

Class A Industrial Service Facility ISF



OFFERING MEMORANDUM

VIDEO TOUR

partners

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Executive Summary

Partners Real Estate is pleased to present to tenants and qualified investors a newly constructed state-of-the-art, Class A Industrial Service Facility (ISF) located at **3501 S. Burleson Blvd. in Alvarado, Texas (the "Property")**, designed specifically to support transportation, logistics, and fleet service operations.

The $\pm 33,500$ square foot facility features seven (7) drive-through service bays with automatic roll-up doors and dedicated maintenance pits, allowing for efficient fleet and vehicle servicing with reduced downtime. Additional improvements include a drive-through wash bay, three-lane fuel station, and $\pm 9,800$ SF of office and driver support space, providing a turnkey solution for fleet users.

Situated on ± 9.93 acres of concrete, the Property offers excellent circulation, staging, and parking capabilities. With direct visibility and access from Interstate 35W, a major national corridor, which stretches from Laredo to Oklahoma, the site delivers superior connectivity throughout the Dallas–Fort Worth Metroplex, making it an ideal location for tenants seeking operational efficiency, accessibility, and scale.



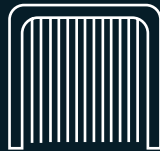
AUTOMATIC
ROLL UP
DOORS



7.84% SITE
COVERAGE



7" CONCRETE
IMPROVEMENTS



FULLY
SECURED
SITE



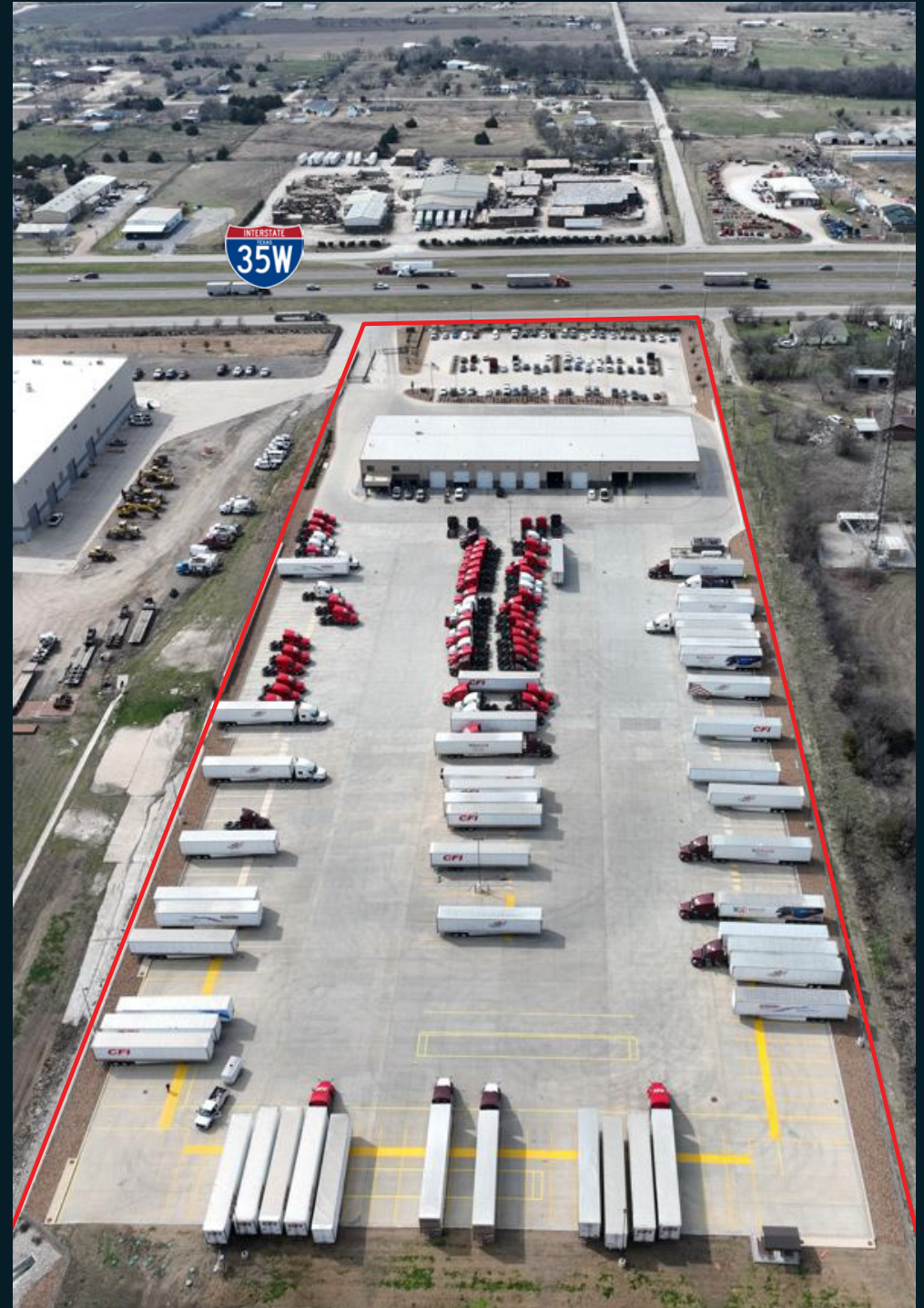
DRIVE-THRU
WASH BAY



3-LANE
FUELING
STATION



16 GRADE-LEVEL
DOORS (16' X 14')



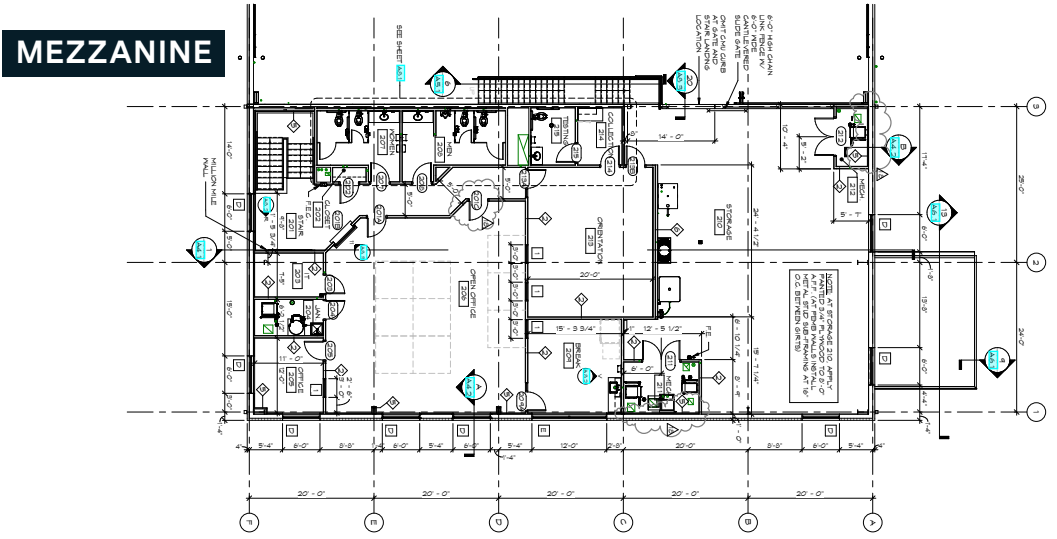
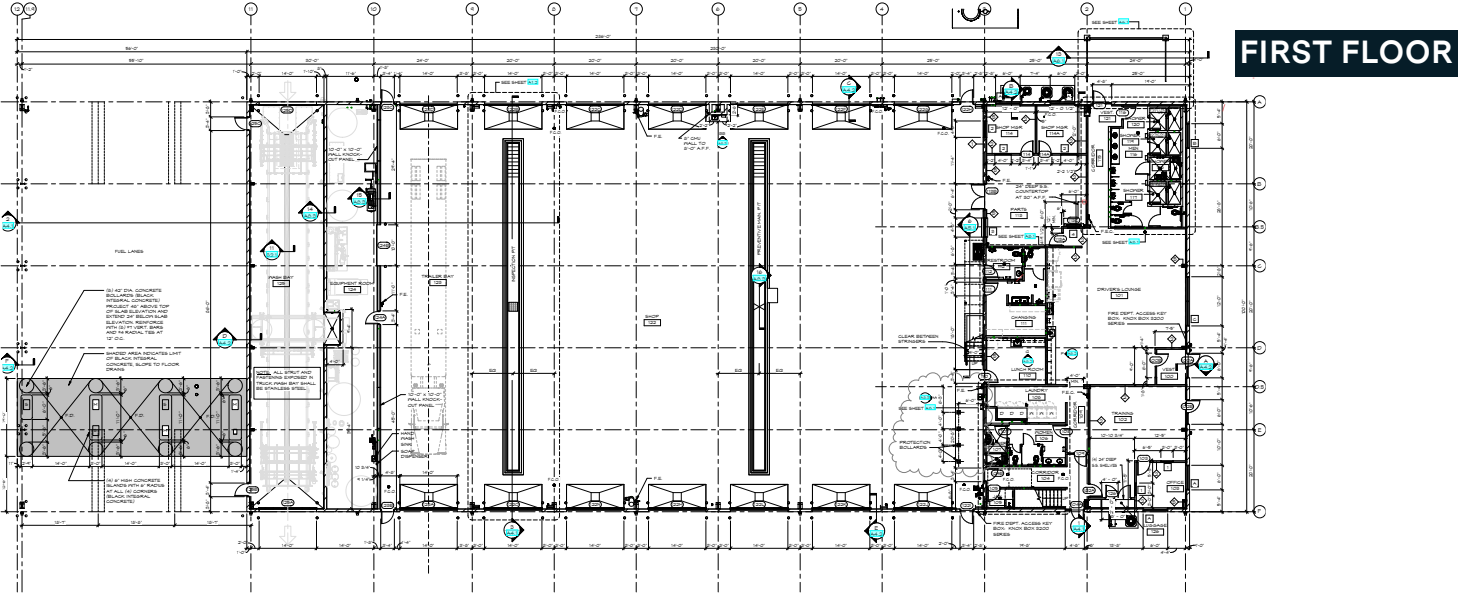
Property Characteristics

Year Built	2021
Land Area (Acres)	± 9.93
Number of Buildings	1
Site Coverage	7.84%
Square Feet	± 33,500 SF
- Office/Driver's Lounge	± 9,800 SF
- Maintenance	± 18,000 SF
Fuel Lane Canopy	5,600 SF
Grade-Level Doors	16 [16' x 14']
Wash Bay	1
Fueling Station	3 Lanes <i>Diesel - 30,000 Gallon</i> <i>New Oil - 6,000 Gallon</i> <i>Waste - 6,000 Gallon</i>

Inspection Pits	2
Clear Height	24'
Sprinkler System/ESFR	Wet (Shop) / Dry (Canopy)
Auto/Tractor Trailer Parking Spots	95
Trailer Parking Spots	104
Lighting	LED
Big Ass Fans	2
Surface Improvements	Concrete
Exterior Lighting	Pole Lit LED
Gates	Automatic
Fencing	Wrought-Iron
Zoning	C – Commercial District



Floor Plan



Property Photos



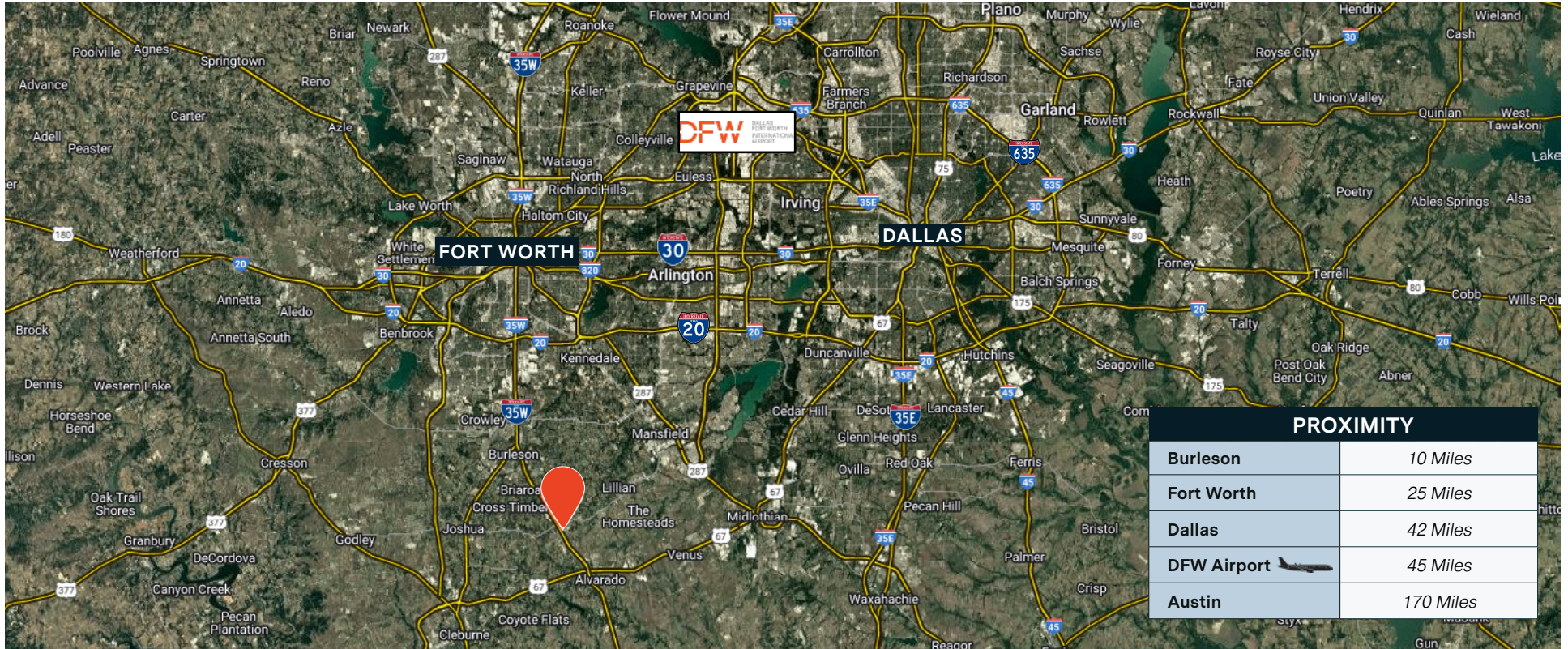
Property Photos



Location Overview

Located within one of the nation's most active logistics and distribution markets, 3501 S Burleson Blvd. sits directly along Interstate 35W in Alvarado, Texas, approximately 25 miles south of Fort Worth, the fourth-largest city in Texas and the 12th-largest in the United States. The Property benefits from immediate access to a major north-south transportation corridor connecting Mexico to Oklahoma, offering strong regional and national connectivity throughout the Dallas-Fort Worth Metroplex.

With direct highway frontage, the Property is positioned in a high-growth area supported by significant nearby development activity. Major projects in the surrounding region include Parker Co. Ranch's planned \$500 million mixed-use development encompassing more than 317 acres in Parker County, as well as Discovery Land Company's Bluejack Ranch, a 917-acre development located approximately 30 miles west of the Property. Additionally, proposed Texas legislative incentives and tax credits totaling nearly \$500 million aimed at expanding the state's film incentive program could further accelerate large-scale development and long-term economic growth across the Dallas-Fort Worth region.



Zoning Overview

The Property is zoned C – Commercial District, a designation intended to accommodate heavier commercial uses beyond traditional retail and service operations. This zoning classification is typically located along major highways, arterial roadways, and transportation corridors, making it well-suited for automotive-oriented, service, and industrial-adjacent uses.

Permitted uses within the C – Commercial District include, but are not limited to

- Automotive sales (new and used)
- Automotive repair, body shop, and painting
- Automotive parts and accessory sales (with or without outside storage)
- Automotive fuel sales
- Motorcycle sales and repair
- Auto sales or auction
- Contractors (electrical, mechanical, plumbing)
- Tool rental
- Parking for trucks and trailers
- Hauling or storage companies
- Wholesale sales and storage
- Building material sales
- Maintenance and repair services for buildings
- Office, business, and personal service uses
- Trailer and manufactured home sales, rental, assembly, or manufacturing



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Information About Brokerage Services



2-10-2025

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. **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.

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

Buyer/Tenant/Seller/Landlord Initials

Date