

STREAM



EXECUTIVE SUMMARY

602 S 

INTERSTATE 45

- 3.18 ACRES
- I-45 FRONTAGE AND ACCESS
- PRIME LOCATION WITHIN THE INTERNATIONAL INLAND PORT OF DALLAS
- INCOME PRODUCING

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Investment Contacts

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01

Property Overview



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Executive Summary


Stream Realty Partners is pleased to exclusively offer the opportunity to acquire a single-tenant logistics property at 602 I-45 in Wilmer, TX. The property is 100% leased to STRTR Logistics, a leading regional logistics and drayage company. The property is in the International Inland Port of Dallas, with direct access to the Union Pacific Intermodal, and I-45. Corporate occupiers and landlords have a large concentration of properties in South Dallas due to its strategic location to major logistics thoroughfares via rail and road.

Property Overview

ADDRESS	602 S I-45, Wilmer, TX 75172
ACRES	3.18 acres
GROUND IMPROVEMENTS	Crushed Gravel
OTHER IMPROVEMENTS	- Fully Fenced - Fully Lighted
ZONING	NZ (No Zoning)
UTILITIES	All to Site



Investment Highlights

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INTERSTATE 45



Long-Term Passive NNN Lease

The tenant operates under a passive NNN lease that runs through August 2029 featuring minimal Landlord obligations.



Location Within the International Inland Port of Dallas

The property is strategically located within the Internal Inland Port of Dallas, a premier logistics hub with quick rail access, and truck transportation serving as a vital link to the nation with 98% of the country reachable in 48 hours.



Premier Dallas-Fort Worth MSA

DFW is one of the most in-demand markets by commercial real estate investors due to its business-friendly state that attracts major company headquarters relocations, including being home to 24 Fortune 500 Companies, 3rd most in the U.S.

DALLAS / FORT WORTH

AUSTIN /
SAN ANTONIO

HOUSTON

Texas Triangle

Texas Triangle is formed by the state's four main urban centers, Austin, Dallas-Fort Worth, Houston, and San Antonio. Located at the tip of the Texas Triangle, the location provides access to 18 million people in a 4-hour drive time. The Texas Triangle accounts for more than 66% of the population of Texas and 77% of the GDP in the nation's second largest state. The Texas Triangle would rank in the top 23 economies in the world.

DRIVE TIMES

AUSTIN: 3 HOURS

HOUSTON: 4 HOURS

SAN ANTONIO: 4.5 HOURS

MONTERREY, MX: 10 HOURS

02

Location Overview

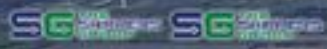


602 S 

INTERSTATE 45



DOWNTOWN DALLAS



GPS



Crate&Barrel



PLEASANT RUN RD

Makita

SPROUTS

YOKOHAMA

Average Daily Traffic Count:
69,884 cars per day



COOPER DR








DISTRIBUTION DR

602 S INTERSTATE 45



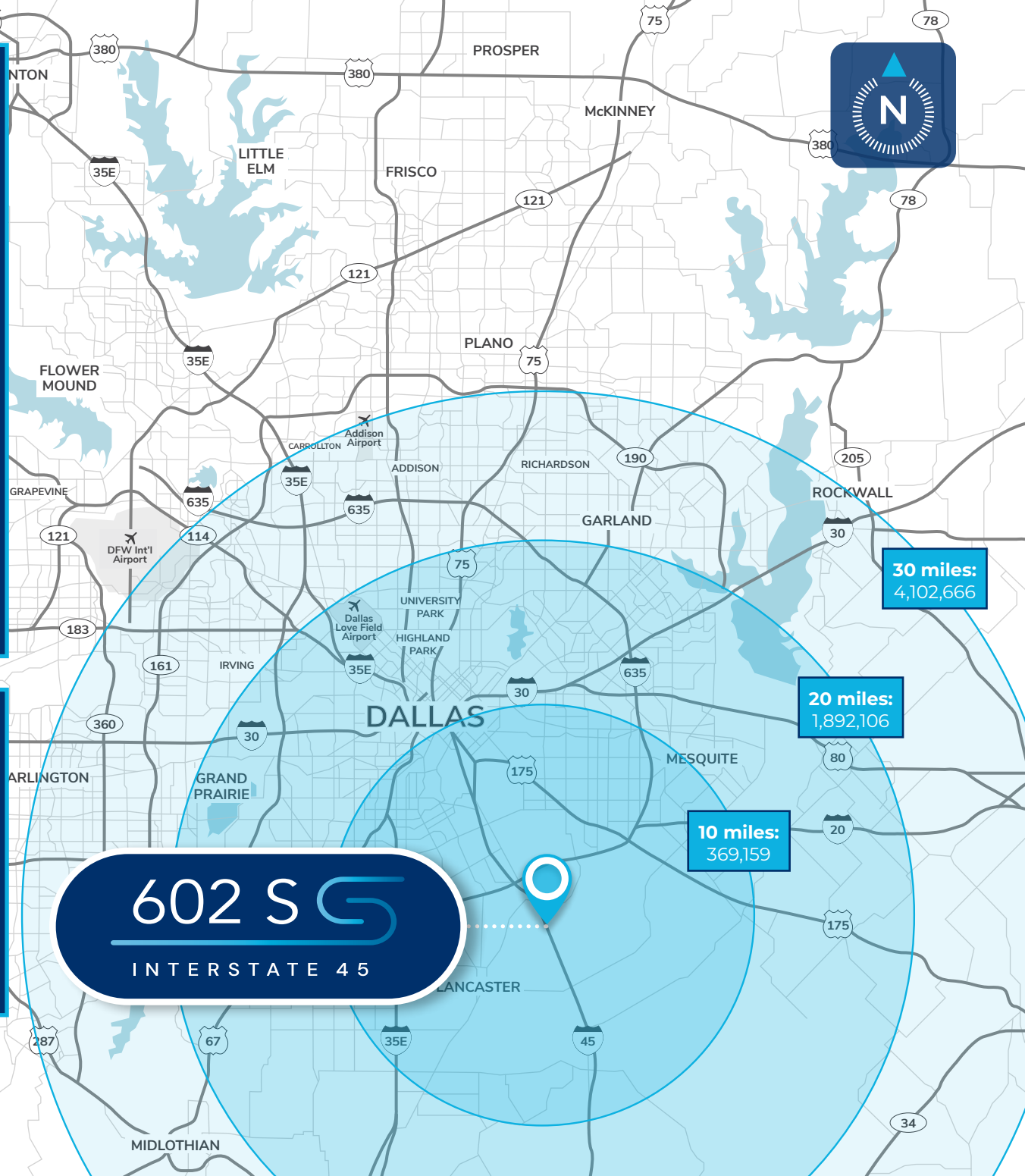
Notable Tenancy Map

Drive Times

LOCATION	DISTANCE	TIME
 I-45	0.5 Miles	1 Min
 I-20	4.5 Miles	3 Mins
 I-35	10.5 Miles	5 Mins
 I-635	10.8 Miles	5 Mins
 Union Pacific Intermodal	1.8 Miles	2 Mins
 Dallas CBD	14.2 Miles	17 Mins
 DFW Airport	32.2 Miles	30 Mins

Population Radius

DISTANCE	POPULATION
10 Miles	369,159
20 Miles	1,892,106
30 Miles	4,102,666



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