



FOR SALE

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

FORREST COOK | 817.877.1310 | forrest.cook@streamrealty.com
BRETT CARLTON | 817.502.8128 | 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: \$467,224
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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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

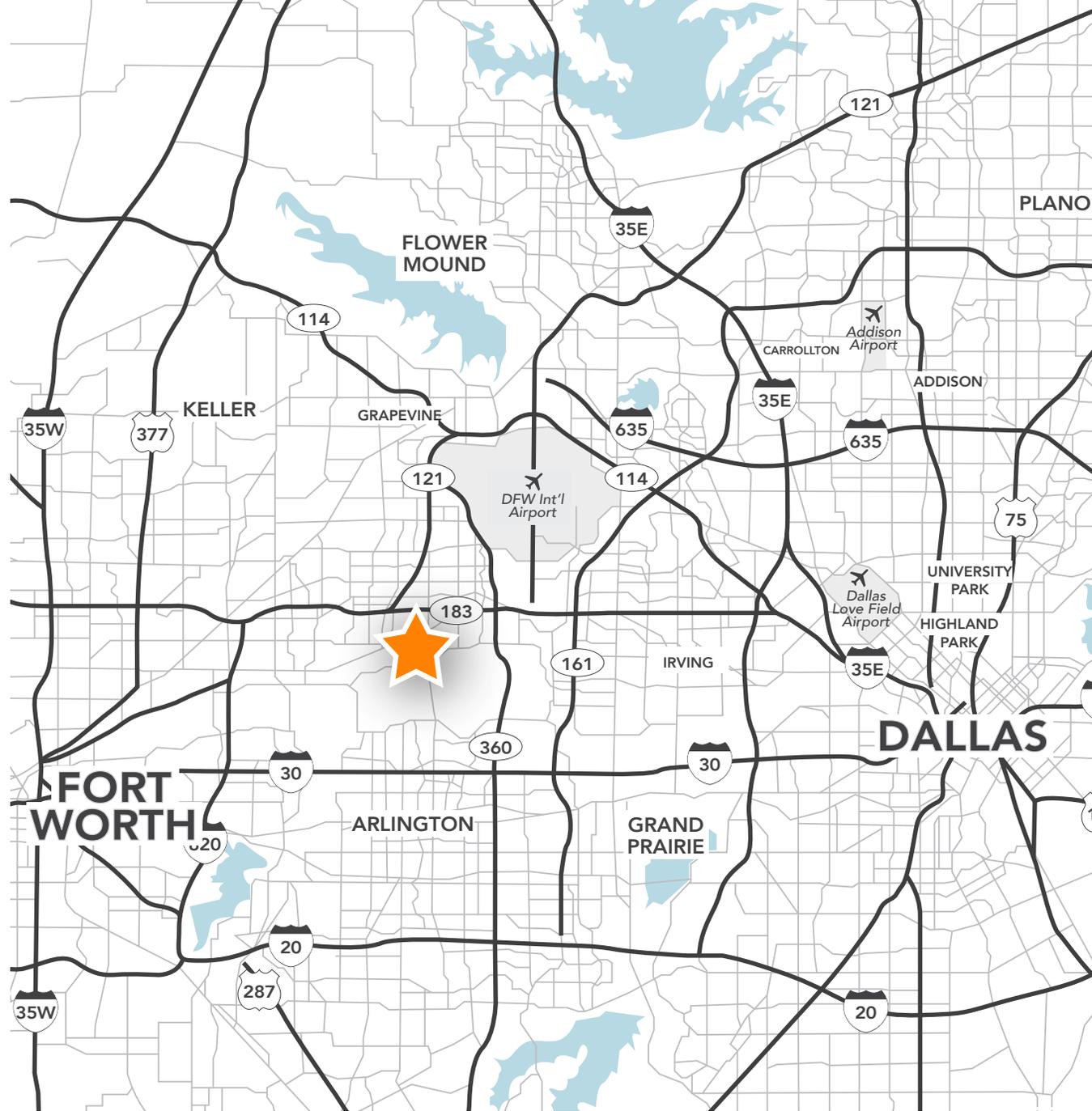
Non-disclosure Agreement

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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