

12699 I35, Valley View, TX



61,840 SF Across Three Buildings
Prime I-35 Corridor Location w/ No Zoning
Strong Clear Heights (Up to 26' Center)
23+ Grade-Level Doors
Existing Office Build-Out w/ Utilities in Place

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Table of Contents

Pages 4-5 | Property Overview

Pages 6-7 | Photos & Highlights

Pages 8-9 | Location Overview

Page 12 | Contacts



Property Overview

M&D CRE is offering a premier 12.79-acre industrial asset along I-35 featuring 61,840 SF across three buildings, providing unrestricted operational flexibility and massive expansion potential for owner-users and investors.

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Zach Strickland | 682.229.9100



Property Summary

M&D CRE is pleased to present 12.79 acres improved with 61,840 SF of industrial facilities for sale along the I-35 corridor in Valley View, Texas. Located outside city limits with no zoning constraints, the property offers operational flexibility, expansion capacity, and long-term upside for owner-users and investors. The site includes three industrial buildings totaling 61,840 SF, supporting single-user occupancy, phased use, or multi-tenant configuration. Clear heights up to 26' at center and numerous grade-level doors accommodate logistics, manufacturing, and distribution operations.

The ±12.79-acre footprint provides functional yard space for equipment staging, fleet parking, storage, and future expansion. Direct I-35 frontage ensures immediate access to a primary north-south corridor connecting DFW to Oklahoma. Contiguous acreage, a multi-building layout, and existing infrastructure support operational efficiency and long-term value growth. Office build-outs and utilities already in place enhance scalability and ease of occupancy.

This offering combines location, flexibility, scale, and growth potential in one of North Texas' key logistics corridors. For more information, please contact **Zach Strickland** at 682.229.9100.

Size	12.79 Acres
Three Buildings	61,840 SF Total
Clear Height	Up to 26' Center
Access	Direct I-35 Frontage
Zoning	None (Outside City Limits)
Utilities	All + Propane On-Site
Floodplain	±6 AC (FEMA Revision Pending)
Yard Area	Functional Industrial Yard



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Highlights

Prime I-35 Logistics Corridor
Location

61,840 SF Across Three
Functional Buildings

12.79 Acres With Expansion and
Yard Potential

High Door Count—Grade-Level
Doors—With Strong Clear Heights
(Up to 26' Center)

No Zoning Constraints

Existing Office Build-Out With
Utilities in Place

Investment or Owner-User
Opportunity

Ample Outdoor Yard Space

Designed to Support Future
Expansion



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Location Overview

Strategically positioned along the I-35 corridor, Valley View offers industrial buyers a logistics-aligned workforce, strong transportation exposure, and steady population and income growth that support long-term operational performance and investment stability.

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Commercial Hub With Growing Development

Valley View, TX—Overview

Valley View, Texas represents a compelling industrial investment opportunity along the I-35 corridor, supported by a workforce deeply aligned with logistics and production-based operations. The area demonstrates significant industrial specialization, with a Location Quotient of 2.38 in Transportation and Warehousing and 3.18 in Production occupations—concentrations well above national averages. Infrastructure throughput reinforces this positioning, with nearby traffic counts reaching approximately 55,997 vehicles per day along key corridors. The surrounding trade area continues to expand, with projected annual population growth of up to 2.09% through 2030, while median household income reaches \$96,691 within a 10-minute radius. Together, these factors position Valley View as a value-driven industrial corridor offering both operational depth and long-term growth fundamentals.

\$119,764

2025 Average
HH Income

(STDB)

4,595

Valley View
Labor Force

(STDB)

9,099

2030
Projected Total
Population

(STDB)

8,902

2025 Total
Daytime
Pop w/in 10min

(STDB)



Walmart  | Walmart Distribution Center
Employs over 1,300 employees

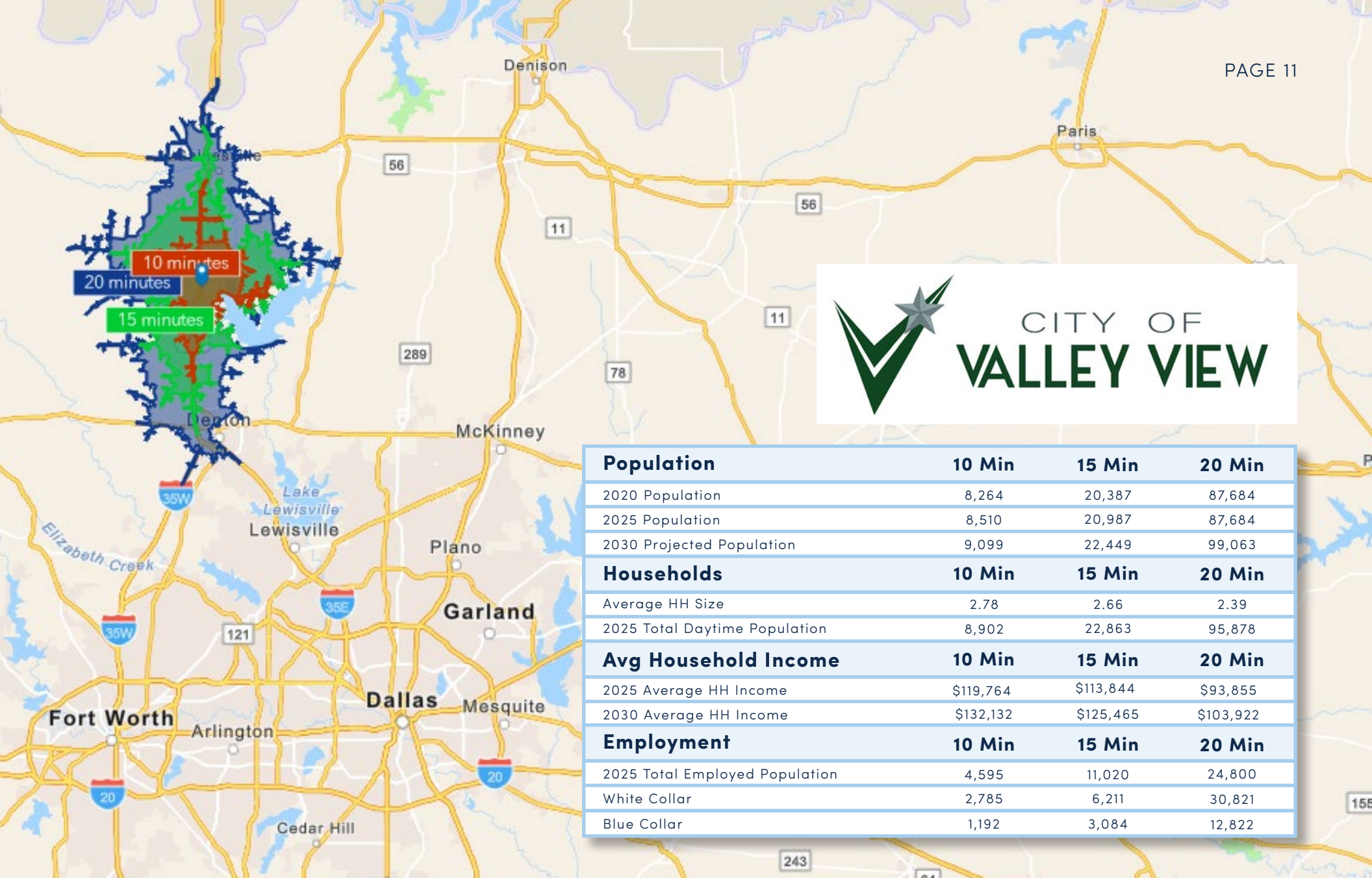
EST. 1886
SANGER
TEXAS

H-E-B
600 Acre Supply
Chain Campus

INTERSTATE
35

Contact
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MD
& CRE



Population	10 Min	15 Min	20 Min
2020 Population	8,264	20,387	87,684
2025 Population	8,510	20,987	87,684
2030 Projected Population	9,099	22,449	99,063
Households	10 Min	15 Min	20 Min
Average HH Size	2.78	2.66	2.39
2025 Total Daytime Population	8,902	22,863	95,878
Avg Household Income	10 Min	15 Min	20 Min
2025 Average HH Income	\$119,764	\$113,844	\$93,855
2030 Average HH Income	\$132,132	\$125,465	\$103,922
Employment	10 Min	15 Min	20 Min
2025 Total Employed Population	4,595	11,020	24,800
White Collar	2,785	6,211	30,821
Blue Collar	1,192	3,084	12,822

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