

INFORMATION PACKAGE



EBG
EUREKA BUSINESS GROUP



FOR SALE/LEASE

**11871 Cleveland Gibbs Rd
Roanoke, TX 76262**

Joseph Gozlan

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~4,900 SF

Industrial/Flex

Executive Summary



Property Profile

Available SF:	~ 4,900 SF combined warehouse and office space. ~ 1,200 SF covered parking area
Type:	Industrial/Flex
Year Built:	2002
Lot	0.441 Acres
Security	Fenced Yard
Office Area	~1900SF of office with large kitchen/break area



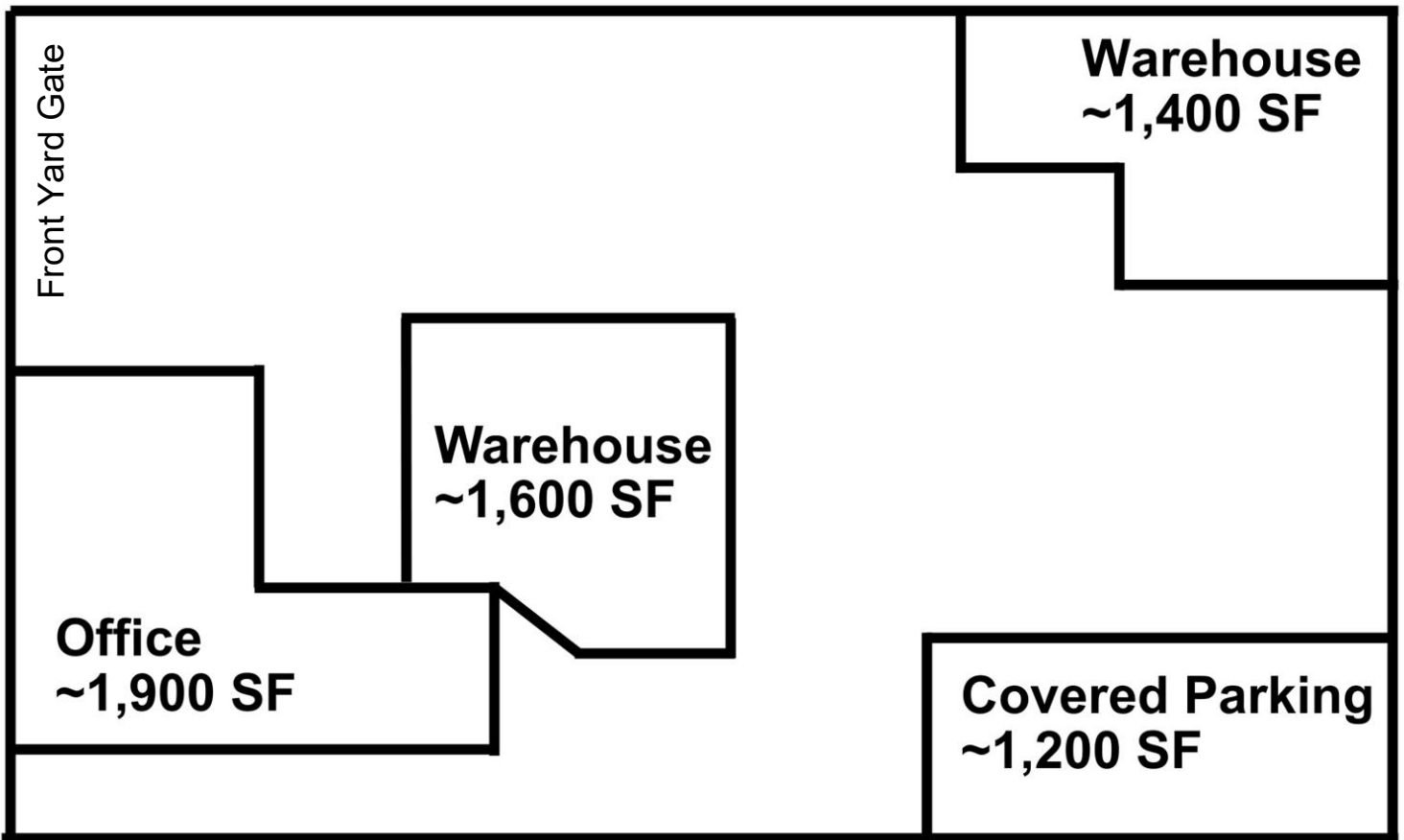
For Sale or Lease

- Located in Roanoke's Aero Valley Airport industrial area
- Outside city limits - No usage restrictions!
- Easy access to I-35 & US-377 Highways
- Multiple buildings on site offer maximum flexibility for your business
- Secure fenced yard
- Available Immediately



Siteplan

11871 Cleveland Gibbs Rd
Roanoke, TX 76262



* All measurements are approximate and not guaranteed. Buyer and their representatives are to do their own due diligence.



Video

11871 Cleveland Gibbs Rd
Roanoke, TX 76262

Click Below to Watch the Video Tour



**INDUSTRIAL/FLEX
FOR SALE/LEASE
±4,900 SF**



 No zoning restrictions

 Located in Roanoke's
Aero Valley Airport
industrial area

[Schedule a Visit](#)



JOSEPH GOZLAN

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ROANOKE, TX

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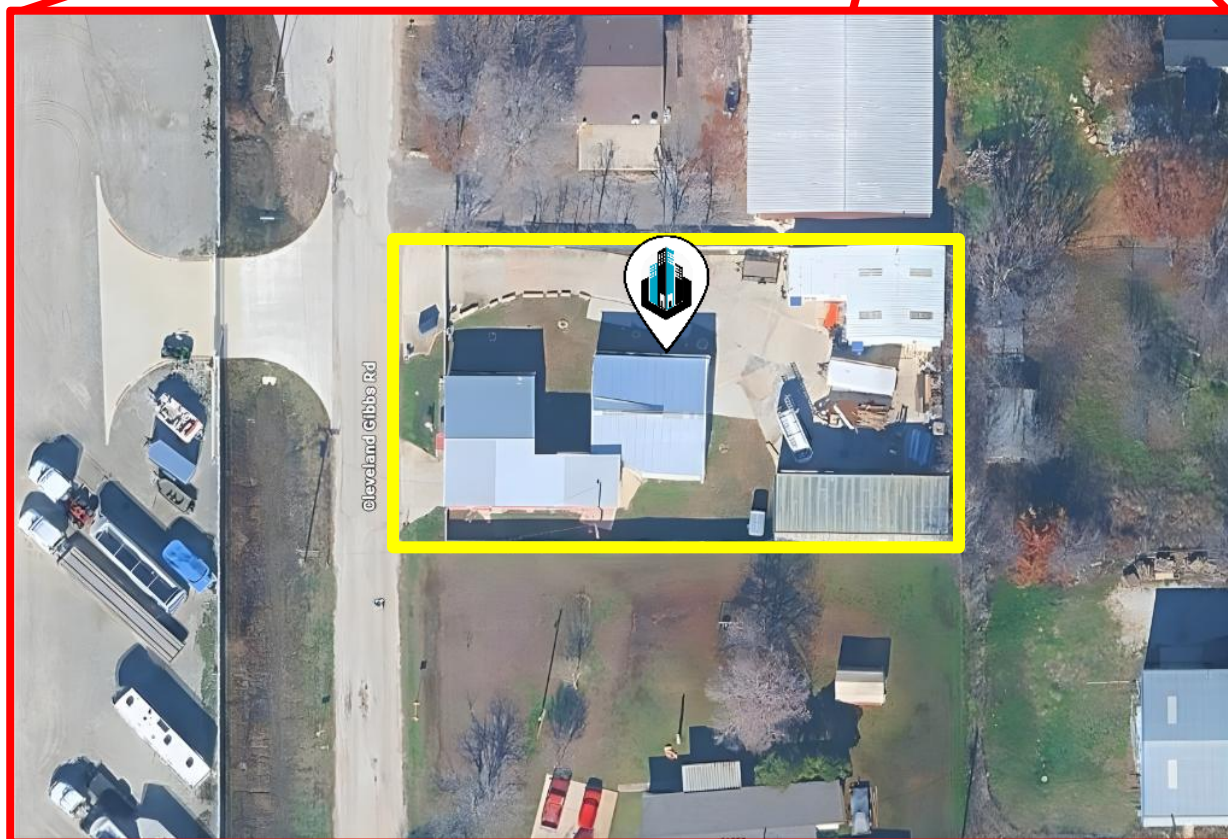
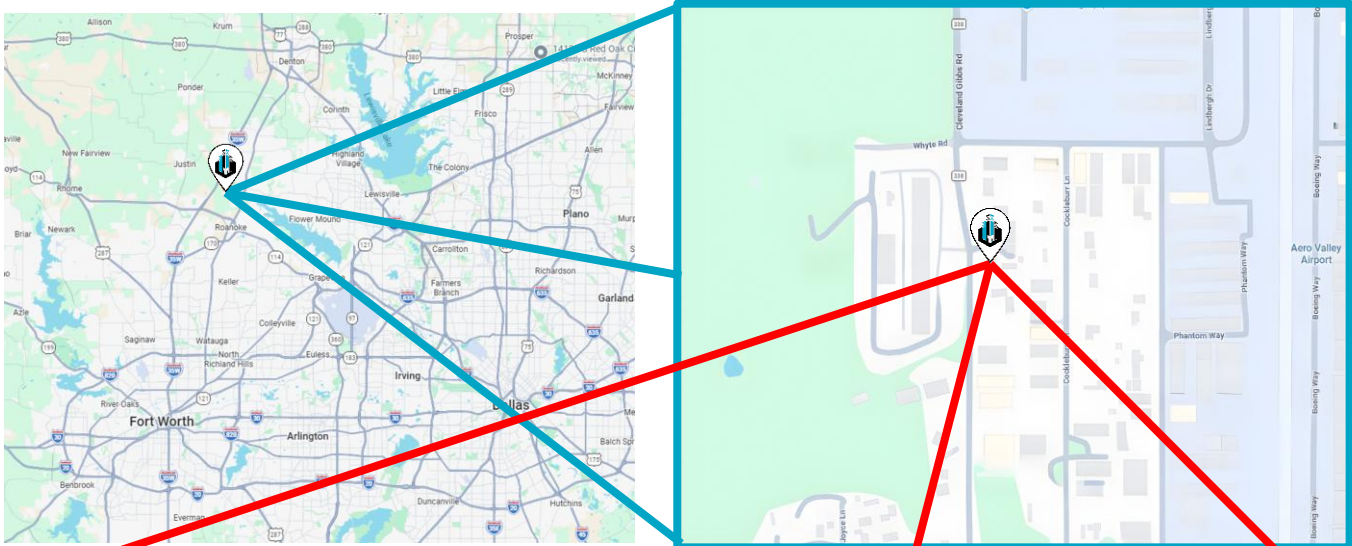
**Call to Schedule a Tour
(903) 600-0616**



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Location

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Roanoke, TX 76262



→
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The Market

11578 Airway Blvd
Roanoke, TX

NE Tarrant/Alliance Submarket Summary

NE Tarrant/Alliance Industrial

The NE Tarrant/Alliance industrial submarket is still grappling with the aftermath of a massive construction cycle that concluded in the first half of 2024. Within a year, roughly 13 million SF of space was delivered to this submarket. Over half of this inventory was tied up in projects of 1 million SF or larger, spread across 7 different facilities. Occupancy on these buildings is still hovering close to 30% as of the first half of 2025. Still, new move-ins by firms like Ariat, which made headlines with their announcement of an expansion to their regional headquarters as well as a 1.2 million SF distribution center in the 35 Eagle business park, are driving this number down.

In many ways, this submarket's performance is typically closely tied to these largest assets. Historically, these million-square-foot-plus buildings have performed extremely well, often operating at or near 100% occupancy. Even with the surge in new deliveries seen over the last several years, vacancies for these properties never exceeded 20%, highlighting the overall strength of this particular slice of the submarket.

This is part of why Hillwood has continued to move forward with plans to construct more of these facilities. The 1.1 million SF Alliance Westport 24 broke ground in January 2025. This comes at a time when overall vacancy rates are still elevated, even compared to the Dallas-Fort Worth average, but is part of the region's overall expansion blueprint. In just the last ten years alone, NE Tarrant/Alliance has added 57.6 million SF of industrial inventory, propelling it from a relatively modest submarket to the largest in North Texas in less than a decade.

Still, tracing a path similar to what has been observed in



most other parts of the market, new construction increasingly skews towards mid-sized industrial projects of 250,000 SF or less. Of the 8.6 million SF in development, roughly a third of all projects fall within this size range. Like many of the projects in this submarket, these are mostly speculative facilities split evenly between single- and multi-tenant layouts.

Recent quarters have seen an overall mixed bag of fundamentals, with massive vacancies from Lumber Liquidators and DHL putting over a million SF of space back on the market in 2024Q4. A similar story played out several months later when Google announced that it would be exiting its million SF lease in the Northlake 35 industrial park. The company had been building out the interior and had not yet occupied the space, but the building currently stands as the submarket's largest vacancy.

Ultimately, forecasts for this submarket are optimistic. Demand for space is fueled by the existing labor pool and connectivity offered through the area's infrastructure, most notably Perot Field Fort Worth Alliance Airport and the BNSF Alliance Intermodal Facility. This airport is the second-largest in Dallas-Fort Worth, serves the distinction of being the world's first dedicated industrial airport, and has attracted attention from large transporters, including Amazon Air. Stronger demand for the larger swaths of space could see vacancy recover faster than anticipated. Past peaks in vacancy took anywhere between two and three years to fully recover, often spurred on by these spikes in demand. An increase in new leasing at the start of 2025, which includes two million SF deals for Ariat and Lennox, signals this more optimistic recovery as a viable path forward.

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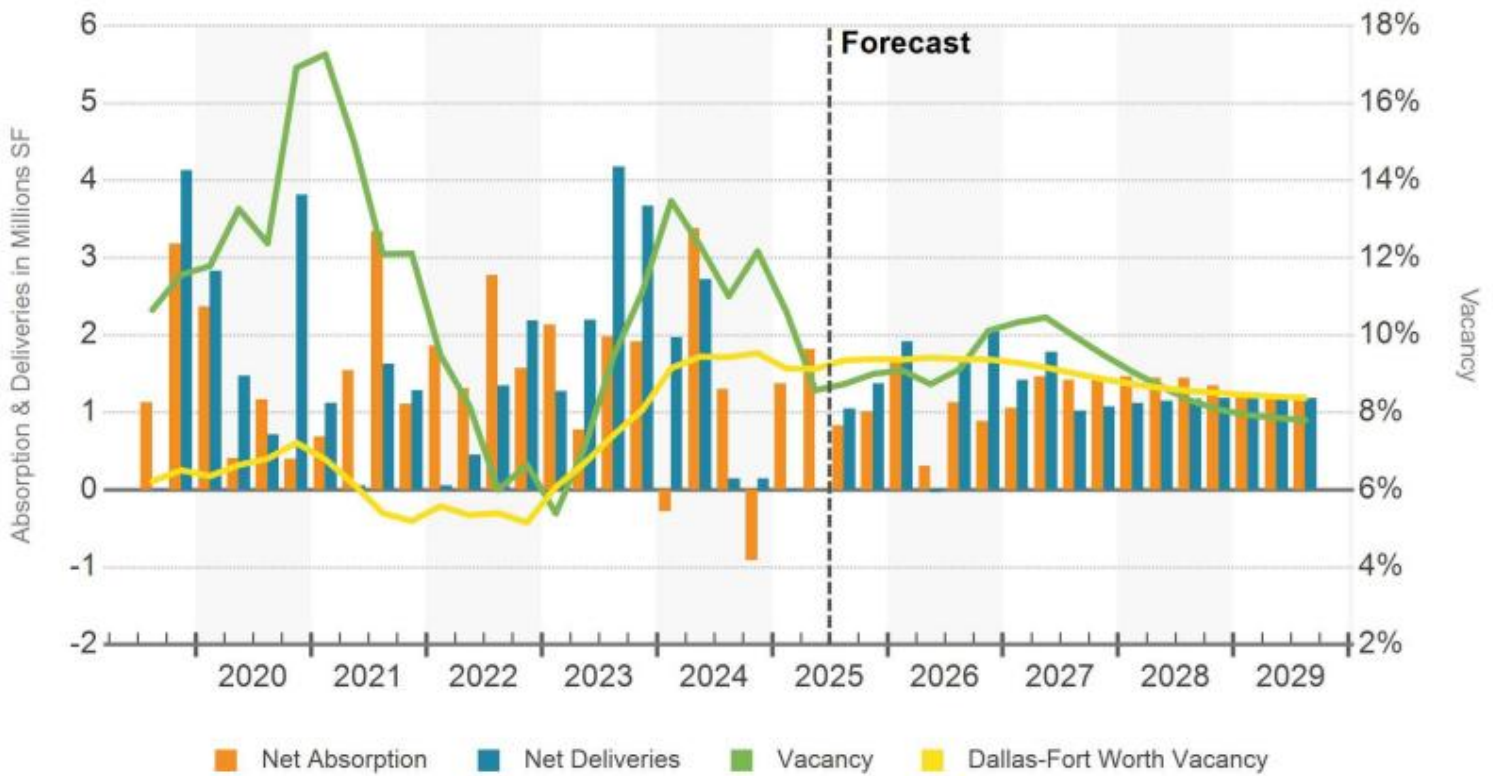
The Market

11578 Airway Blvd.
Roanoke, TX

NE Tarrant/Alliance Submarket Summary

NE Tarrant/Alliance Industrial

NET ABSORPTION, NET DELIVERIES & VACANCY



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Demographics

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Roanoke, TX

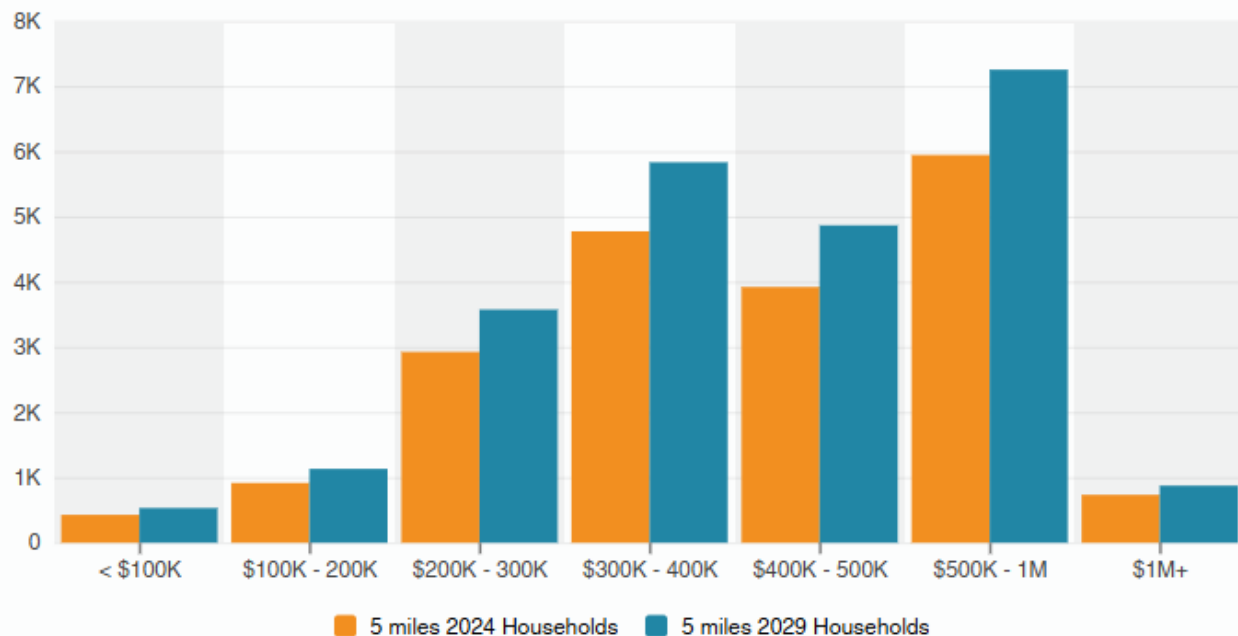
Population

	3 miles	5 miles	10 miles
2020 Population	14,499	54,651	298,868
2024 Population	21,572	74,404	339,928
2029 Population Projection	26,699	90,797	386,436
Annual Growth 2020-2024	12.2%	9.0%	3.4%
Annual Growth 2024-2029	4.8%	4.4%	2.7%
Median Age	38.8	39.1	40.4
Bachelor's Degree or Higher	52%	49%	52%

Income

	3 miles	5 miles	10 miles
Avg Household Income	\$140,069	\$145,370	\$159,989
Median Household Income	\$118,038	\$118,433	\$130,894

Home Values



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Sold Comps

11578 Airway Blvd.
Roanoke, TX

1 11978 Cleveland Gibbs Rd (Part of a 2-Property Sale)

Roanoke, TX 76262 (Denton County) - NE Tarrant/Alliance Submarket

Manufacturing

Sold	10/22/2025	Land Area	1.70 AC/74,052 SF
Sale Price	Not Disclosed	Sale Comp Status	Research Complete
RBA	12,000 SF	Sale Comp ID	7390175
Built	2017	Parcel Numbers	R701090

CRExi reports \$2.13M sold price



2 14475 Day Rd - Building 1

Roanoke, TX 76262 (Denton County) - NE Tarrant/Alliance Submarket

Light Manufacturing

Sold	7/2/2025	Land Area	5.00 AC/217,800 SF
Sale Price	Not Disclosed	Sale Comp Status	Public Record
RBA (% Leased)	5,000 SF (100%)	Sale Comp ID	7259974
Built	1984	Parcel Numbers	41492986

Costar Estimates \$1.9M sold price



3 11354 Airway Blvd

Roanoke, TX 76262 (Denton County) - NE Tarrant/Alliance Submarket

Warehouse

Sold	6/20/2025	Land Area	0.50 AC/21,780 SF
Sale Price	Not Disclosed	Sale Comp Status	Public Record
RBA (% Leased)	5,400 SF (100%)	Sale Comp ID	7231748
Built	2024	Parcel Numbers	R68984

~ \$800K sold price



4 101 Travis St

Roanoke, TX 76262 (Denton County) - NE Tarrant/Alliance Submarket

Light Manufacturing

Sold	6/3/2024	Land Area	0.44 AC/19,166 SF
Sale Price	\$1,075,000 (\$185.34/SF)	Sale Comp Status	Research Complete
RBA	5,800 SF	Sale Comp ID	6753617
Price Status	Confirmed	Parcel Numbers	R72364
Built	1995		

Costar reports \$1.075M sold price



5 14475 Old Denton Rd

Roanoke, TX 76262 (Denton County) - NE Tarrant/Alliance Submarket

Industrial

Under Contract	1,130 Days on Market	Built	2016
Asking Price	Not Disclosed	Land Area	5.99 AC/260,924 SF
RBA (% Leased)	24,450 SF (100%)	Parcel Numbers	R692471

Under Contract around \$4.5M per broker



Contact



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