



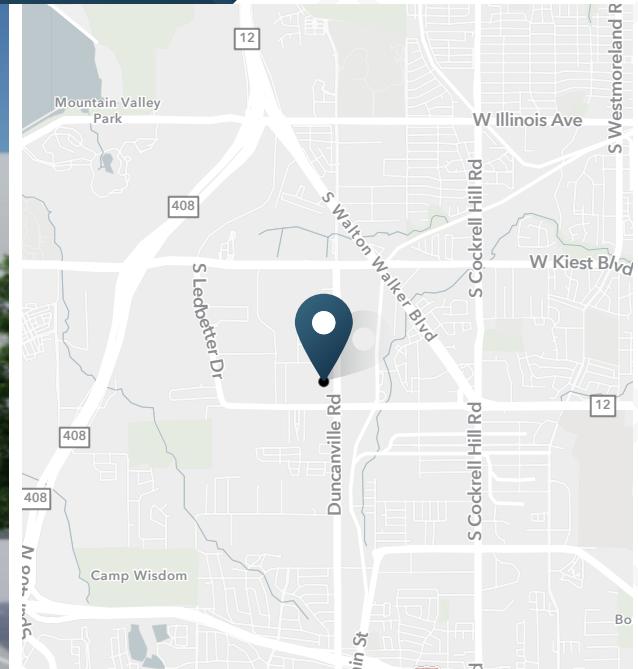
148,890 SF Divisible New Industrial Development

4101 & 4155 Duncanville Road | Dallas, TX 75236



# New Industrial Development Close to Loop 12

4101 & 4155 Duncanville Road | Dallas, TX



148,890 SF  
Building Size

Light Industrial  
Zoning

Q3 2026  
Estimated Delivery

Contact Broker  
Pricing & Rate

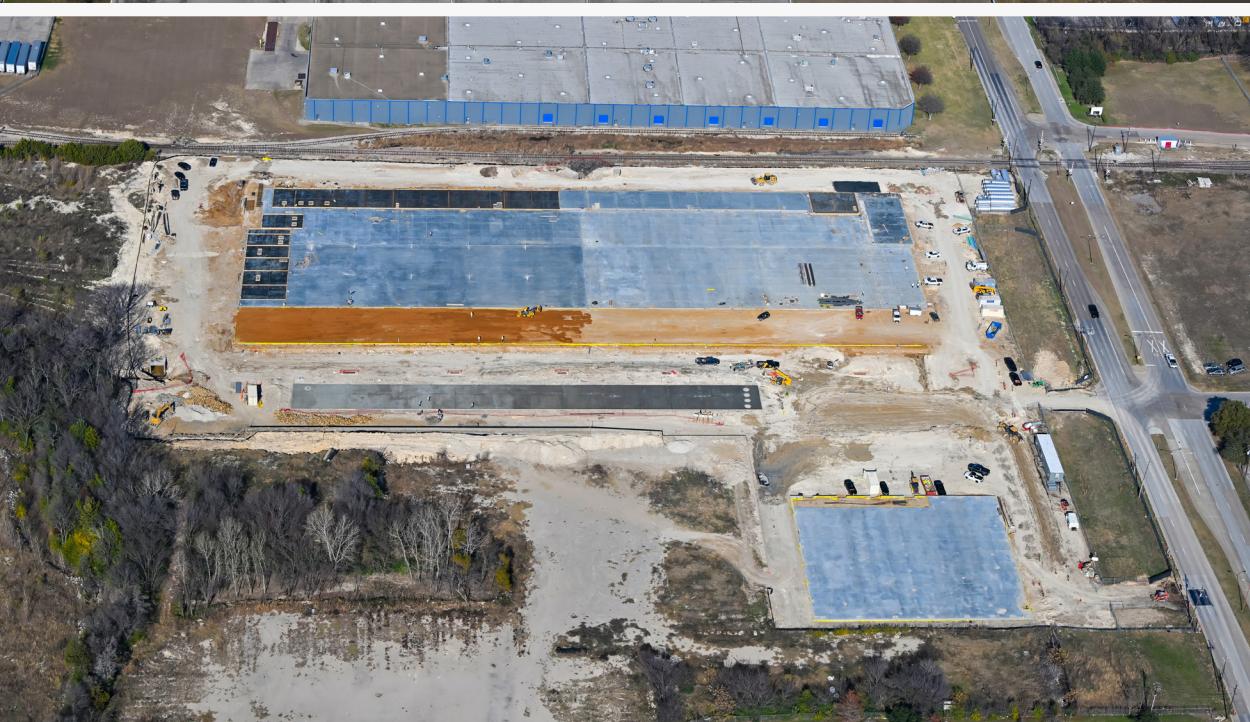
## PROPERTY HIGHLIGHTS

	4101 - Building A	4155 - Building B
Available SF	120,000	28,890 (Metal)
Divisible	Yes	No
Office SF	3,889 (Spec)	BTS
Land AC	±10	±2.028
Clear Height	32'	28'
Grade Level	1 Oversized 14x16	1 Oversized 12x14
Dock High	19	8
Car Parks	±120	±39
Truck Court	135'	135'
Power	480v/1,200a	480v/800a
Sprinkler	ESFR	ESFR



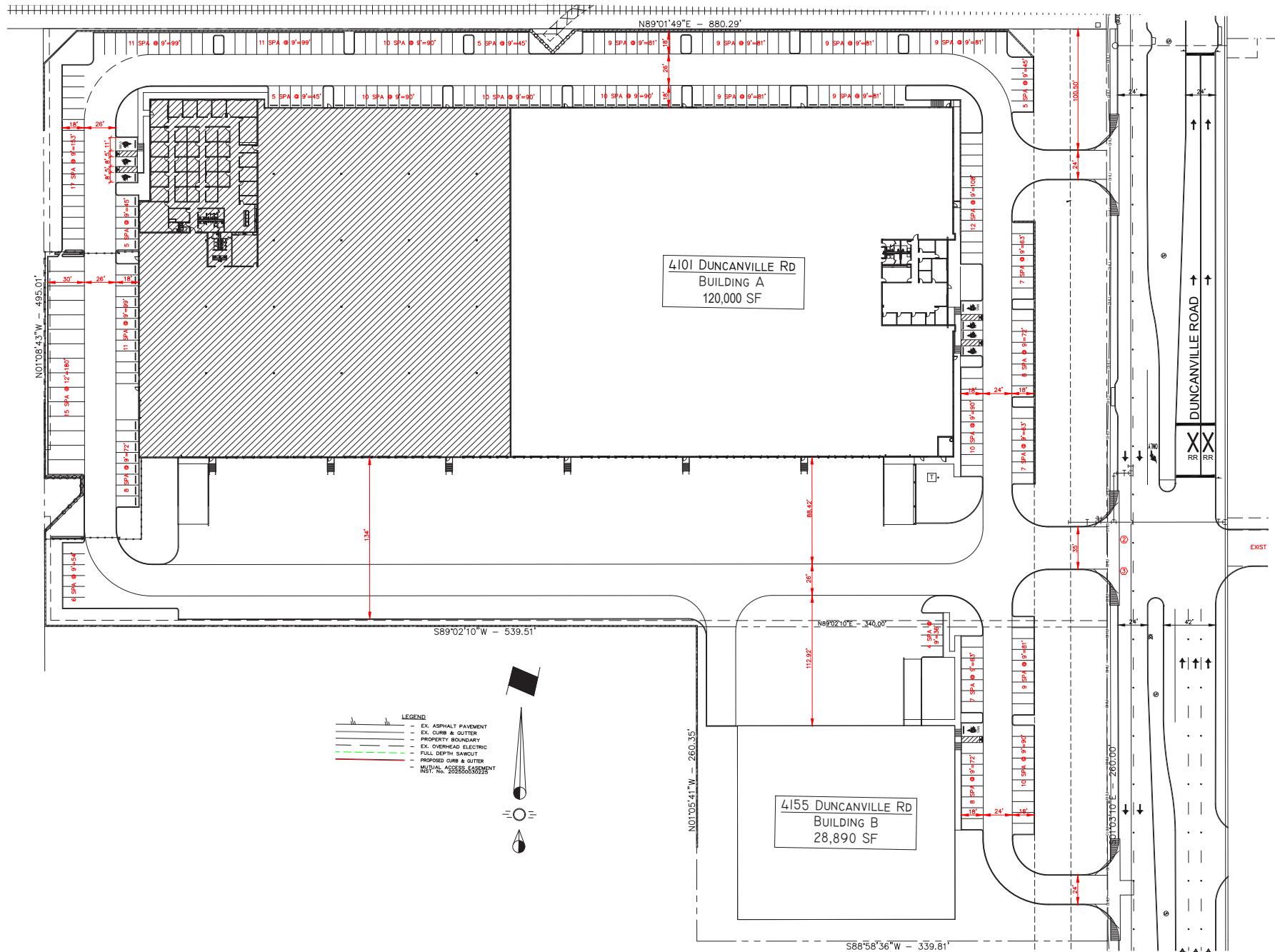
# New Industrial Development Close to Loop 12

4101 & 4155 Duncanville Road | Dallas, TX



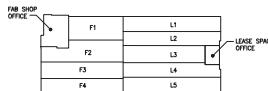
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## 2 OVERRIDE SWITCH ZONE MAP

NOTING NOTES INDICATED BY SYMBOL: (1)

- ① TYPICAL MOUNTING HEIGHT FOR HIGH BAY FIXTURES IS 30'-7" AFF.
- ② LIGHTING FIXTURES FOR THE EMERGENCY BACKUP GENERATOR ARE TO BE LOCATED IN AN AREA WHERE THEY CAN BE EASILY REACHABLE. SYMBOL INDICATES THAT IT IS TO BE UNPLUGGED. NIGHT LIGHT, DAY LIGHT, AND AUTOMATIC DAYLIGHT SENSORS ARE TO BE PLUGGED IN. A DAY LIGHT SENSORS WILL AUTOMATICALLY TURN ON THE LIGHTS AS DAY IS APPROXIMATELY 12 HOURS. A NIGHT LIGHT SENSORS WILL AUTOMATICALLY TURN OFF THE LIGHTS AS NIGHT APPROXIMATELY 12 HOURS.
- ③ EXIT SIGNS SHALL BE UNPLUGGED FOR CONSTANT "ON" OPERATION.
- ④ TYPICAL LIGHTING CONTROL SWITCH MOUNTING HEIGHT SHALL BE 48" AFF TO THE TOP OF THE DEVICE, UNLESS DESIGNATED OTHERWISE.
- ⑤ TYPICAL MOUNTING HEIGHT FOR HIGH BAY FIXTURES IS 30'-7" AFF. BASED UPON EXISTING UNDER TIME-SWITCH CONTROLLED BIRN SPACES WITH LESS THAN 10' AFF CEILING HEIGHT.
- ⑥ PROVIDE LOW VOLTAGE SWITCH WITH 6 BUTTONS TO CONTROL INDIVIDUAL ZONES AS DETAILED ON 2/21. EACH ZONE SHALL ACT AS A SEPARATE LOW VOLTAGE CIRCUIT. LOW VOLTAGE CONTROL PANEL. EACH BUTTON SHALL ACT AS "TILT/UP/UP TOGGLE IN FOR SWI, ONE BUTTON DOWN TOGGLE OUT FOR SWI, ONE BUTTON UP TOGGLE IN FOR SWI, ONE BUTTON DOWN TOGGLE OUT FOR SWI, ONE BUTTON UP TOGGLE IN FOR SWI, ONE BUTTON DOWN TOGGLE OUT FOR SWI" FOR LIGHTING CONTROL. WIRING SPECIFICATIONS.
- ⑦ PROVIDE TWO (2) POWER PACKS FOR EACH HIGH BAY FIXTURE. FOR EACH POWER PACKS ARE NOT SHOWN. POWER PACK FOR EMERGENCY LIGHTING SHALL BE LOCATED IN AN AREA WHERE THEY CAN BE EASILY REACHABLE. BRIGHTNESS UPON LOSS OF POWER, ALL POWER PACKS AND LOW VOLTS CIRCUITS SHALL BE TURNED ON. POWER PACKS SHALL BE PLUGGED IN AND SECURED BY CONTRACTOR. POWER PACKS SHALL BE PROGRAMMED TO TURN ON AUTOMATICALLY UPON LOSS OF POWER. POWER PACKS SHALL BE SECURED IN AN AREA WHERE THEY CAN BE EASILY REACHABLE.
- ⑧ TYPE "T" MOTION SENSORED FLUORESCENT LIGHTS SHALL BE CONTROLLED VIA AUTOMATIC INTERNAL PHOTOCELL AND MOTION SENSOR. WHEN LIGHT AUTOMATICALLY TURNED ON, MOTION SENSORED FLUORESCENT LIGHTS TURN ON AND MOTION IS DETECTED, MOTION SENSORED FLUORESCENT LIGHTS TURN OFF. THE MOTION SENSORED FLUORESCENT LIGHTS TURN ON AUTOMATICALLY UPON LOSS OF POWER. MOTION SENSORED FLUORESCENT LIGHTS TURN OFF, TO ILLUMINATE A PATH TO SWITCH LOCATED IN AN AREA.
- ⑨ REFER TO V-1/1 FOR CONTINUATION OF LIGHTING CIRCUIT.

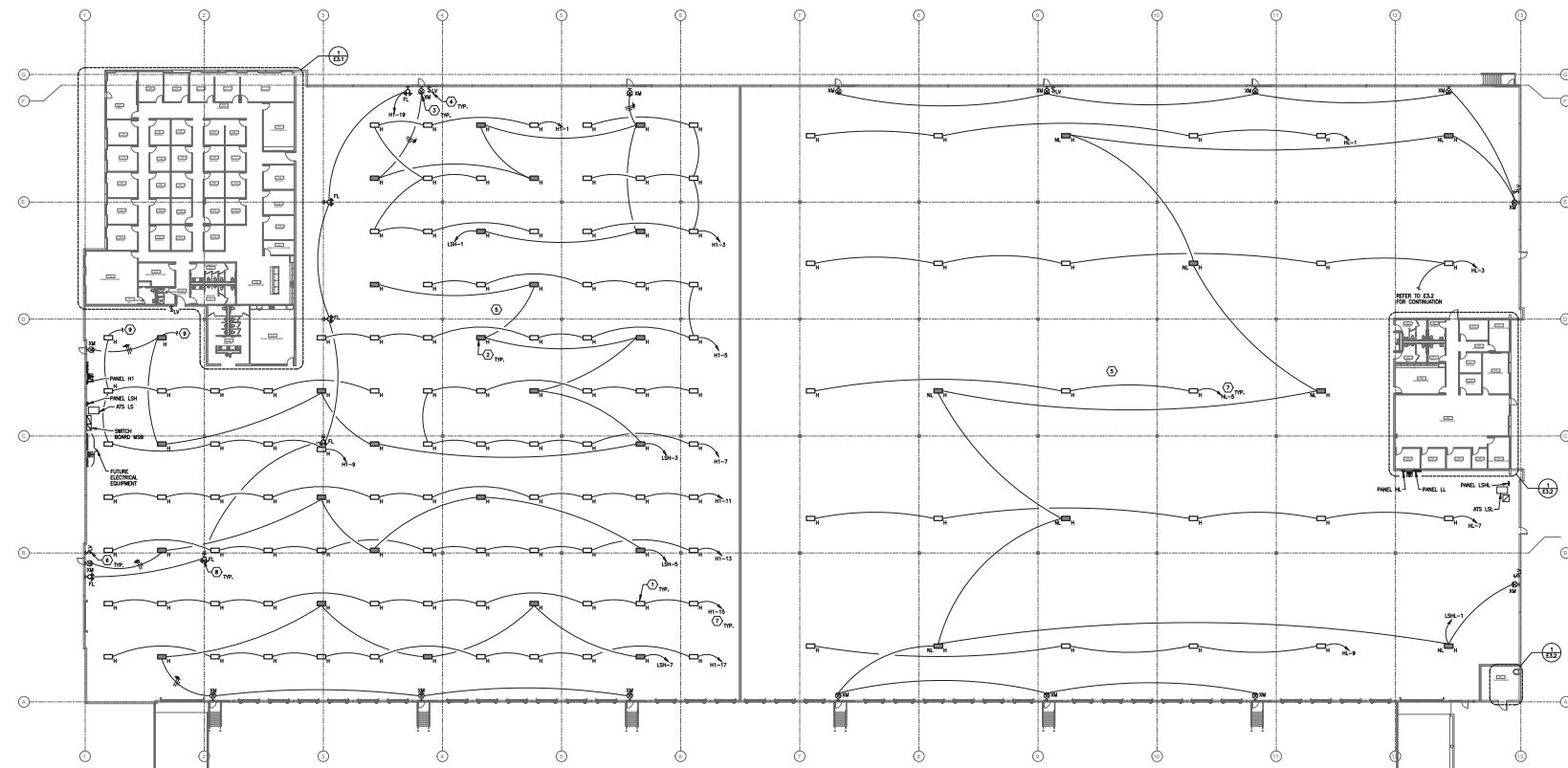


**HPMB**  
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PPSG at DUNCANVILLE ROAD

UNCANVILLE, DALLAS TX



## 1 OVERALL FLOOR PLAN - LIGHTING

E2.1

PROJECT NO : 2022167

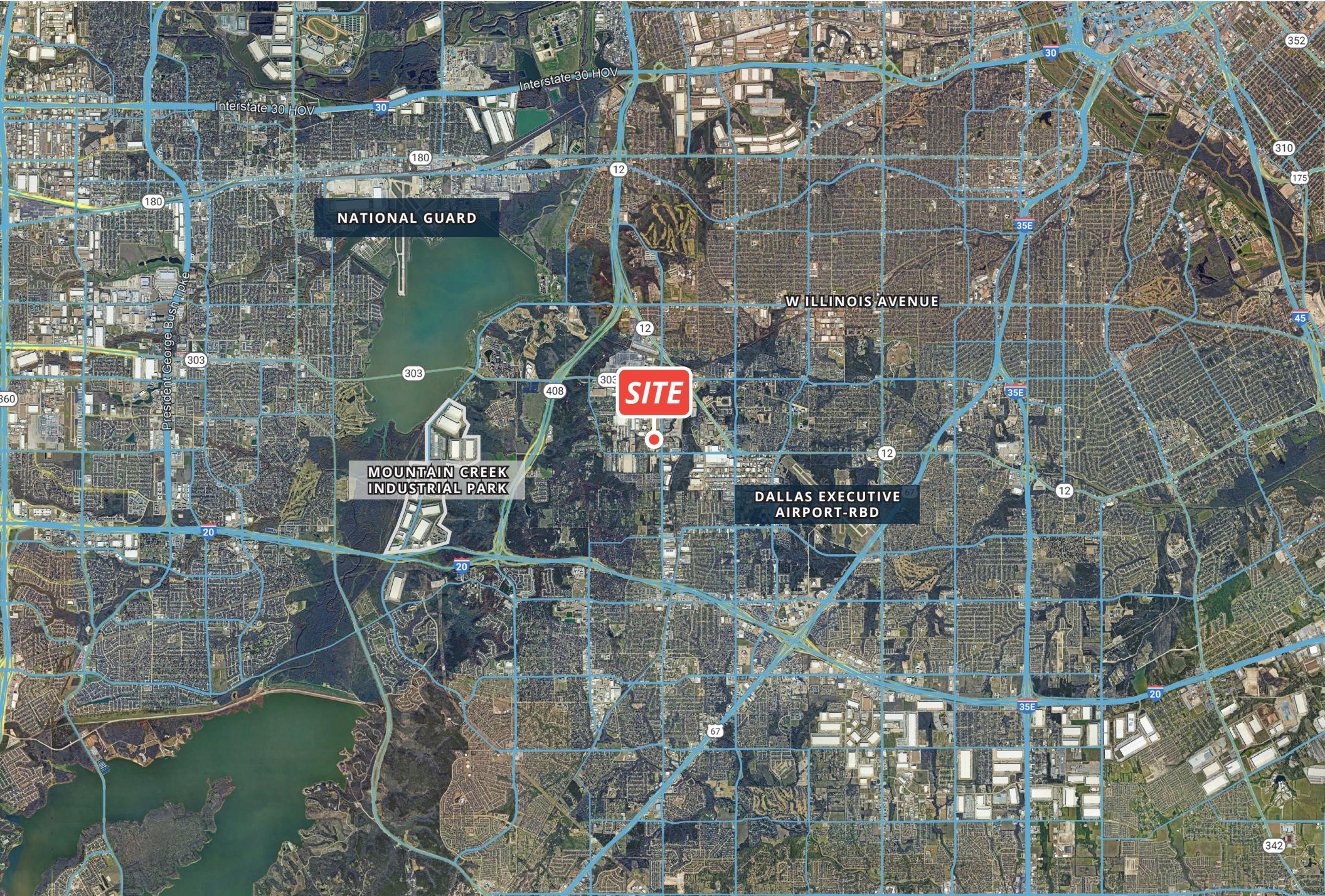
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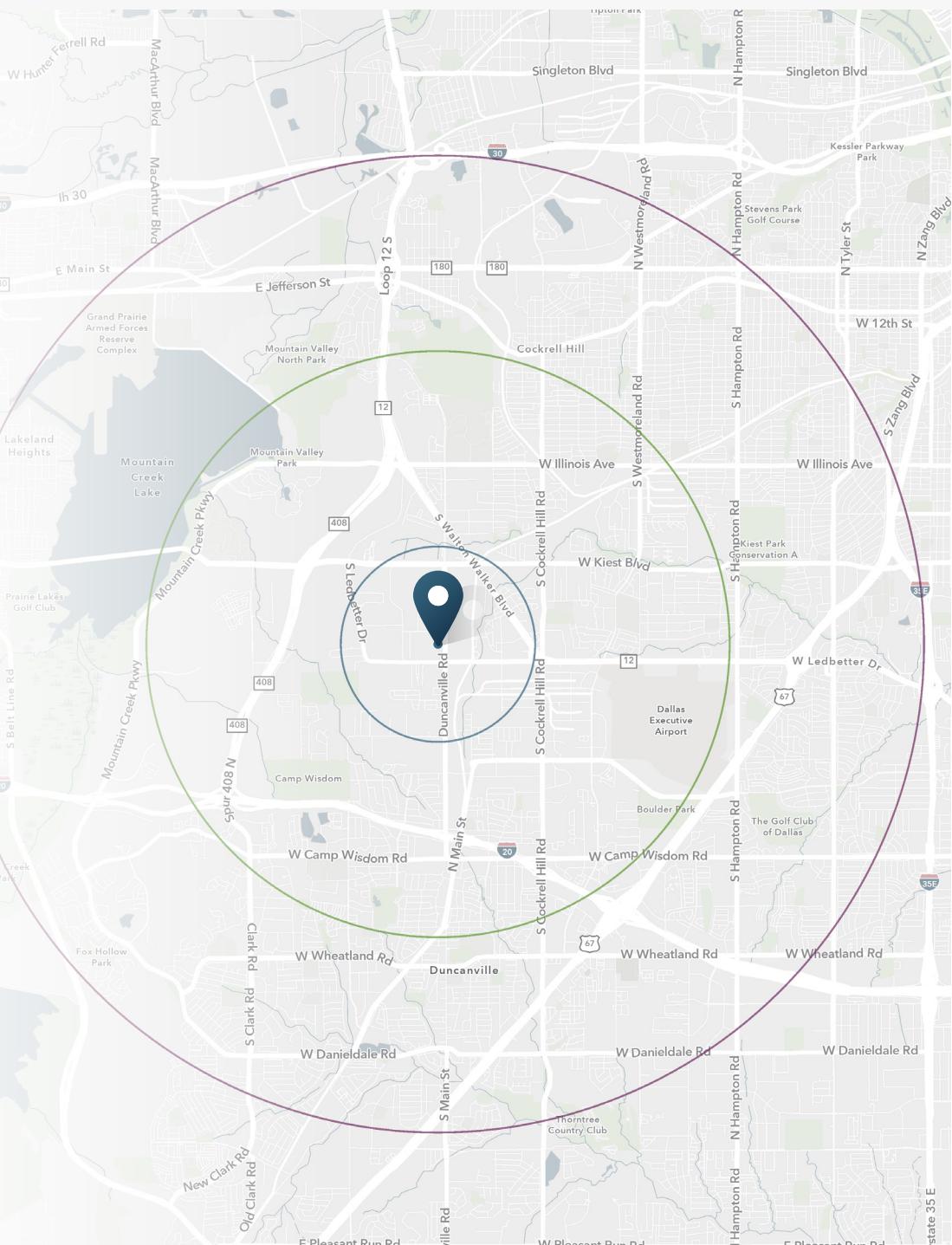
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## DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2024 Estimated Population	5,507	75,867	237,495
2029 Projected Population	5,377	77,662	236,281
Proj. Annual Growth 2024 to 2029	-0.48%	0.47%	-0.10%
Daytime Population			
2024 Daytime Population	14,753	74,072	213,495
Workers	12,022	35,123	90,009
Residents	2,731	38,949	123,486
Income			
2024 Est. Average Household Income	\$86,972	\$73,237	\$77,876
2024 Est. Median Household Income	\$55,050	\$51,801	\$54,135
Households & Growth			
2024 Estimated Households	1,673	24,381	77,827
2029 Estimated Households	1,646	25,246	78,344
Proj. Annual Growth 2024 to 2029	-0.32%	0.70%	0.13%
Race & Ethnicity			
2024 Est. White	18%	21%	20%
2024 Est. Black or African American	26%	27%	30%
2024 Est. Asian or Pacific Islander	5%	2%	2%
2024 Est. American Indian or Native Alaskan	2%	2%	2%
2024 Est. Other Races	48%	49%	47%
2024 Est. Hispanic (Any Race)	60%	61%	58%



► **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



# Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



**Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers, and landlords.**

## **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.

**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.

**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 or 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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone

Brant Landry	481909	Brant.Landry@SRSRE.COM	214.764.2242
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

Sales Agent/Associate's Name	License No.	Email	Phone

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



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INDUSTRIAL

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