



**FOR SALE**

**1101-1109 Pamela Dr  
Eules, TX 76040**

**FORREST COOK** | 817.877.1310 | [forrest.cook@streamrealty.com](mailto:forrest.cook@streamrealty.com)  
**BRETT CARLTON** | 817.502.8128 | [brett.carlton@streamrealty.com](mailto:brett.carlton@streamrealty.com)



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# Executive Summary

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# Executive Summary

**Gross Leasable Area:**  
70,303 SF

**Land:**  
4.117 acres

**Sale Price:**  
Contact Brokers

**NOI:**  
In-Place: \$444,712  
Proforma: \$632,847

**% Leased:**  
100% leased

**Property Description:**  
Multi-Tenant Warehouse Property



# Property Description

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# Property Description

## LOCATION

**Address:** 1101-1109 Pamela Dr, Euless, TX 76040

**Industrial Market:** Dallas / Fort Worth

**Industrial Submarket:** West DFW Airport / Grapevine Submarket

## PROPERTY OVERVIEW

**Total Building Area:** 70,303 SF

**Land Area:** 4.117 acres

**Loading Configuration:** Rear Load

**Clear Height:** 12' clear height

**Loading Doors:** Four (4) dock high doors,  
one (1) grade level door,  
three (3) ramps,  
two (2) semi dock doors

**HVAC:** Partially HVAC'd warehouses

**Fire Suppression:** West sprinkler system

## CONSTRUCTION

**Building Construction Type:** Brick

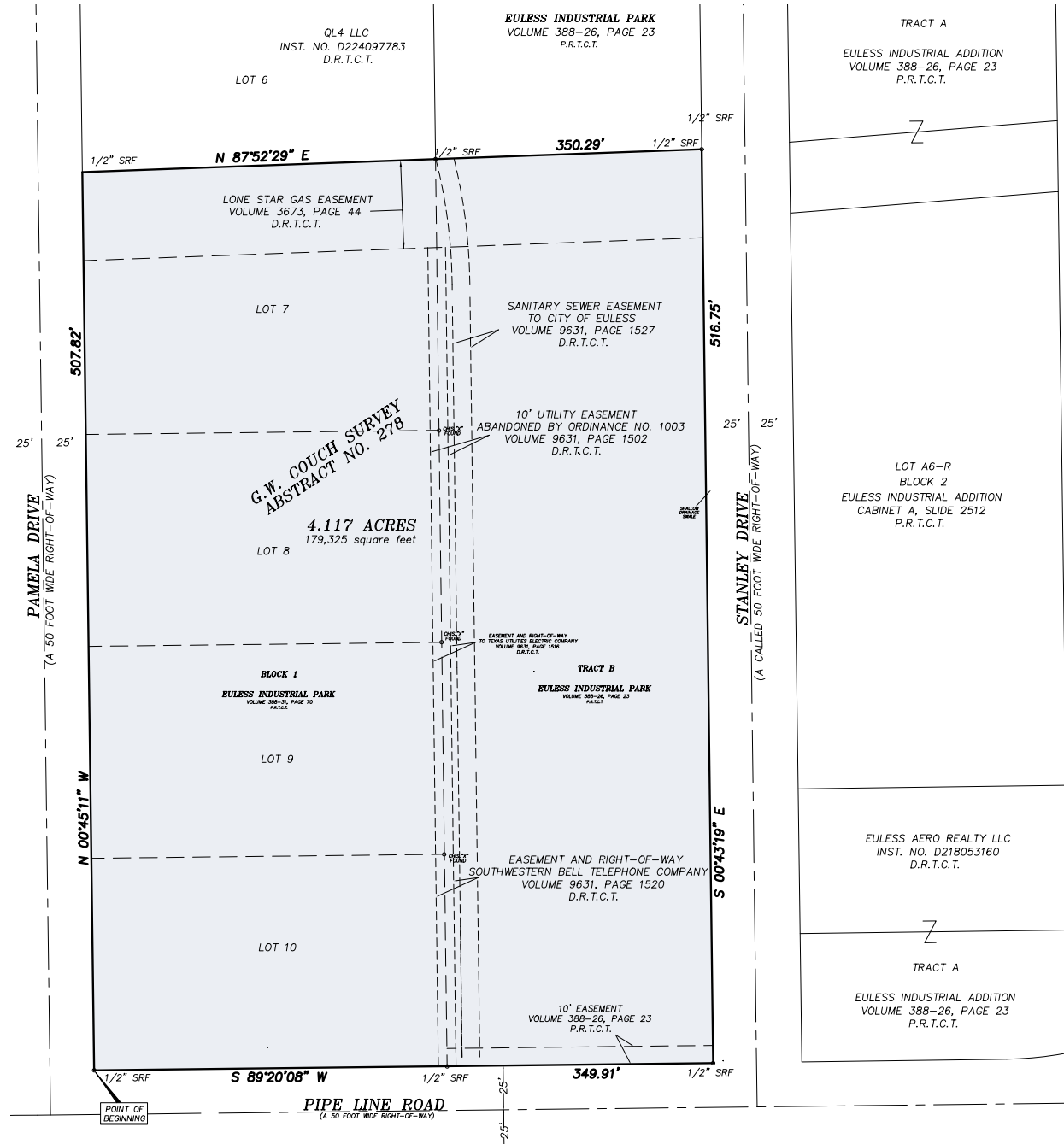
**YOC:** 1967

**Roof Type:** TPO (2019/2021 replacement)

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# Survey





# Tenant Overview

**Stes. 1101 – Spectrum Resources**

37,290 SF

12/31/2028 lease expiration

**Ste. 1105 - Spectrum Roofing**

7,000 SF

2/28/2027 lease expiration

**Ste. 1107 – Modern Tektronix**

9,850 SF

8/31/2026 lease expiration

**Ste. 1109 – NTL Brands**

16,163 SF

6/30/2029 lease expiration



**Rent Roll**

# **Contact Broker**

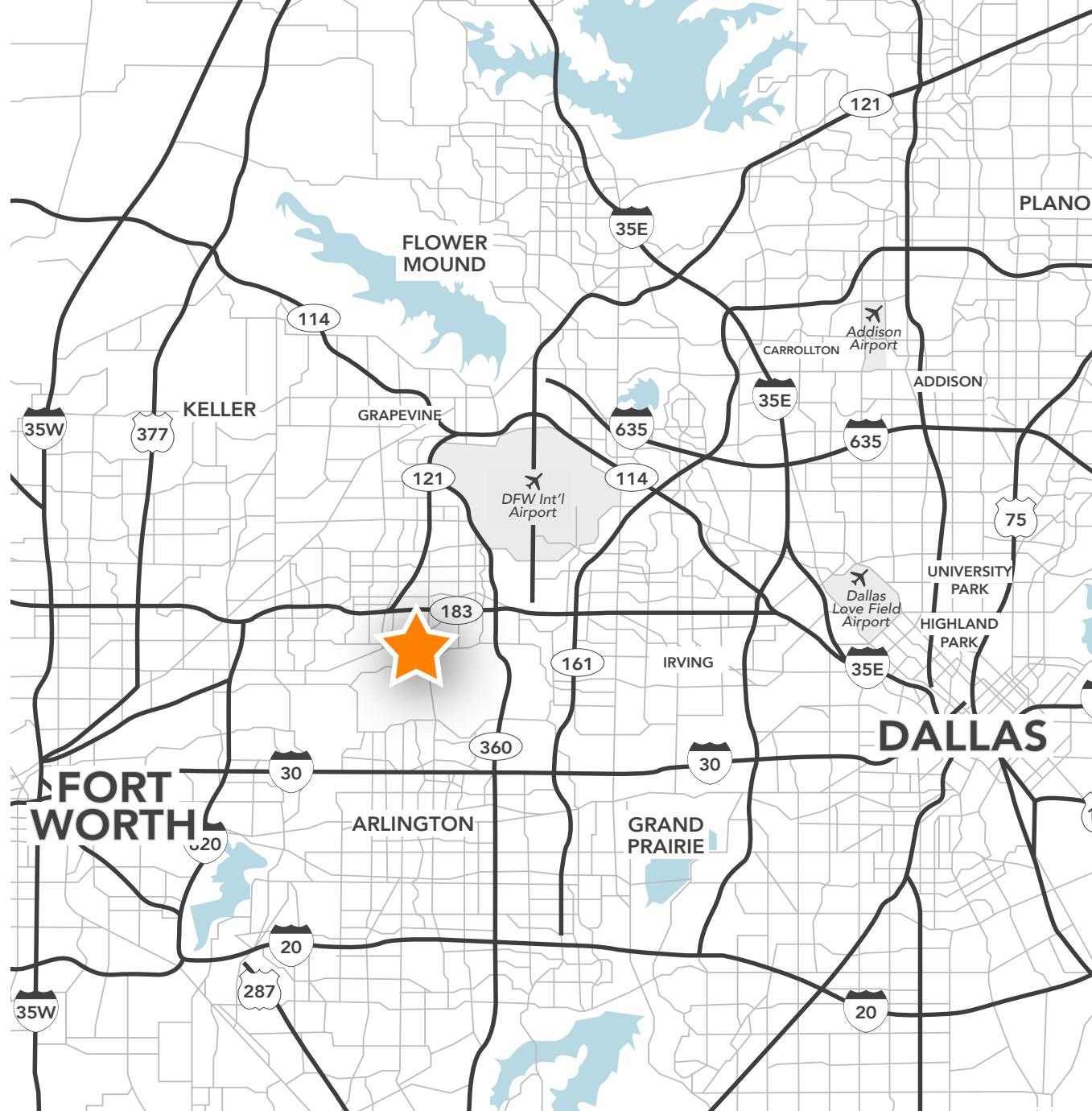
**Non-disclosure Agreement**

# Location

## WHY DFW?

Dallas-Fort Worth is one of the fastest growing metropolitan areas in the United States with a population of 7.9 million people. The area's strong macroeconomic and quality of life fundamentals have been a catalyst for rapid population growth. The metroplex added more than 1.3 million residents from 2010 to 2020, and experienced both significant population and job growth during the pandemic. Texas has ranked the number one state for business culture according to Chief Executive Magazine's annual survey for 20 consecutive years, boasting 0% state and local income tax. The DFW metro alone has 23 Fortune 500 company headquarters.

The regions' central location within the United States makes it a highly desirable location for e-commerce, third-party logistics, and manufacturing firms looking to increase their national footprint. Texas' business friendly environment, in addition to DFW's central location, are two of the major demand drivers behind DFW becoming the second largest industrial market from an inventory perspective, surpassing Los Angeles in 2021.



# #1

Best State for Business  
**20 consecutive years**

Source: CEO Magazine

# 418



People/day move to DFW

Source: Dallas Chamber of Commerce

# 0%

State and local  
income tax

# 760+

Business expansions  
and relocation projects  
in **last 2 years**

# 7.9M

Total population  
**4th largest metro**

Source: U.S. Census Bureau

# 3.3%

Unemployment rate  
**Texas wide is 4.0%**

Source: U.S. Bureau of Labor  
Statistics

## Looking Ahead

# 11.2M+

Projected metroplex population by  
**2045 (up 42% from 2022)**

Source: Dallas Chamber of Commerce

# 1.6M



Projected new jobs **through 2045**

## Global Presence



Excellent airport  
access with

# 230+

non-stop destinations

# 75M

Airport passengers  
(2020)



# 43

Fortune 1000  
Headquarters

Source: Dallas Chamber of  
Commerce





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