

2704 ROLLINGDALE LN

Farmers Branch, TX 75234

Vacant Industrial
Investment Opportunity

Offering Memorandum

LR-2 Zoning | ± 0.96 AC Lot Size



MATTHEWS™

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

2704 Rollingdale Ln
Farmers Branch, TX 75234

Downtown Dallas ± 16.5 Miles Away

Josey Ln, TX $\pm 26,305$ VPD



INVESTMENT HIGHLIGHTS

Property Highlights

- **Delivered Vacant At Closing**, the property presents a compelling opportunity for an owner-user or investor to take immediate control of the asset. The absence of existing tenancy allows for near-term occupancy, operational expansion, or implementation of a customized business plan without the delays and uncertainties associated with tenant rollover. Investors can also capitalize on the opportunity to reposition the property, enhance its market appeal, and pursue a lease-up strategy tailored to current market demand.
- **Durable Construction & Functional Design** - The improvements feature durable reinforced concrete construction, providing long-term structural integrity, reduced maintenance requirements, and enhanced durability compared to traditional building materials. This robust construction supports a variety of industrial, warehouse, manufacturing, and service-oriented uses while offering lasting value for ownership.
- **Efficient Loading & Operational Flexibility** - The property is equipped with one (1) grade-level roll-up door, facilitating convenient loading and unloading operations, vehicle access, and efficient movement of equipment and materials. This feature enhances operational functionality and supports a broad range of business uses, making the asset well-suited for owner-users seeking practical utility as well as investors targeting a diverse tenant pool.



2704-2732 Rollingdale Ln
Farmers Branch, TX 75234

±8,500 SF

GLA

±0.96 AC

Lot Size

LR-2

Zoning

Reinforced Concrete

Construction

One (1) Roll Up

Doors

1967

Year Built



MATTRESS FIRM
Warehouse

Smith System
Manufacturer

LENNOX
Research and
Product Development

Corradi
OUTDOOR LIVING SPACE
Warehouse

DHL
SERVICEPOINT

Weyerhaeuser
Distribution Service



Addison Airport
±5.6 Miles Away

President George Bush Tpke ± 30,530 VPD

International Paper

Public Storage

Subject Property

amazon
Warehouse

RedRiver
Oilfield Services
Warehouse



ENVIRONAMIES
Construction Contractor



Dallas College Brookhaven Campus
±40,600 Students | ±628 Faculty & Staff

RYERSON
Metal Supplier



Walmart
Neighborhood Market

BUNZL
Distribution Service

Reliable
Fire Protection Equipment Supplier

President George Bush Tpke ± 96,000 VPD

± 159,890 VPD



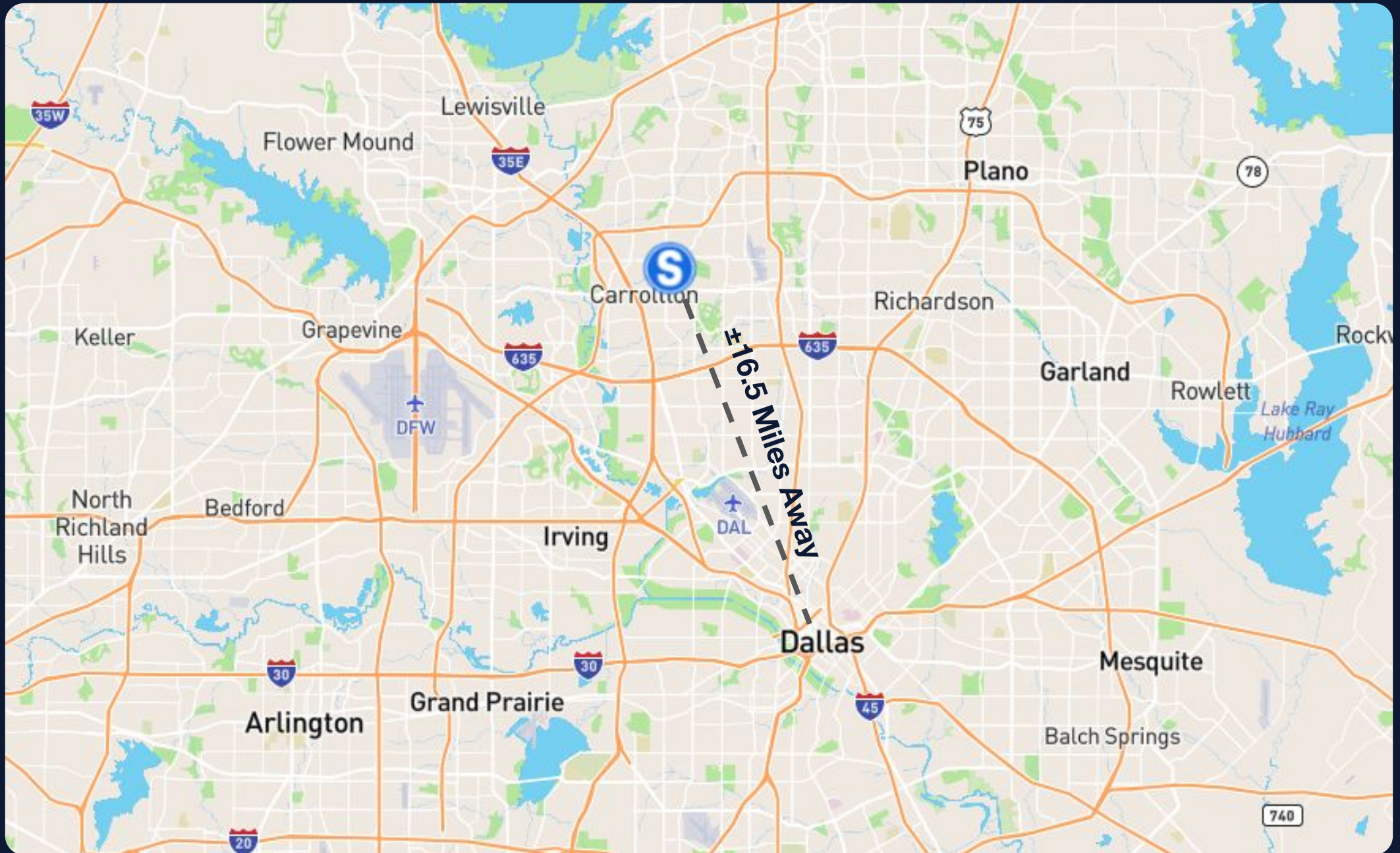
± 183,130 VPD

Rollingdale Ln



MARKET OVERVIEW

2704 Rollingdale Ln
Farmers Branch, TX 75234



FARMERS BRANCH, TX

Local Market Overview

Farmers Branch, Texas, continues to be an attractive and competitive market within the Dallas-Fort Worth metroplex, offering a blend of established neighborhoods, convenient access to major employment centers, and ongoing commercial development. Its central location near major highways and business corridors makes it a desirable choice for professionals, families, and investors seeking proximity to Dallas while maintaining a suburban lifestyle. The city's commitment to economic growth, infrastructure improvements, and community amenities has helped sustain strong demand across both residential and commercial sectors.

Commercial and economic activity in Farmers Branch also contributes to the area's market strength. The city is home to a growing mix of corporate offices, retail centers, and industrial facilities, supporting job creation and long-term investment potential. Continued redevelopment efforts and strategic planning initiatives have enhanced the community's appeal, fostering a stable environment for both homeowners and businesses.



Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	16,929	101,621	326,221

Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	5,138	40,753	141,892

Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$94,767	\$122,508	\$133,690

DFW TEXAS

DALLAS-FORT WORTH, TX MSA

The Dallas–Fort Worth metropolitan area continues to distinguish itself through exceptional and sustained population growth, reinforcing its position as one of the nation's most dynamic regions. Driven by strong job creation, corporate relocations, and continued in-migration, the Metroplex remains among the fastest-growing metropolitan areas in the United States.

The ongoing influx of residents, particularly young professionals and families, continues to support household formation, housing demand, and economic expansion, further solidifying DFW's appeal as a premier destination for long-term residency, business investment, and career opportunities

Total Population

8.3 million+

Median HH Income

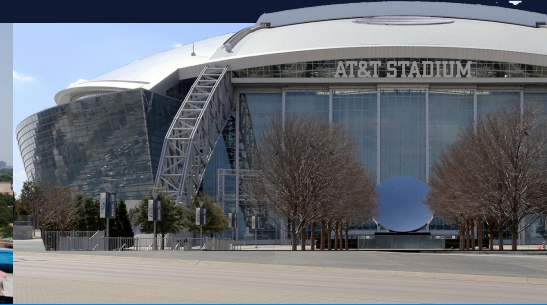
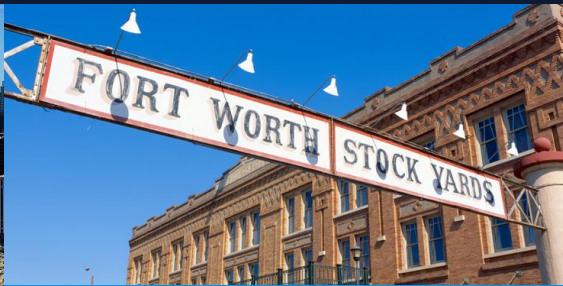
\$89,713

Annual Visitors

75.5 Million+

GDP

\$745+ Billion



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2704-2732 Rollingdale Ln, Farmers Branch, TX, 75234** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



Information About Brokerage Services

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

11-2-2015



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

Buyer/Tenant/Seller/Landlord Initials

Date