

New Construction Warehouse/Office With Outside Storage Yard

13,000 SF ON ±7 ACRES | HWY 121 FRONTAGE

121
TEXAS

**13,000 SF New Construction
Single-Tenant Industrial Opportunity
12,000 SF Warehouse/1,000 SF Office
Layout + Outside Storage Yard
±7 Acres Along Hwy 121**

TBD Hwy 121 | Trenton, TX 75490

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Property Overview

INDUSTRIAL | VISIBLE | FLEXIBLE

Positioned along Highway 121, this 13,000 SF new construction warehouse/office offers single-tenant functionality, outside storage yard space, and ± 7 acres for industrial, contractor, equipment, or supply users.

For Information
972.765.2432 | 972.322.3388



Property Overview

NEW CONSTRUCTION INDUSTRIAL SPACE WITH YARD

M&D CRE is pleased to present TBD Hwy 121 in Trenton, Texas, a new construction warehouse/office lease opportunity positioned along Hwy 121. The property is planned for single-tenant occupancy and includes 12,000 SF of warehouse space, 1,000 SF of office space, and an outside storage yard, making it well-suited for contractor operations, equipment sales, trailer or auto-related users, industrial supply, and building materials distribution.

The site includes approximately ± 7 acres and is located in an area with no zoning indicated, offering flexibility for a range of commercial and industrial users, subject to tenant verification and applicable approvals. With highway visibility, yard functionality, and a functional warehouse/office layout, the property is positioned for users that need both building space and outdoor operational capacity.

For more information, contact **Chris Hargrave** at **972.765.2432** or at chris.hargrave@mdregroup.com; Cody Rollins 972.322.3388 or at cody.rollings@mdcregroup.com.

Total Building Size	13,000 SF New Construction
Yard Component	Outside Storage Yard
City/County	Trenton, TX / Fannin County
Frontage	$\pm 910'$ on Hwy 121
Building Use	12,000 SF Warehouse / 1,000 SF Office
Lease Structure	Single-Tenant Opportunity
Potential Use	Equipment Sales, Auto/Trailer Dealer, Industrial Supply, Building Materials Distribution/Sales



TBD HWY 121 — AERIALS



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TBD HWY 121 — AERIALS



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Highlights

13,000 SF New Construction
with 12,000 SF Warehouse /
1,000 SF Office Configuration

Outside Storage Yard
Functionality

±7-Acre Single-Tenant
Opportunity with No Zoning

Highway 121 Visibility with ±910'
of Frontage

Contractors—consolidate
crews, equipment & admin in
one location

Service Operators—stage
vehicles, tools & materials on-
site

Equipment Dealers—showcase
inventory in a highway-facing
setting

Trailer/Auto Users—support
display, parking & inventory
flow

Supply/Material Users—gain
room for staging, loading &
storage

For Information
972.765.2432 | 972.322.3388



Location Overview

Trenton's Highway 121 location supports practical industrial operations with frontage, yard usability and regional connectivity. For contractors, equipment dealers, trailer/auto users and building materials suppliers, the area offers a growing customer and workforce base within a 15-minute drive.

For Information
972.765.2432 | 972.322.3388



Trenton, Texas— Highway-Served Industrial Access & Visibility

Trenton, TX Overview

Trenton sits in southwestern Fannin County with direct connection to State Highway 121 and nearby US 69, giving the property a strong transportation story for users that depend on roadway visibility, truck movement, customer access, inventory display, and outdoor operational space. For a 13,000 SF new construction warehouse/office with outside storage yard, the location is especially well aligned with contractors, equipment and trailer users, auto-related businesses, industrial supply, and building materials operators.

The surrounding drive-time data supports both near-term utility and future growth: within 15 minutes, the area includes a 2026 population of 39,722, projected growth to 46,724 by 2031, 13,720 current households, and a 2026 median household income of \$114,890. The area also shows contractor and industrial relevance, with construction representing 15.4% of employed population by industry within 10 minutes and manufacturing representing 15.4% within 15 minutes.

28,9642026 Daytime
Population

15 MIN—ESRI

\$146,5012026 Avg HH
Income

15 MIN—ESRI

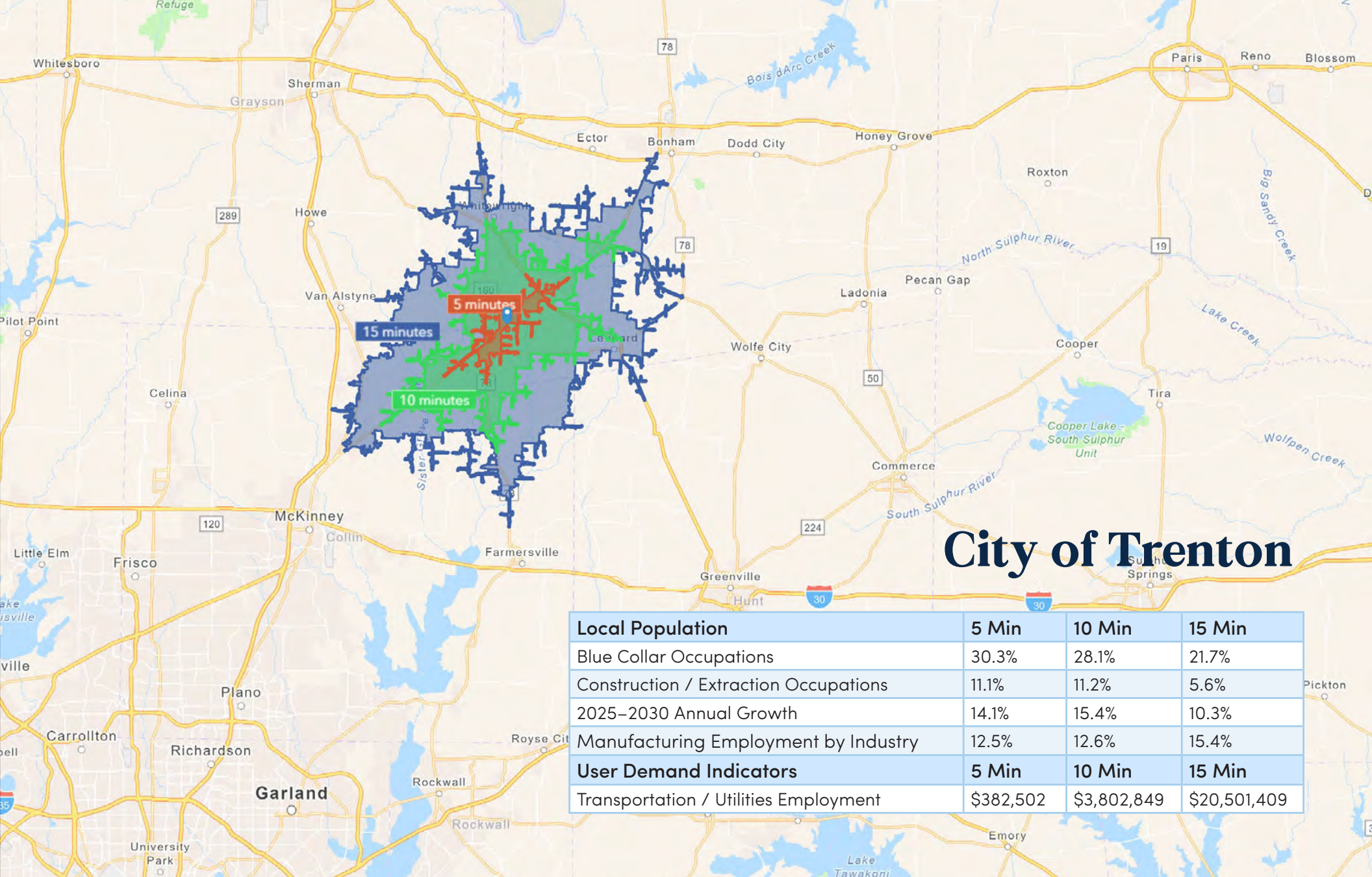
30.3%Blue Collar Job
Types Nearby

5 MIN—ESRI

\$20.5MAuto Maintenance
/Repair Spending

15 MIN—ANNUALLY—





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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.

2-10-2025



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.

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. **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.

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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Designated Broker of Firm	License No.	Email	Phone
Danny Perez	0656355	danny@mdregroup.com	(972) 772-6025
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Chris Hargrave	0794595	chris.hargrave@mdcregroup.com	972-765-2432
Sales Agent/Associate's Name	License No.	Email	Phone
	Date		
Buyer/Tenant/Seller/Landlord Initials			



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