



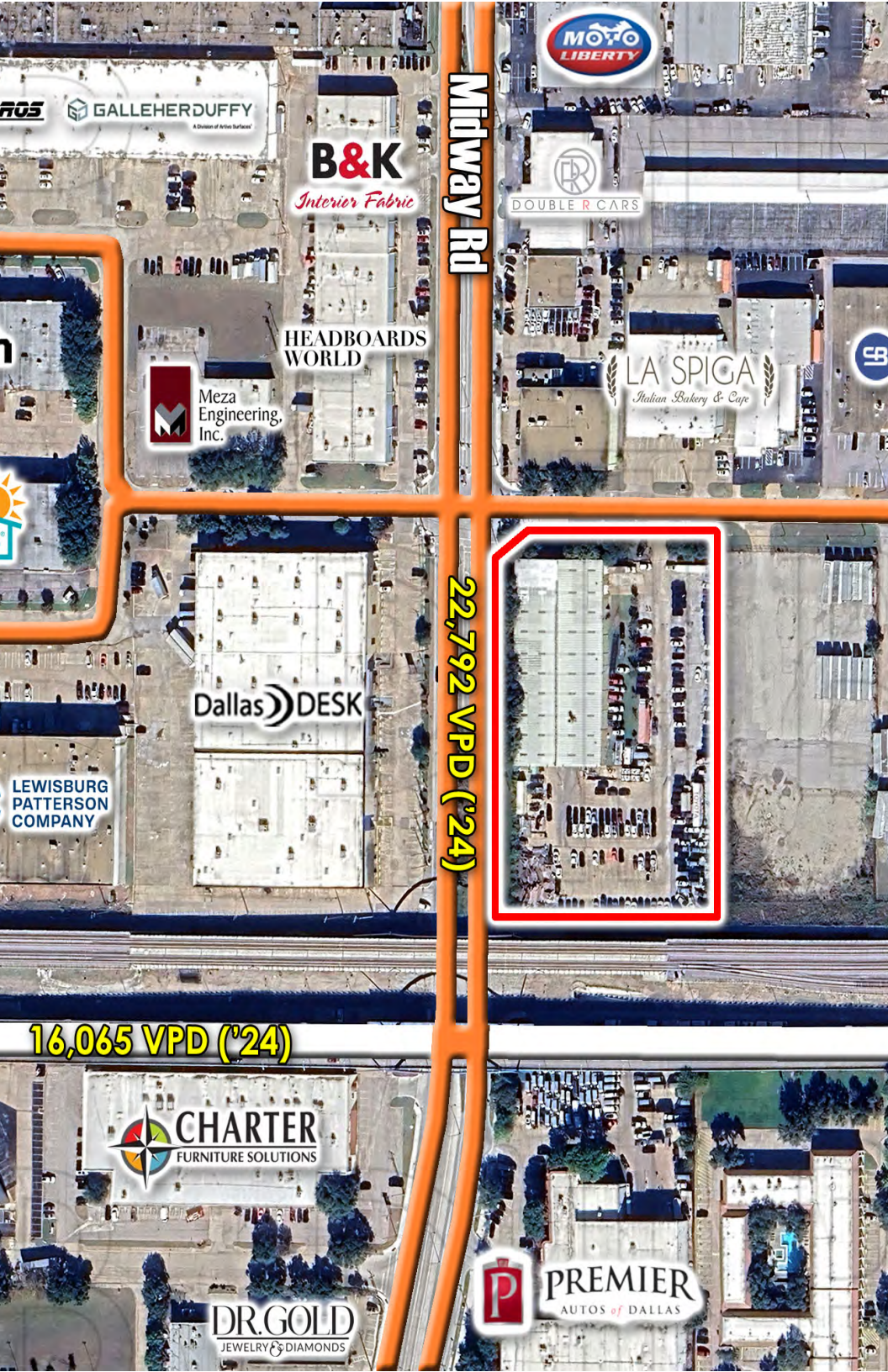
15200 MIDWAY RD.

ADDISON, TX | 30,240 SF ON 3.23 AC FOR LEASE

DAVID GUINN
DGuinn@db2re.com
214.526.3626 x 136

PHILIP CHERRICK
PCherrick@db2re.com
214.526.3626 x 134

AUSTIN RUSSELL
ARussell@db2re.com
214.526.3626 x 135



PROPERTY INFORMATION



SIZE:
± 3.23 AC
± 30,240 SF



TRAFFIC COUNTS:
Midway Rd.: 22,792 VPD
Arapaho Rd.: 16,065 VPD



ZONING:
LI - Light Industrial



FEATURES:
HVAC
Fenced Outside Storage
4 Grade Level Doors

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population	10,032	143,333	370,370
% Proj Growth 2025-2030	2.09%	0.56%	0.21%
2025 Average HH Income	\$114,018	\$122,773	\$135,854
2025 Median HH Income	\$84,768	\$82,906	\$86,862

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items.
Davidson & Bogel Real Estate, LLC, 2026



MIDWAY RD.

PROPERTY DETAILS

Location: The subject property is located at the SEC of Midway Rd. & Lindbergh Rd. in Addison, TX

Building: ± 30,240 SF

Office: ± 2,000 SF

Loading: 4 oversized GL – (14' x 12')

Clear Height: 14' - 16'

Land Area: 3.23 AC

Frontage & Visibility: Frontage on Midway Rd. – ± 444 ft.
Frontage on Lindbergh Dr. – ± 262 ft.

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ZONING INFORMATION

Primary Uses – Light Industrial

Legal manufacturing and industrial plant operations, wholesale office, office/service/showroom, and other commercial and service type uses as permitted in C-1 & C-2 districts

Special Standards

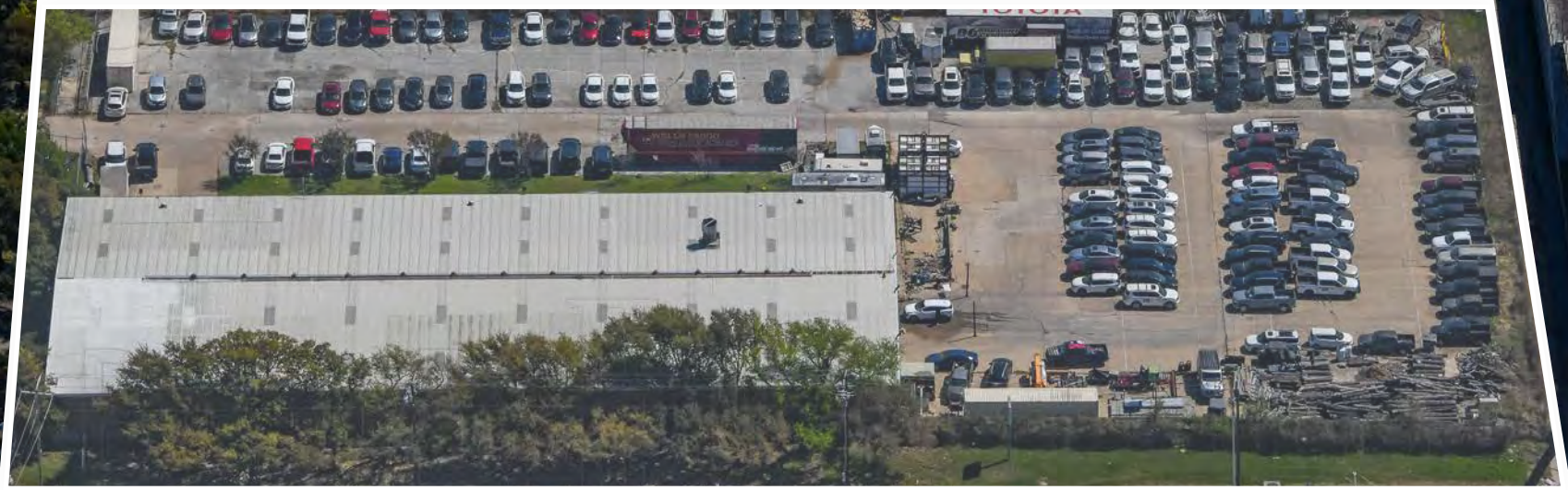
Outside storage of equipment and/or materials is permitted provided that the storage area is screened by a solid fence or wall of at least six feet in height.

Non-Permitted Uses:

- Paint Booths
- Auto Body Shop

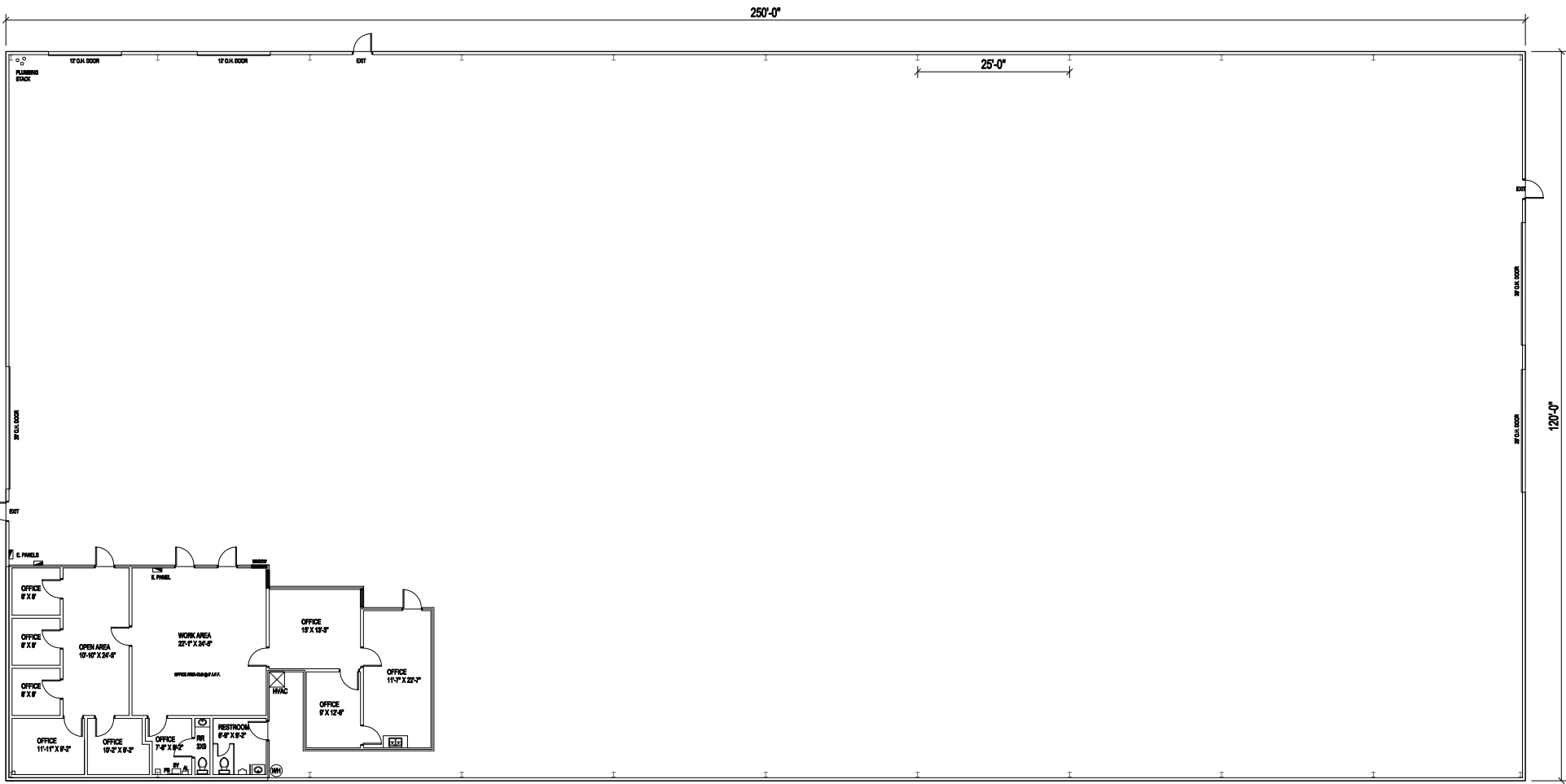
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LINDBERGH RD.

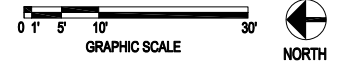


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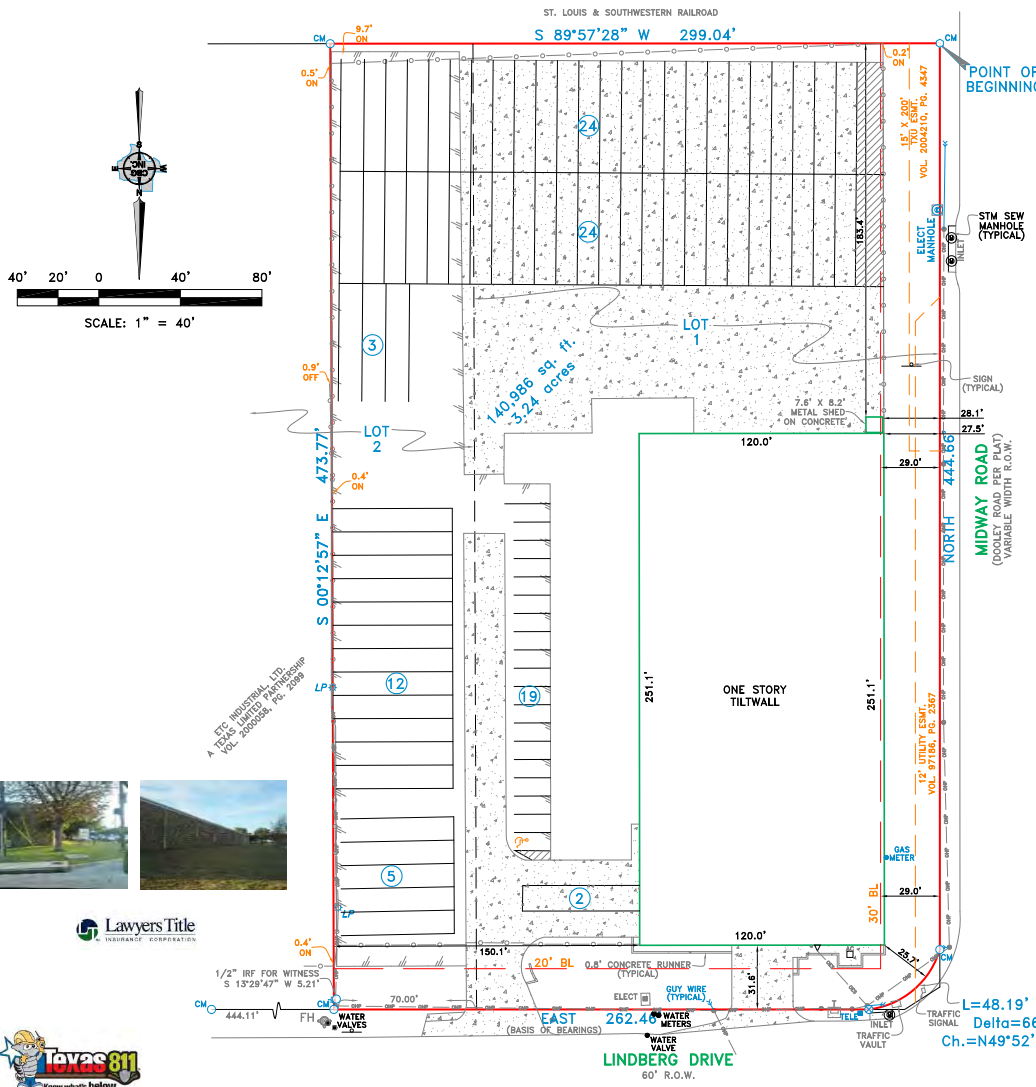


TOTAL SQ. FT. = 30,000 SF
OFFICE AREA = 2,119 SF



A-1	TITLE: FLOOR PLAN	PROJECT: 15200 MIDWAY ROAD ADDISON, TEXAS	ARCHITECT: Chuck Lobb - Architectural 4300 Alpha Road, Building 1 - Suite 100 Dallas, Texas 75244 <small>As-Built Tenant Finish-Out Site Plans</small>	CLIENT: SLJ COMPANY, LLC 4311 W. LOVERS LANE, STE 200 DALLAS, TX 75209
	SCALE: 1/16" = 1'-0" (when printed on 11x17 paper)			
	DATE: 2/18/16 REVISION: 1B			

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15200 Midway Road

Being a portion of Lots 1 and 2, Block D, of ADDISON AIRPORT INDUSTRIAL DISTRICT ADDITION, an addition to the City of Addison, Dallas County, Texas, according to the plat thereof recorded in Volume 90, Page 207, Map Records of Dallas County, Texas, and being a portion that same tract of land conveyed to Gilford Joint Venture, by deed recorded in Volume 84001, Page 206, Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for corner, said corner being on the East line of Midway Road (variable width right-of-way) and the North line of St. Louis & Southwestern Railroad right-of-way;

THENCE North, along the East line of said Midway Road, a distance of 444.66 feet to a 1/2 inch iron rod found for corner, said corner being on the South line of Lindberg Drive (60 foot right-of-way) and on a tangent curve to the right having a radius of 41.34 feet, a delta of 66 degrees 47 minutes 21 seconds, and a chord bearing and distance of North 49 degrees 52 minutes 16 seconds East, 45.51 feet;

THENCE along the South line of said Lindberg Drive, and said curve to the right, an arc length of 48.19 feet to a 1/2 inch iron rod set for corner;

THENCE East, continuing along the South line of said Lindberg Drive, a distance of 262.46 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of that same tract of land conveyed to ETC Industrial Ltd., a Texas limited partnership, by deed recorded in Volume 2000058, Page 209, said Deed Records of Dallas County, Texas, from which a 1/2 inch iron rod found bears South 13 degrees 29 minutes 47 seconds West, a distance of 5.21 feet for witness;

THENCE South 00 degrees 12 minutes 57 seconds East, along the West line of said ETC Industrial Ltd. tract, a distance of 473.77 feet to a 1/2 inch iron rod found for corner, said corner being on the North line of said St. Louis & Southwestern Railroad right-of-way, and the Southwest corner of said ETC Industrial Ltd. tract;

THENCE South 89 degrees 57 minutes 28 seconds West, along the North line of said St. Louis & Southwestern Railroad right-of-way, a distance of 299.04 feet to the POINT OF BEGINNING and containing 140,986 square feet or 3.24 acres of land.

SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by Lawyers Title in connection with the transaction described in GF# LT1949-1949003500. The undersigned Registered Professional Land Surveyor (Bryan Connolly) hereby certifies to T & T Realty Corp. and Lawyers Title that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 15200 Midway Road described in Volume 84001, Page 206, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and plotted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is not located in a 100 Year Flood Plain or in an Identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Flood Insurance Rate Map No. 48113C0180 J) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that T & T Realty Corp. and Lawyers Title are entitled to rely on this survey as having been performed to the appropriate standards of the current (1999 Edition) Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth by the Texas Board of Professional Land Surveying.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

Executed this 20th day of January, 2014

Bryan Connolly
Bryan Connolly
Registered Professional Land Surveyor No. 5513

NOTE: According to the F.I.R.M. in Map No. 48113C0180 J, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: _____

- NOTE:
- 1) BEARINGS ARE BASED ON DEED RECORDED IN VOLUME 84001, PG. 206, D.R.D.C.T., EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
 - 2) PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN VOL. 5890, PG. 24, VOL. 5910, PG. 91, VOL. 82072, PG. 2818, VOL. 69232, PG. 666.

REVISIONS		
DATE	BY	NOTES

LEGEND

CM	CONTROLLING MONUMENT	PE	POOL EQUIPMENT	—○—	CHAIN LINK FENCE
○	1/2" IRON ROD FOUND	■	BRICK COLUMN	—○—	WOOD FENCE
○	1/2" IRON ROD SET	—x—	AIR CONDITIONING	—x—	0.5" WIDE TYPICAL BARBED WIRE
○	FENCE POST FOUND	—●—	FIRE HYDRANT	— —	IRON FENCE
□	"x" FOUND / SET	—	COVERED PORCH/DECK OR CARPORT	—	PIPE FENCE
△	LIGHT POLE	—○—	OVERHEAD ELECTRIC SERVICE	—	OVERHEAD ELECTRIC SERVICE
△	OVERHEAD ELECTRIC	—○—	OVERHEAD POWER LINE	—	CONCRETE PAVING
△	POWER POLE	—○—	ASPHALT PAVING	—	GRAVEL/ROCK ROAD OR DRIVE

C.B.G. Surveying, Inc.
12025 Shiloh Rd. Suite 230
Dallas, Texas 75228
P 214-349-9485 F 214-349-2216
Firm No. 10168800
www.cbgsurvey.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 40'	01/20/14	1400368	LT1949-1949003500	JDJ

TEXAS LAND TITLE SURVEY

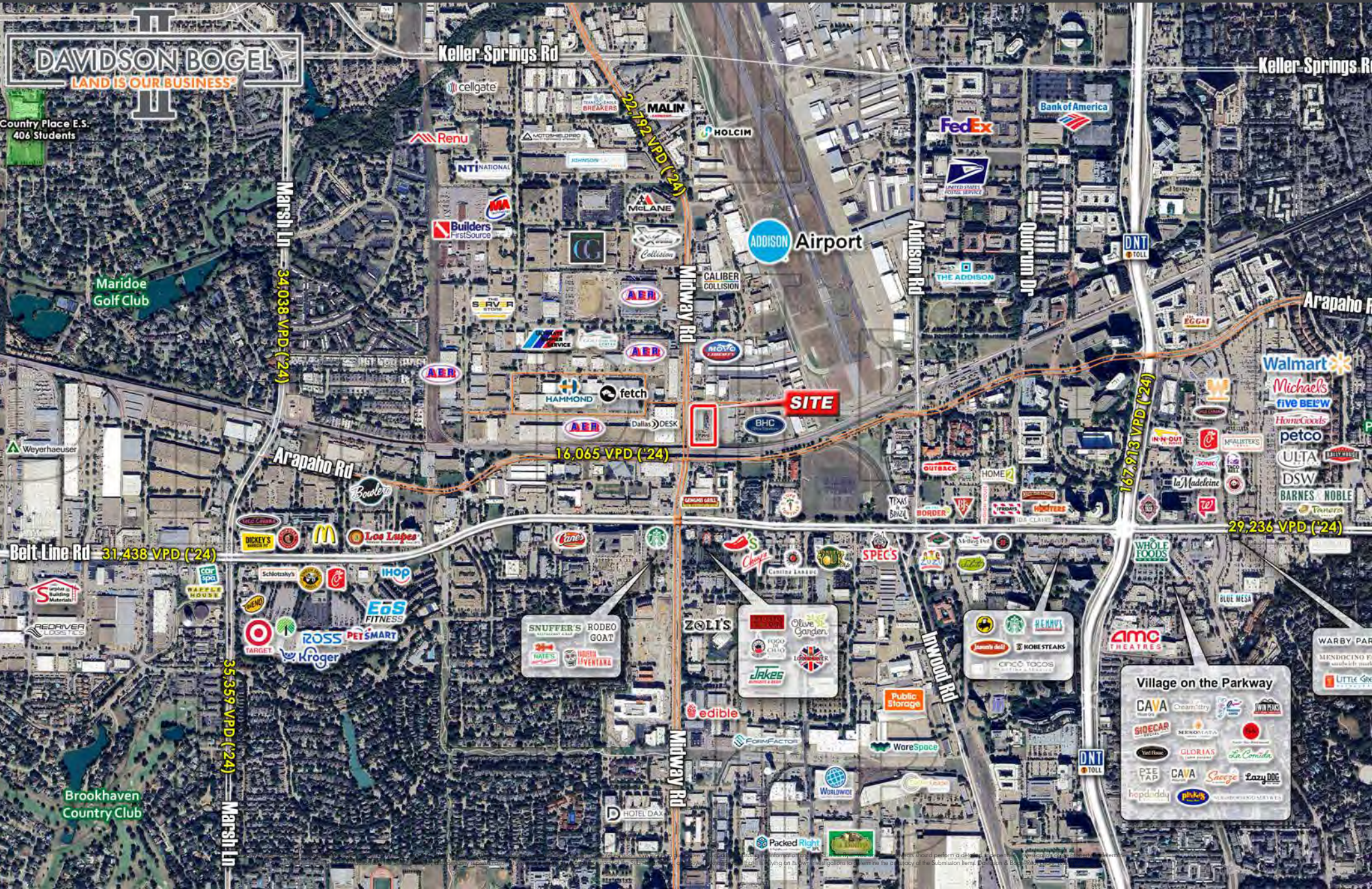
LOT 1 & PT. LOT 2, BLOCK D,
ADDISON AIRPORT INDUSTRIAL DISTRICT ADDITION
CITY OF ADDISON, DALLAS COUNTY, TEXAS

15200 MIDWAY ROAD

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15200 MIDWAY RD.

WIDE AERIAL



15200 MIDWAY RD.

DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

DB URBAN, LLC	9009183	INFO@DB2RE.COM	214-526-3626
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
MICHAEL EDWARD BOGEL II	598526	EBOGEL@DB2RE.COM	214-526-3626
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
AUSTIN RUSSELL	827707	ARUSSELL@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
PHILIP CHERRICK	791998	PCHERRICK@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
DAVID GUINN	643784	DGUINN@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE



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2-10-2025



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- 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Austin Russell	827707	arusell@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1



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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Philip Cherrick	791998	pcherrick@db2re.com	214-526-3626
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
David Guinn	643784	dguinn@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date