

ADDISON INDUSTRIAL BUILDING

FOR LEASE | ±30,000 SF | ±3.2 ACRES | FREESPAN BUILDING

15200 MIDWAY ROAD, ADDISON, TEXAS 75001



EXCLUSIVELY OFFERED BY

TY UNDERWOOD

214.520.8818 x 4

tyunderwood@sljcompany.com

SLJ

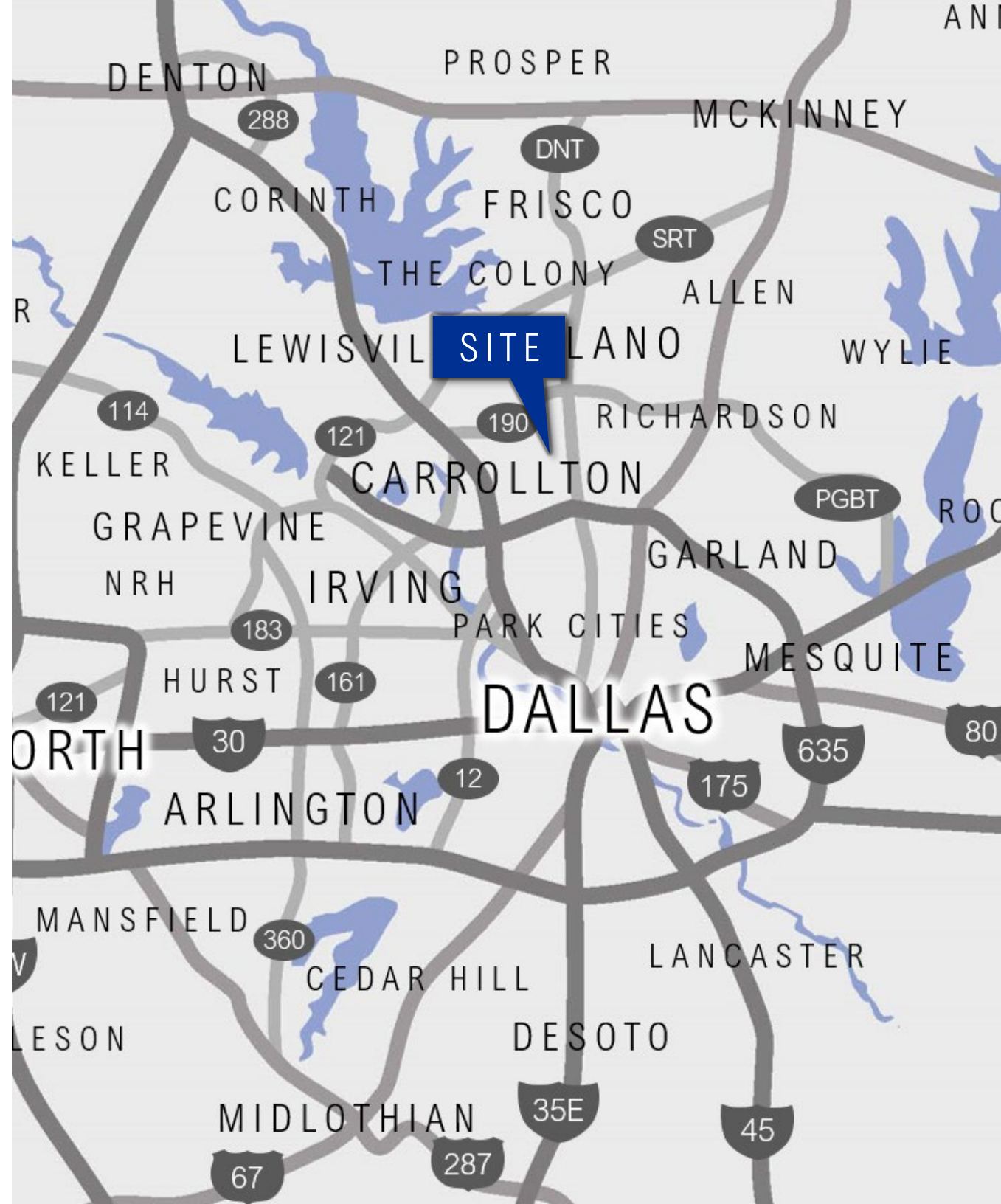
SLJ Company, LLC
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Disclaimer: The material contained in this memorandum is confidential, furnished solely for the purpose of considering an investment in the properties described herein, and is not to be used for any other purpose, or made available to any other person without the express written consent of SLJ Company, LLC. The material is based, in part, upon information obtained from third party sources, which SLJ Company, LLC deems to be reliable. However, no warranty or representation is made by SLJ Company, LLC or its affiliates, agents, or representatives as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections, and conclusions regarding this investment.

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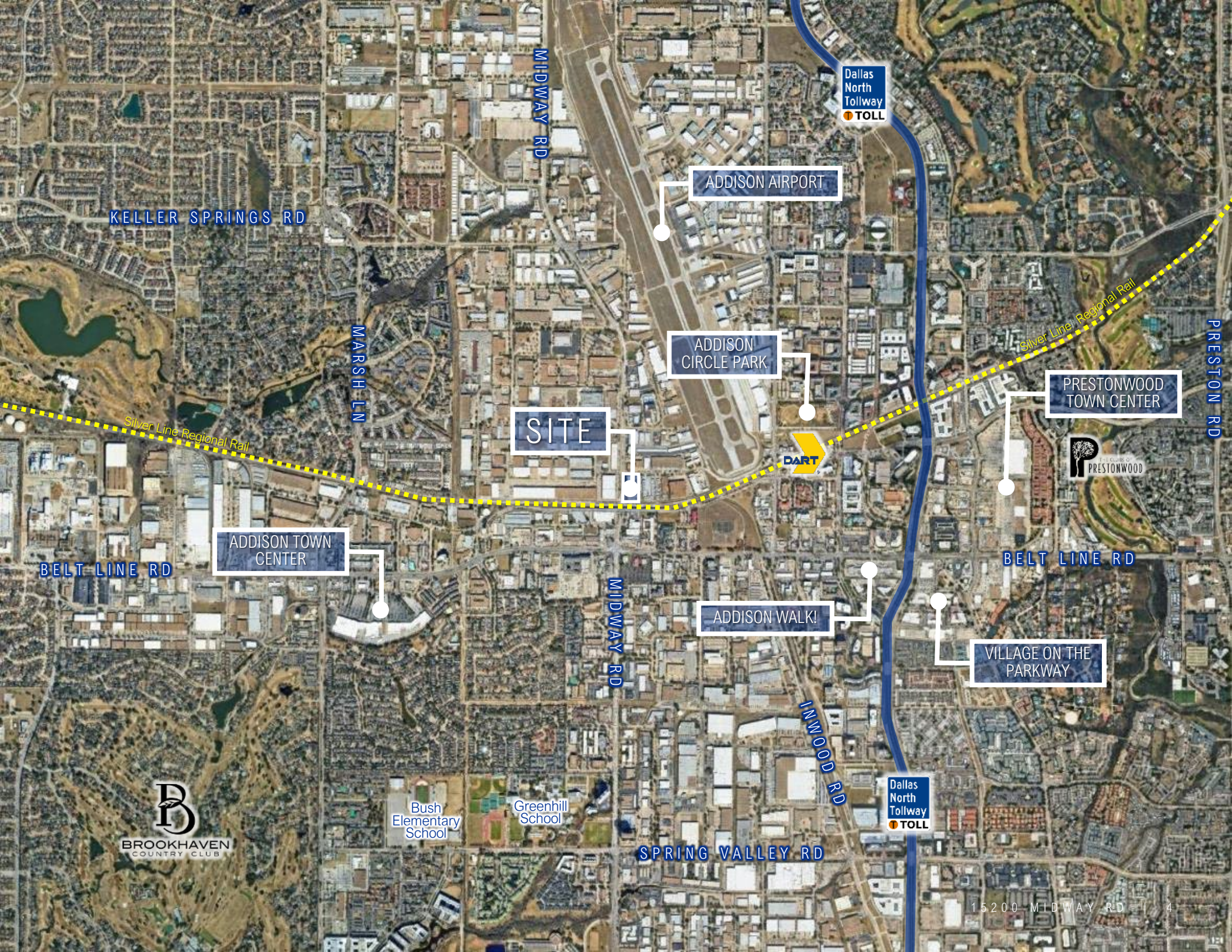


EXECUTIVE SUMMARY

SLJ Company, LLC (“SLJ”) has been exclusively retained to offer this ±30,000 square foot freespan industrial building on 3.24 acres of land in Addison, Texas. Located west of the Dallas North Tollway, the site has high visibility and exposure to strong traffic counts and many area traffic drivers. The Property is less than .2 miles from both Belt Line Rd, Addison’s vibrant retail corridor and the Addison Airport.

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KELLER SPRINGS RD

MIDWAY RD

Dallas North Tollway
TOLL

ADDISON AIRPORT

ADDISON CIRCLE PARK

SITE

DART

Silver Line Regional Rail

PRESTONWOOD TOWN CENTER



Belt Line Rd

ADDISON TOWN CENTER

MIDWAY RD

ADDISON WALK!

Belt Line Rd

VILLAGE ON THE PARKWAY

INWOOD RD

Dallas North Tollway
TOLL

SPRING VALLEY RD

PRESTON RD



BROOKHAVEN COUNTRY CLUB

Bush Elementary School

Greenhill School

15200 MIDWAY RD



PROPERTY HIGHLIGHTS

EXCELLENT LOCATION

Located on Midway Rd, just one block north of Belt Line Rd which enjoys a car count in excess of 45,000 vehicles per day, the Property sits on a major artery in Addison. This area near Belt Line Rd and the Dallas North Tollway is the epicenter of shopping, dining and entertainment in North Dallas. The Property benefits from it's close proximity to major shopping destinations and Addison Airport.

FLEXIBLE SITE

The Property enjoys a large 3.24 acre lot with high visibility and excellent frontage on both Midway Rd and Lindbergh Dr. The ±30,000 square foot freespan industrial building has approximately ±2,000 square feet of office space, 14'-16 foot clear height, with both grade-level and dock-high loading. The large lot, fenced lot can accommodate parking for approximately 70 truck and 19 cars. The zoning allows a variety of retail, office, showroom/ warehouse, and distribution-type uses.

SILVER LINE REGIONAL RAIL

The Property is also directly adjacent to DART's Silver Line Regional Rail (Cotton Belt Commuter Rail) which is currently under construction. The Silver Line will connect Shiloh Rd in Plano to CityLine and UTD in Richardson, Addison Airport, Downtown Carrollton and DFW International Airport. DART reports that service is anticipated to begin in 2024.

STRONG DEMOGRAPHICS

With a population of approximately 145,486 and 451,402 living within a 3 and 5 mile radii of the Property respectively, the Property benefits from a large pool of consumers in close proximity. Additionally, the average household income within a 1 mile radius of the Property is \$93,054.

MANY AREA TRAFFIC DRIVERS

Traffic drivers in close proximity include Addison Circle Park, Addison Town Center, Addison Walk!, and Village on the Parkway.



PROPERTY PROFILE

LOCATION

The subject property is located at southeast corner of the signalized intersection of Midway Rd and Lindbergh Dr in Addison, TX 75001.

BUILDING AREA

±30,000 Square Feet (±2,000 SF of office)

YEAR BUILT

1971

CLEAR HEIGHT

14-16 Feet

LOADING

Grade and dock level

ZONING

I-1 – Industrial District

LAND AREA

±3.24 Acres (140,896 SF)

LOT DIMENSIONS

Frontage on Midway Rd:	±444 Feet
Frontage on Lindbergh Dr:	±262 Feet

PARKING

Truck Parks:	±70
Car Parks:	±19
Total Parking Spaces:	±89

TRAFFIC COUNTS

Midway Rd:	±38,700 VPD (2022)
Lindbergh Dr:	±4,800 VPD (2022)

ZONING INFORMATION

PRIMARY USES

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

LINKS

[Link to Addison Zoning Map](#)

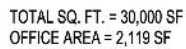
[Link to I-1 District Standards](#)

[Link to DART Silver Line Information](#)

[Link to Silver Line Construction Information](#)



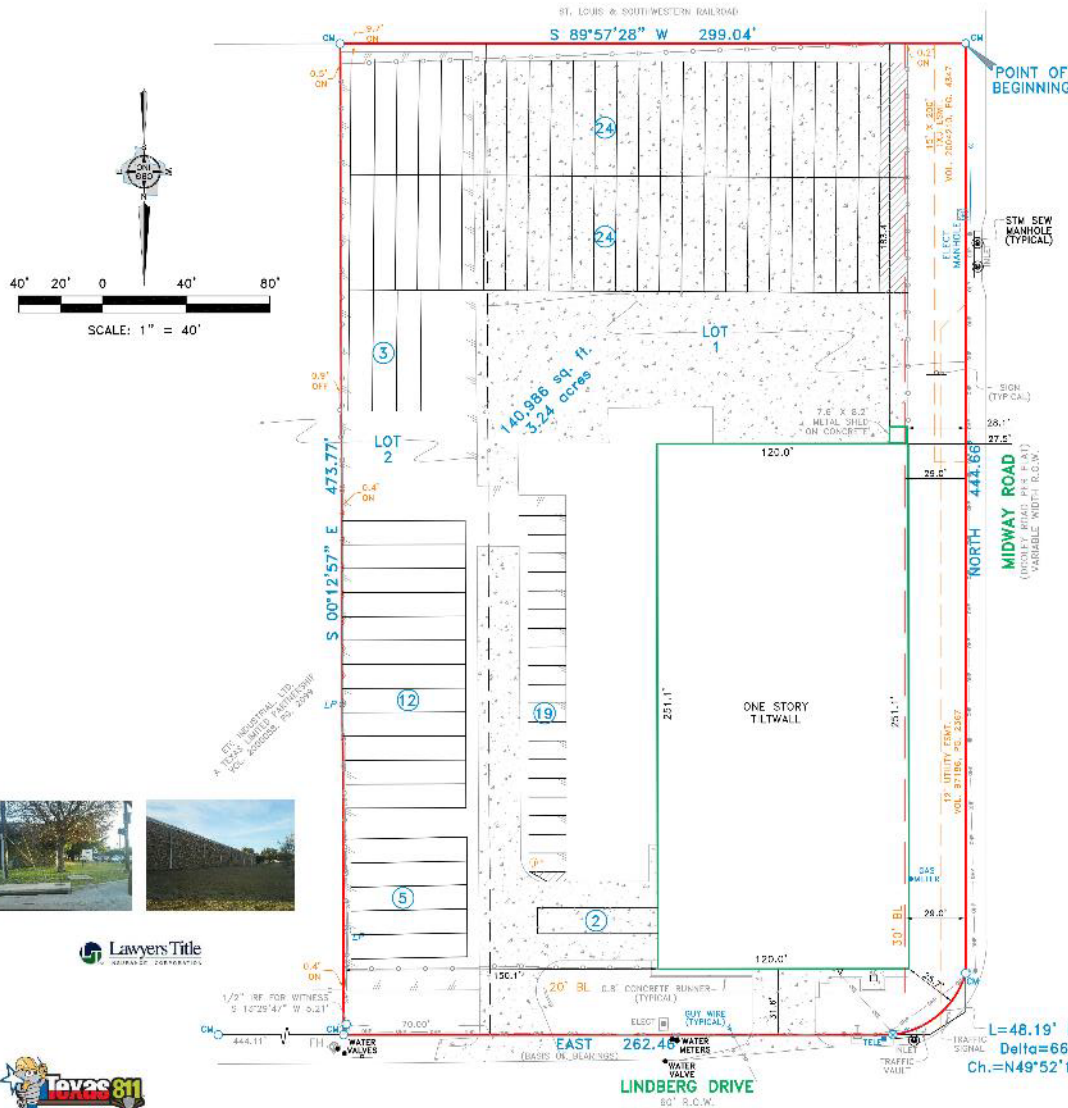
[LINK TO FLOOR PLAN PDF](#)



(972) 233-5838 Office
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rick.jobb@verizon.net

SURVEY

LINK TO SURVEY PDF



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 Gifford 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 2099, said Deed Records of Dallas County, Texas, from which a 1/2 inch iron rod found bears South 13 degrees 28 minutes 47 seconds West, a distance of 3.21 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 88 degrees 57 minutes 26 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 G/F 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.L.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: _____ DATE: _____

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.

DATE	BY	NOTES

CONTROLLING MONUMENT	LEGEND
1/2" IRON ROD FOUND	FE - POOL EQUIPMENT
1/2" IRON ROD SET	BC - BRICK COLUMN
3/8" IRON ROD FOUND	AC - AIR CONDITIONING
FENCE POST CORNER	FI - FIRE HYDRANT
"X" FOUND / SET	
LIGHT POLE	
OVERHEAD ELECTRIC	
POWER POLE	
	ASPHALT PAVING
	GRAVEL/ROCK ROAD OR DRIVE

CHAIN LINK FENCE	WOOD FENCE
0.5" WIDE TYPICAL	BARBED WIRE
IRON FENCE	PIPE FENCE
COVERED PORCH/DECK OR CARPORT	OVERHEAD ELECTRIC SERVICE
	CONCRETE PAVING

C.B.C. Surveying, Inc.				
12025 Shiloh Rd. Suite 230				
Dallas, Texas 75228				
P: 214 349 9405 F: 214 349 2216				
firm No. 10168030				
www.cbcsurvey.com				
SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 40'	01/20/14	1400358	LT1949-1949003500	JDU

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



2022 DEMOGRAPHICS

1 MILE	# OF BUSINESSES	# OF EMPLOYEES	CONSUMER SPENDING (\$000S)
	2,652	32,216	111,264
3 MILE	EMPLOYED POPULATION	COLLEGE EDUCATED POPULATION	POPULATION <30 MINUTE COMMUTE
	73.7%	53.6%	66.5%
5 MILE	POPULATION	HOUSEHOLDS	MEDIAN AGE
	451K	182K	38.0
	AVERAGE HOUSEHOLD INCOME	MEDIAN HOME VALUE	PROJ. POP. GROWTH 2022-2027
	\$100K	\$348K	11.4%



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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

SLJ Company, LLC	419172	llebowitz@sljcompany.com	214-520-8818
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Louis Harold Lebowitz	171613	llebowitz@sljcompany.com	214-520-8818
Designated Broker of Firm	License No.	Email	Phone
Charles Titus Underwood III	488370	tyunderwood@sljcompany.com	214-520-8818
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Fabio Ernesto Felix Vega	802044	fabio@sljcompany.com	214-520-8818
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date