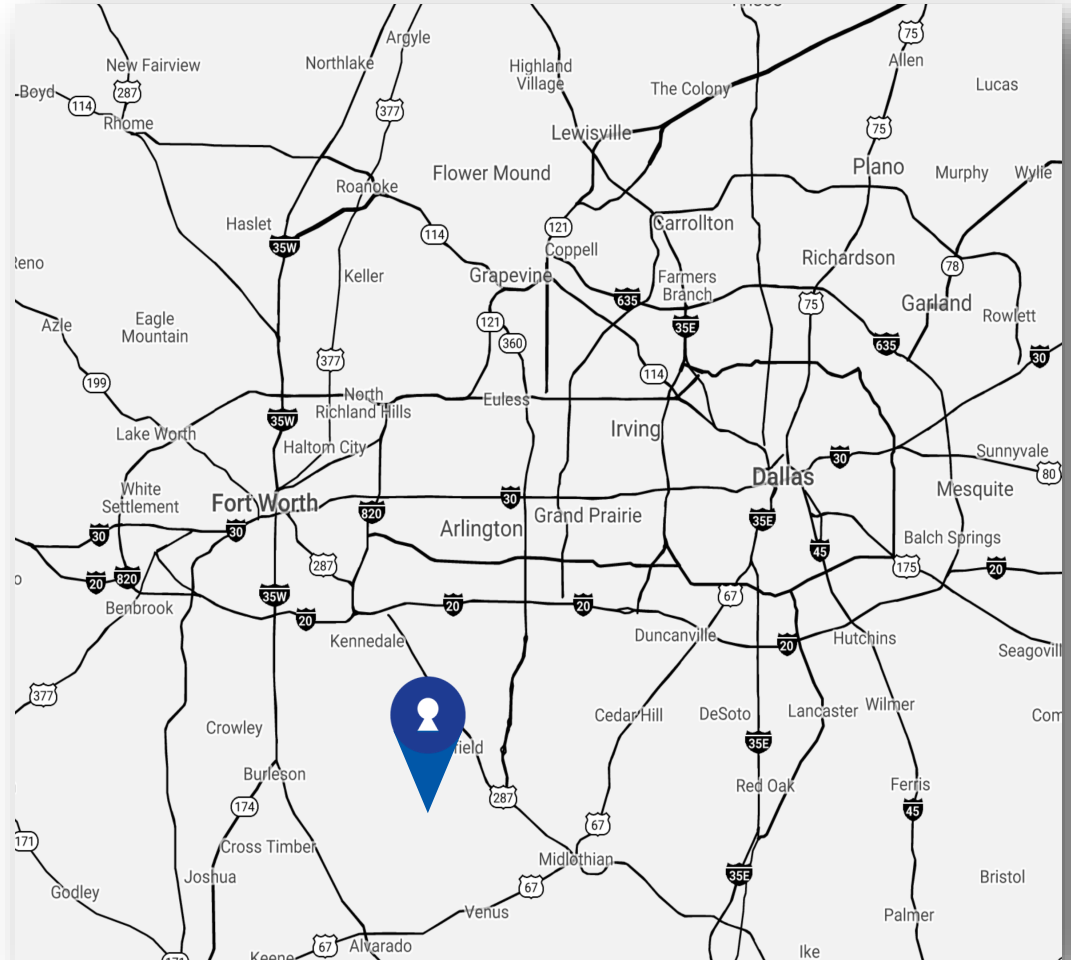
DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	604	3,508	14,101	49,121
EMPLOYEES	704	3,308	13,226	52,576
AVG HH INCOME	\$107,644	\$105,259	\$104,853	\$112,743
POPULATION GROWTH 2023-2027	16.59%	17.49%	7.16%	5.31%

*CoStar.com 2024

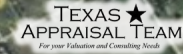
TRAFFIC COUNT

17,720 VPD at FM 917





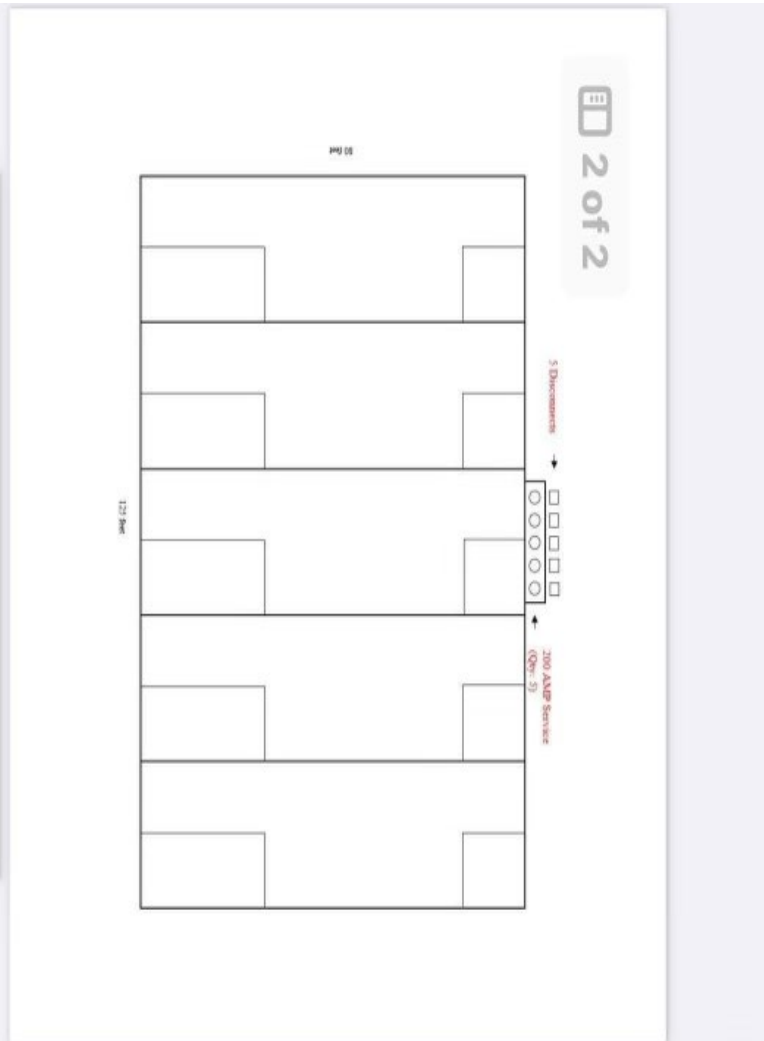
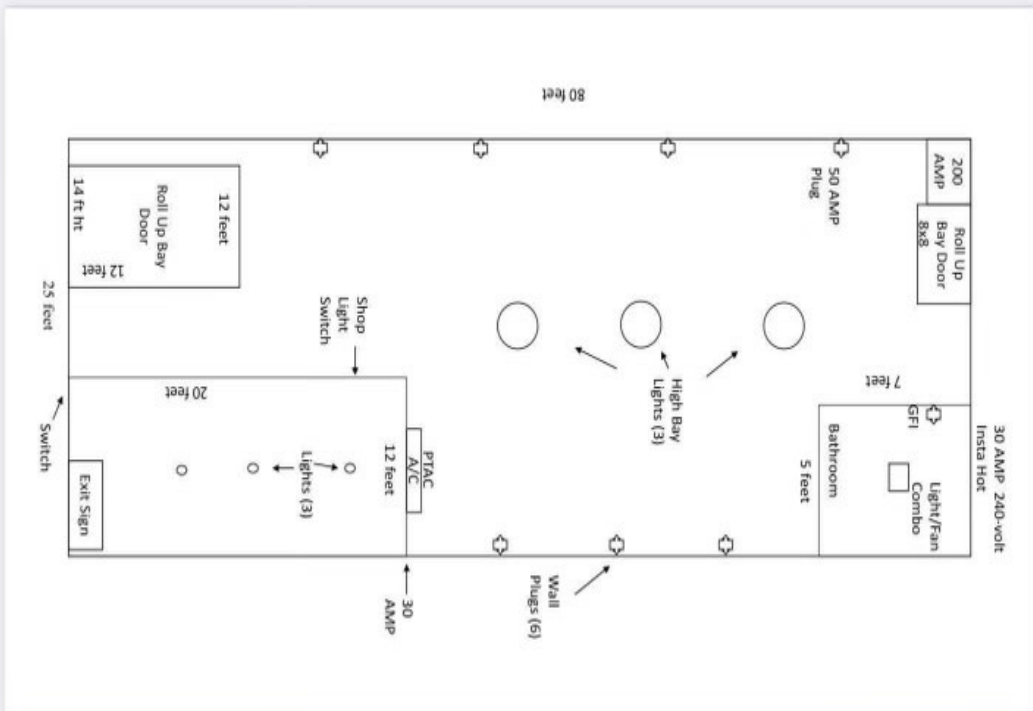
FM 917



TESMEC











PRICE	CONTACT BROKER FOR CA
PRICE PSF	-
NOI	-
CAP RATE	-
TOTAL SUITES	19
TENANTS	19
OCCUPANCY	100%
GLA	68,000
LOT SIZE	4.917 Acres
YEAR BUILT	2024

Vision Commercial Real Estate is pleased to present the opportunity to acquire a recently completed 68,000 square foot project consisting of 6 multi-tenant buildings on 4.9 acres of land. With bay sizes ideally suited to local entrepreneurs, the property boasts a 100% occupancy rate and diverse rent roll. This business park is located in the southern suburbs of the DFW Metroplex with easy access to areas between I-35W and US 287 in Alvarado, TX. This prime property boasts a shared concrete truck court/parking area and low maintenance sloped roofs. This property provides a stable investment opportunity with upside to convert leases to NNN as they come for renewal.

Please contact broker for a confidentiality agreement. Once signed, a full financial flyer can be shared.

COMMERCE

250+ Major Companies & Headquarters
70+ announced in 2020 & 2021 to Expand or Relocate to DFW



#1 in the country for **3-year job growth** (185,600 jobs)
#1 in the country for **job recovery to pre-pandemic high** (3,951,900 jobs)
BLS, Dec. 2021

4 **Global 500 Companies** Fortune, 2021
9 **World's Most Admired Companies** Fortune, 2022
22 **Fortune 500 Companies**



DFW AREA GROWTH

50%
LOWER COST OF LIVING
With a lower cost of living than the top three U.S. Metros.

+7.2%
EMPLOYMENT GROWTH
With a year over year gain of 277,600 jobs as of July 2022

+328
people per day (2020)



1,302,041
added in 2010-2020

7,694,138
TOTAL POPULATION

11,200,000
Population by 2045

4TH LARGEST METRO IN U.S. OVER **200** CITIES

3 Commercial AIRPORTS

- DFW International
- Dallas Love Field
- Alliance

Travel anywhere in Continental U.S. in **4 hours**

Access nearly **60** international destinations

HIGHER EDUCATION

Three Research 1 Universities



Carnegie Classification of Institutions of Higher Education R-1: Doctoral Universities

30 Higher Education Institutions
15 Major Universities Including:



HEALTH CARE

138 HOSPITALS & FACILITIES with Acute Care
32 MAJOR HOSPITALS
23 HEALTHCARE SYSTEMS

INFORMATION ON 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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Information available at www.trec.texas.gov