



12216 Mitchell Dr., Alvarado, TX 76009

New Construction Warehouse / Flex Space — Now Leasing

20,000 SF

Total Building Area

2 Buildings

On Property

2,000 - 10,000 SF

Contiguous Suites Available

±10 spaces

Parking per Bay

PROPERTY OVERVIEW:

- Currently under construction: expected completion Q3 2026
- Suite sizes from 2,000 SF up to 10,000 SF contiguous in one building
- Ideal for warehouse, distribution, or flex/office warehouse users
- Ample on-site parking, approximately 10 spaces per bay
- Minutes from Hwy 287, with direct access north into the heart of DFW
- Rental rate: contact broker for pricing

CONTACT

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For Lease

Contact Broker for Price

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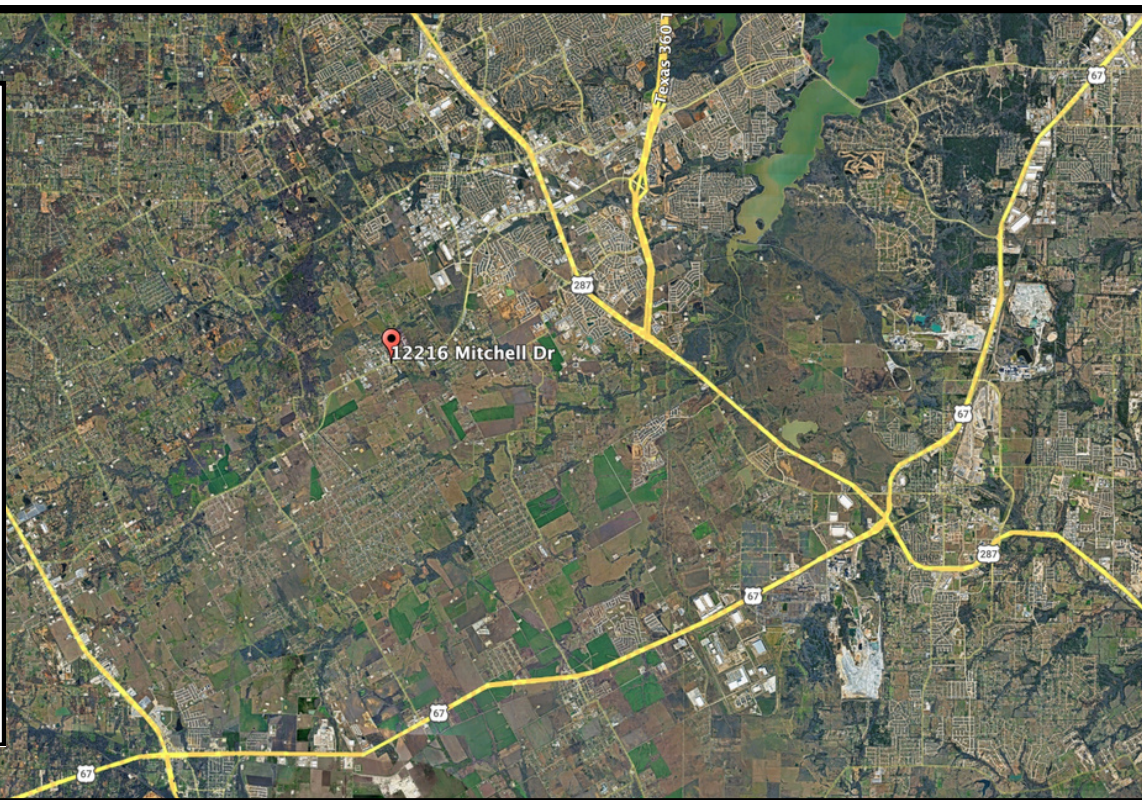
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AREA ACCESS & FUNCTIONAL LOCATION

12216 Mitchell Dr. is positioned in Alvarado at the I-35W / US-67 / US-81 interchange in Johnson County, with direct access north into Fort Worth and the greater DFW metroplex via I-35W and SH-174. The surrounding area includes industrial, distribution, and flex/warehouse users along this growing south Fort Worth corridor, supporting a practical location for businesses that need warehouse or flex functionality with strong regional access.

LOCATION HIGHLIGHTS

- Direct access to I-35W at the US-67 / US-81 interchange in Alvarado
- Northbound connectivity into Fort Worth and the DFW metroplex via SH-174
- New construction — 20,000 SF across 2 buildings, suites from 2,000–10,000 SF contiguous
- Ample on-site parking, approximately 10 spaces per bay
- Positioned along Johnson County's growing industrial/warehouse corridor south of Fort Worth



RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	680	11,838	54,661
Daytime Employees	769	4,178	24,049
Businesses	79	379	2,554

NORTH TEXAS ACCOLADES

"IN TEXAS, WE WANT BUSINESSES TO SUCCEED. WHEN BUSINESSES SUCCEED, TEXANS SUCCEED."
- GOVERNOR GREG ABBOTT



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My Information About Brokerage Services

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