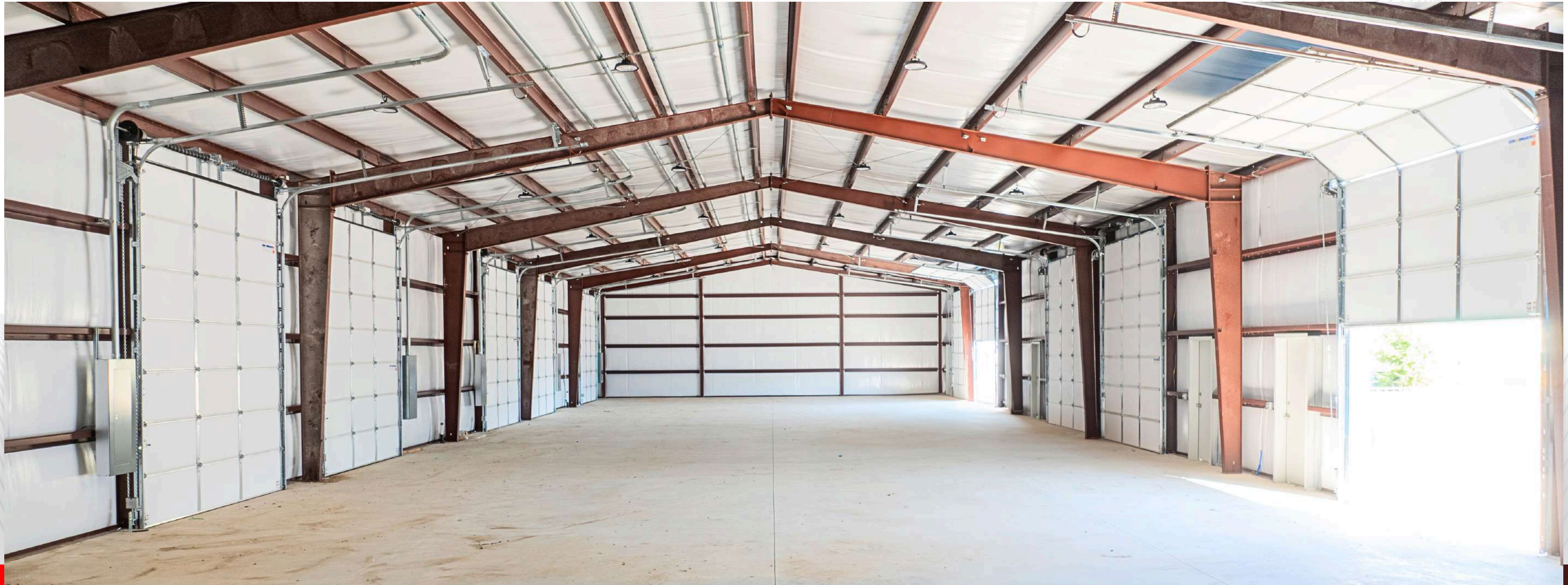




2,500 - 8,750 SF of Flex Space
Industrial / Office / Special Purpose



**Multi-Purpose Flex Space near
27,000 Acre AllianceTexas**

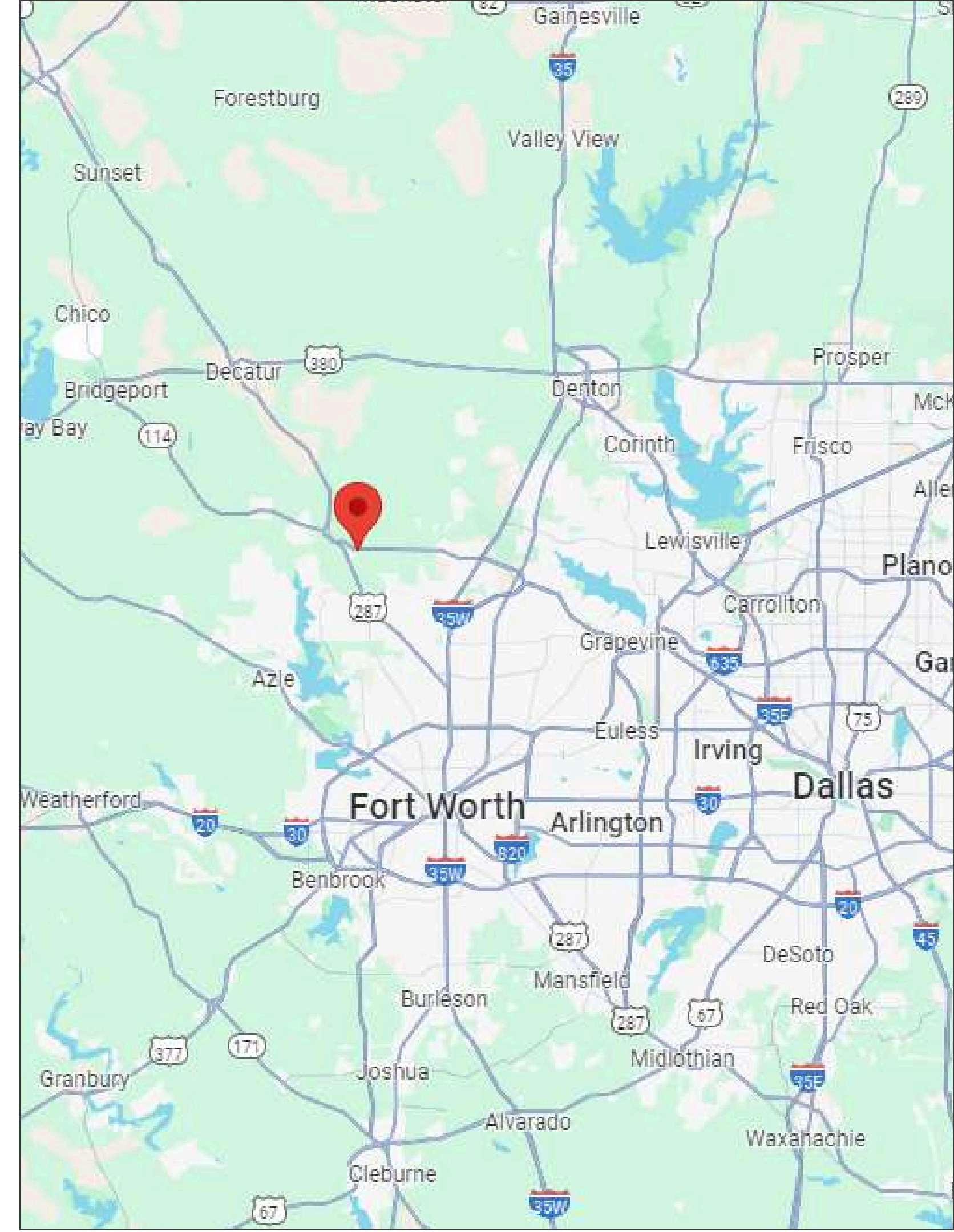
6225 TX-114, Rhome, TX 76078

PROPERTY PROFILE

6225 TX-114

Rhome, TX 76078

- ✔ **Total Project Size:** Eight (8) buildings, 68,300 sq ft situated on 6.91 acres
 - ✔ **Available Space:**
 - Building 5: ~ 5,000 sq ft available, divisible to ~ 2,500 sq ft
 - Building 9: ~ 8,750 sq ft available, divisible to ~ 2,500 sq ft
 - ✔ **Zoning:** Unincorporated Wise County
 - ✔ **Year Built:** 2018 - 2024
 - ✔ **Clear Height:** ~ 20' clear
 - ✔ **Power:** 600 amps
- Drive-in loading doors:** Grade-level doors with 14' clearance (4 in Building 5; 14 in Building 9)







PROPERTY HIGHLIGHTS

6225 TX-114
Rhome, TX 76078

- ✓ Unincorporated Wise County zoning with limited use restrictions
- ✓ **15-minute drive from master-planned AllianceTexas**, the 27,000-acre region home to 575 companies with 58 million sq ft of development, that includes Meta (formerly Facebook), Amazon, BNSF Railway, Mercedes Benz, and many others
- ✓ Multi-use property including bodyshop repair, automotive services, and sports training & development
- ✓ **Insulated buildings, sealed concrete floors**, large and plentiful grade-level doors
- ✓ Rapidly developing area with new housing starts, growth in goods & services, and population expansion
- ✓ Impressive *3-mile population growth of 17.12%* from 2020 - 2024 and *5-mile 2024 median household income of \$103,437*



AVAILABILITY DETAILS

Building 5 Availability: ~ 2,500 - 5,000 sq ft

Building 9 Availability: ~ 2,500 - 8,750 sq ft

Asking Rent: \$9.50 - 11.00/sq ft, NNN

Proposed Use: Industrial / Office / Special Use

Space Features:

- Building 5 is temperature-controlled
- Insulated space & sealed concrete flooring
- 20' clear height at peak
- 14' GL drive-in loading doors
- Outside space available for equipment



6225 TX-114 Rhome, TX 76078

View facing West

Distance to:

- AllianceTexas - 15 minutes
- DFW Airport - 35 minutes
- Love Field Airport (DAL) - 55 minutes
- City of Fort Worth - 30 minutes



6225 TX-114

Rhome, TX 76078

View facing North

Distance to:

- Texas Health Harris Methodist Hospital - 25 minutes
- AT&T Stadium: 50 minutes
- Downtown Dallas - 45 miles
- Legacy West, Plano - 45 miles





6225 HWY 114 DEMOGRAPHICS

The Community (5-Mile Radius)

- 👤 Population (2024 Est.): 25,260
 - Population Growth (5-Mile Radius, 2020-2024): 14.49%
- 📅 Median Age (2024 Est.): 36.0
- 💰 Median Household Income (2024 Est.): \$103,437

- 🏠 Households (2024 Est.): 8,093
- 🎓 Population W/ Bachelor's Degree: 22.92%

Consumer Spending & Daytime Employment (5-Mile Radius)

👤 Total Daytime Employment: 2,891

👤 Largest Daytime Employment Sectors:

- Construction:
 - # of Businesses: 80
 - # of Employees: 778
- Leisure & Hospitality:
 - # of Businesses: 54
 - # of Employees: 651

💰 Total Consumer Spending: \$330,880,330

- Food and Alcohol: \$34,323,000 (highest spending category)
- Transportation/Maintenance: \$86,362,649
- Food & Alcohol: \$84,174,938



6225 TX-114
Dallas, TX 75207

2,500 - 8,750 SF of Flex Space
Industrial / Office / Special Purpose

Contact us for more information.

ProperTx Property Information

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