

FOR SALE OR LEASE

IOS / Trailer Parking Facility



14.08 Acres

**2651 Hardrock Road
Grand Prairie, TX 75050**

Erik Blais
Senior Vice President
972.776.7150
eblais@bradford.com

Andrew Clark
Vice President
972.834.9682
aclark@bradford.com

2651 HARDROCK ROAD | GRAND PRAIRIE

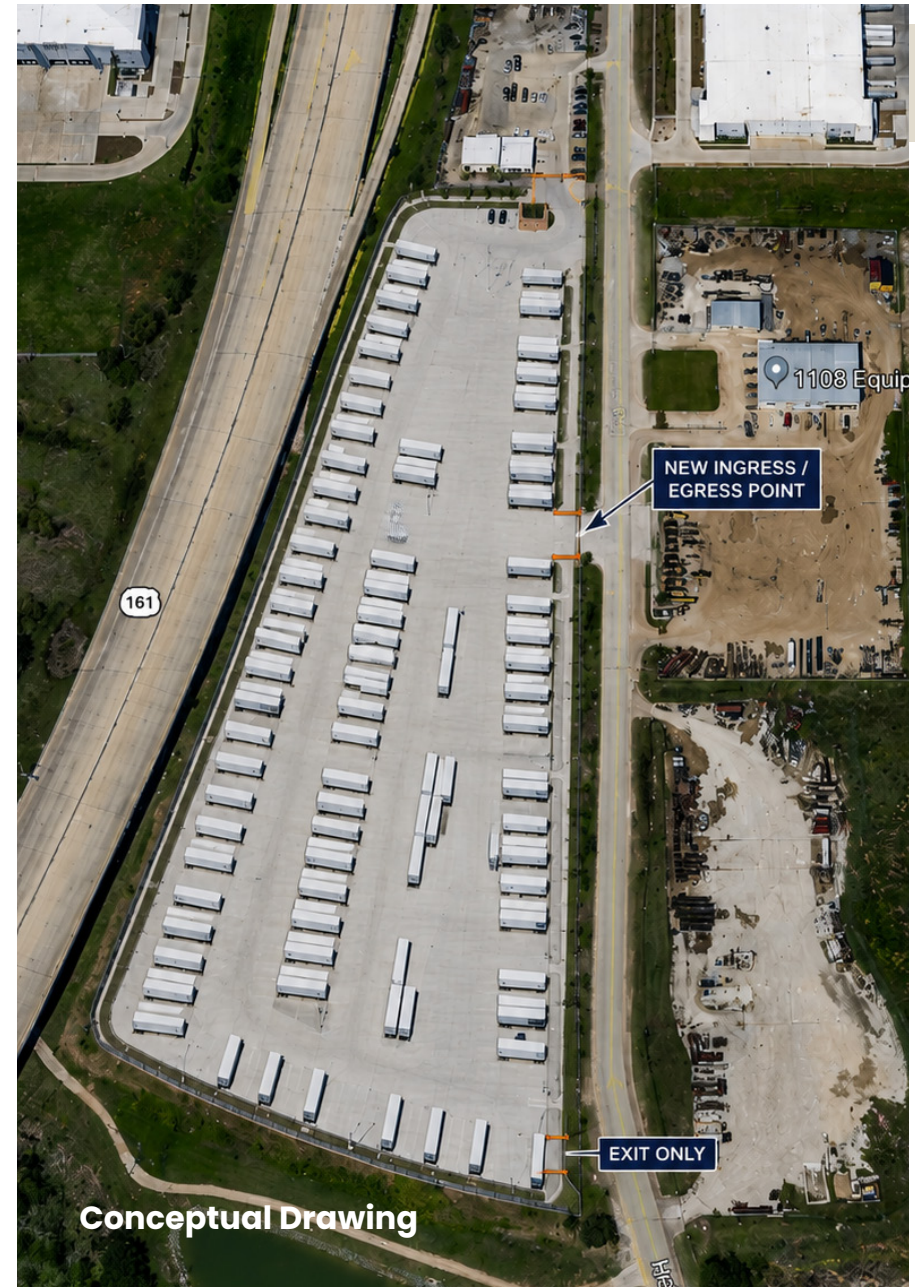
IOS

Property Overview

- +/- 14.08-acre site with approximately +/- 10.0 acres of useable yard area
- Flat, stabilized site approved for IOS/Trailer Parking
- Shovel-ready land, positioned for immediate development (permit plans approved)
- Ideal for contractor storage, laydown yard, fleet/trailer parking
- Located within the Great Southwest Industrial District, directly on SH-161, with Hardrock Road Frontage
- Immediate access to the region's major logistics corridors

Planned Site Features

- Stabilized Yard w/ asphalt over flex base
- 10' reinforced concrete trailer landing strips
- 320 Trailer Positions with 5 dedicated auto parking spaces
- Secure, fully fenced yard with controlled access gate
- LED lighting
- Modular on-site operations office
- +/- 2.30 acre on-site detention pond



2651 HARDROCK ROAD | GRAND PRAIRIE

IOS



ERIK BLAIS • 976.776.7150 • eblais@bradford.com
ANDREW CLARK • 972.834.9682 • aclark@bradford.com

Bradford Commercial Real Estate Services
10440 N Central Expressway, Suite 1150, Dallas, TX 75231
www.bradford.com



2651 HARDROCK ROAD | GRAND PRAIRIE

IOS



ERIK BLAIS • 976.776.7150 • eblais@bradford.com
ANDREW CLARK • 972.834.9682 • aclark@bradford.com

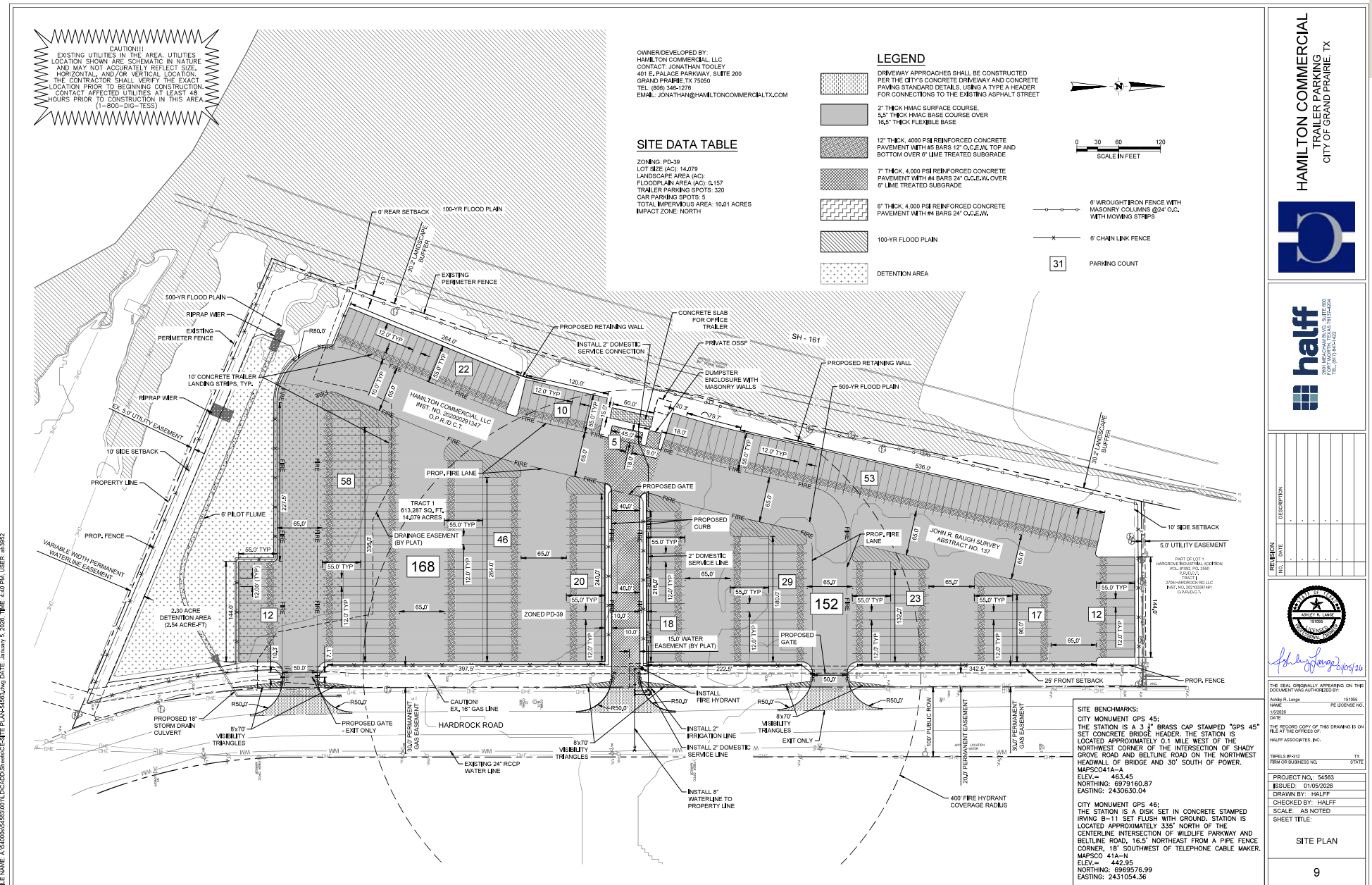
Bradford Commercial Real Estate Services
10440 N Central Expressway, Suite 1150, Dallas, TX 75231
www.bradford.com



2651 HARDROCK ROAD | GRAND PRAIRIE

IOS

Proposed Site Plan



FILE NAME: A:\4000\14563\01\DC\00\2651-HR-CE-SITE PLAN-54563.dwg DATE: January 5, 2020 TIME: 4:40 PM USER: jh392

ERIK BLAIS • 976.776.7150 • eblais@bradford.com
ANDREW CLARK • 972.834.9682 • aclark@bradford.com

Bradford Commercial Real Estate Services
10440 N Central Expressway, Suite 1150, Dallas, TX 75231
www.bradford.com



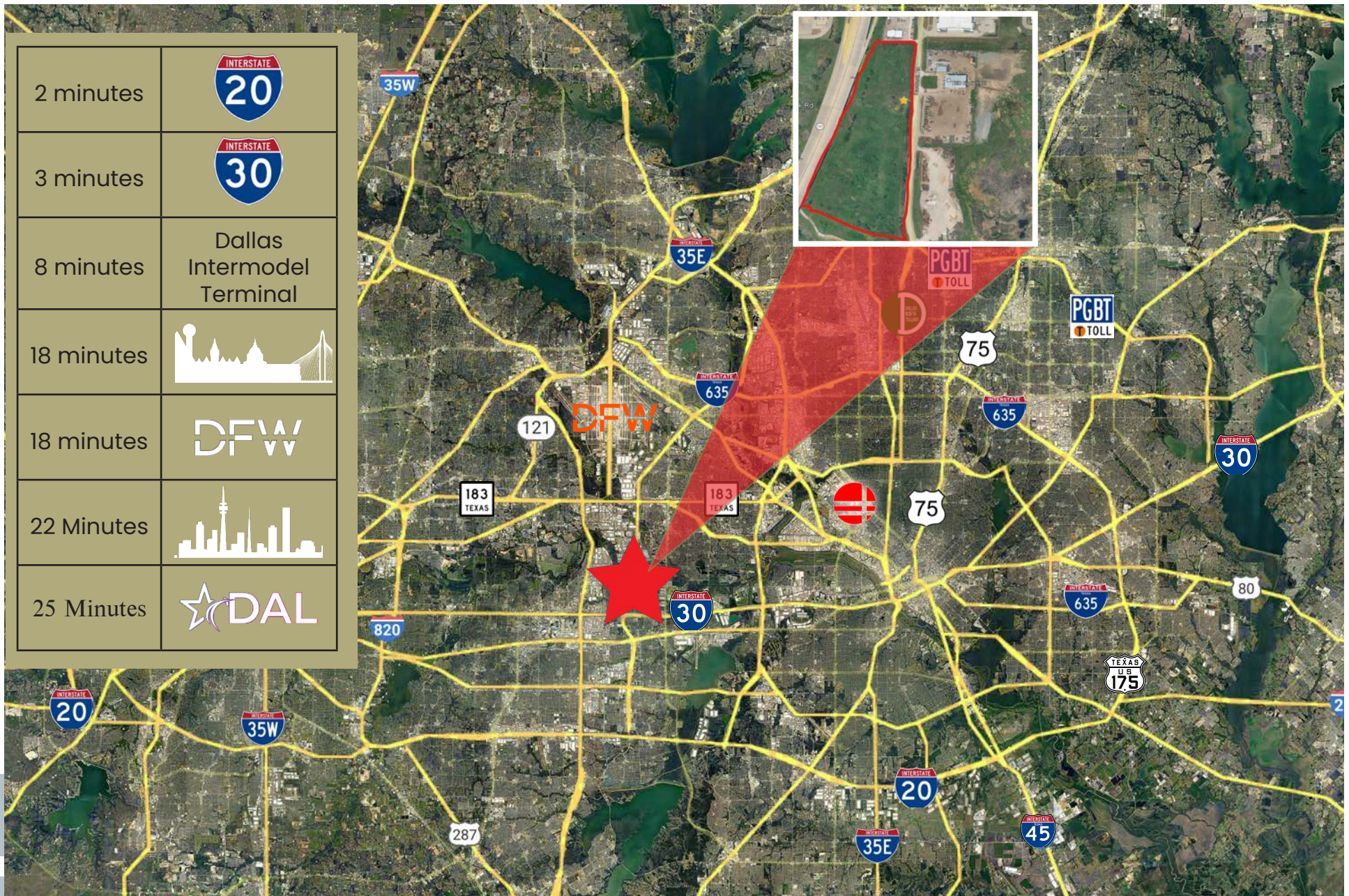
HAMILTON COMMERCIAL
TRAILER PARKING
CITY OF GRAND PRAIRIE, TX



THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:
Aubrey R. Lange 151055
NAME PE LICENSE NO.
DATE 01/05/2020
THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICE OF:
HALFF ASSOCIATES, INC.
SHEET NO. 9 OF 12
FIRM OR BUSINESS NO. TX STATE

IOS

2 minutes	
3 minutes	
8 minutes	Dallas Intermodel Terminal
18 minutes	
18 minutes	DFW
22 Minutes	
25 Minutes	



Bradford Commercial Real Estate Services
10440 N Central Expressway, Suite 1150, Dallas, TX 75231
www.bradford.com



2651 HARDROCK ROAD | GRAND PRAIRIE



IOS

Market Overview

Located in the heart of the Great Southwest Industrial District, 2651 Hardrock Road offers a rare opportunity to acquire a fully improved ±10.8-acre Industrial Outdoor Storage (IOS) facility in one of the most supply-constrained and strategically located industrial markets in the Dallas/Fort Worth Metroplex. The property provides immediate access to SH 161 (President George Bush Turnpike) and is just minutes from I-20, I-30, DFW International Airport, Downtown Dallas, and the Union Pacific Dallas Intermodal Terminal, positioning users to efficiently serve the entire North Texas region.

The surrounding market is home to a concentration of national logistics, manufacturing, e-commerce, and distribution companies including Amazon, Walmart, Lear Corporation, Airbus Helicopters, Poly-America, Core-Mark, and numerous third-party logistics providers. As industrial development continues throughout the Metroplex, entitled and fully improved IOS sites have become increasingly difficult to develop due to restrictive zoning, limited land availability, and rising construction costs. This scarcity has created strong tenant demand and long-term value appreciation for well-located IOS facilities.

Why Invest in Industrial Outdoor Storage?

Industrial Outdoor Storage has emerged as one of the most sought-after asset classes within commercial real estate, driven by growing demand from transportation, logistics, equipment rental, construction, utility, and fleet operators. Unlike traditional warehouse developments, IOS properties require significantly less building infrastructure while providing essential storage and operational space for businesses that support the region's expanding industrial economy.

With approximately 10 acres of heavy-duty reinforced concrete paving, secure perimeter fencing, LED site lighting, controlled access, and frontage along SH 161, 2651 Hardrock Road represents a turnkey investment opportunity with high barriers to entry and exceptional long-term fundamentals. As available IOS inventory remains limited throughout the Dallas/Fort Worth market, well-located facilities such as this continue to attract institutional investors and occupiers seeking secure, strategically positioned assets within one of the nation's fastest-growing logistics hubs.

The information contained in this package is furnished solely for the purpose of review by a prospective purchaser of 2651 Hardrock Road, Grand Prairie, TX in the DFW Metroplex and is not to be used for any other purpose or made available to any other person without the express written consent of Bradford Commercial Real Estate Services or any of their respective affiliates ("Bradford Companies"). The information contained in this package is from sources deemed reliable, but is not guaranteed by Bradford or Owner in any way and is subject to change in price, corrections, errors and omissions, prior sale, or withdrawal without notice.

Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather a general outline of the pertinent provisions contained herein. Prospective purchasers should rely upon their own financial projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the Property or located at the site.

No copies of this package may be made in whole or in part without the prior written consent of Bradford or the Property Owner. This package is the property of Bradford and may be used only by parties approved by Bradford or the Property Owner. The Property is privately offered and, by accepting this package, the party in possession hereof agrees that the package and its contents are of a confidential nature and will be held and treated in the strictest confidence.

FOR INFORMATION



Erik Blais
Senior Vice President
972.776.7150
eblais@bradford.com

Andrew Clark
Vice President
972.834.9682
aclark@bradford.com

The information contained herein was obtained from sources deemed reliable; however, Bradford Companies makes no representation, warranty, or guarantee, express or implied, as to the accuracy or completeness of the information provided. Any photographs, renderings, or visual representations contained herein may have been digitally modified or enhanced, including through the use of artificial intelligence technologies, and are intended solely for illustrative and marketing purposes.

Disclosure



11-2-2015



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.

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.

Bradford Realty Services of Dallas, Inc	#399375	info@bradford.com	9727767000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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	