



Properties for Sale

1 2350 Lakeside Blvd, Richardson, TX 75082



Price	Price Not Disclosed
Rentable Building Area	203,817 SF
Status	Active

Property Notes

2 12301 Harmonson Rd, Northlake, TX 76247



Price	Price Not Disclosed
Rentable Building Area	1,256,580 SF
Status	Active

Property Notes

Sale Notes

Flexible building sizes ranging from 124,000 SF to 1,256,580 SF

- 32' - 40' Clear heights
- Abundant Trailer Parking, Secured Truck Courts
- Easy Access off I - 35 W
- Buildings for Build to suit to own or lease

3 3501 State Highway 157, Fort Worth, TX 76101



Price	\$3,500,000
Rentable Building Area	26,820 SF
Status	Active

Property Notes

4 3520 Forest Ln, Dallas, TX 75234



Price	\$12,800,000
Gross Leasable Area	59,332 SF
Cap Rate	3.91%
Status	Active

Property Notes

Sale Notes

Sands Investment Group is Pleased to Present Exclusively For Sale the 59,332 SF Park Forest Self Storage Located at 3520 Forest Lane in Dallas, Texas. The Offer Includes a Brand New 2021 Developed Class A Facility Consisting of 363 Climate Controlled Units, With On-Site U-Hauls Available For Rent. This Opportunity Provides For a Best-of-Class Investment.

In Cooperation With Sands Investment GroupAustin, LLC Lic. #9004706 BoR: Max Freedman - TX Lic. # 644481

5 617 S 4th Ave, Mansfield, TX 76063



Price	\$4,080,000
Rentable Building Area	40,078 SF
Status	Active

Property Notes

Sale Notes

617 S 4th Ave. Mansfield, Texas 76063 is a rare Owner/User purchase opportunity. This 40,078 SF Industrial building in the Mansfield Industrial Submarket provides secured outside acreage for product with front dock high loading.

6 4768 Grants Ln, Fort Worth, TX 76179



Price	\$1,690,000
Rentable Building Area	10,575 SF
Status	Active

Property Notes

Sale Notes

Construction is completed, the final windows were installed Thursday march 9th. New Construction shell warehouse, office, flex building sits on an almost 2 ac of land. There is 25 Acres available in the rear that can be added on for additional yard space or future buildings.

The structure utilizes a Private Septic system and Private Water Well, they have been installed.

Located OUTSIDE THE CITY LIMITS, in the Fort Worth ETJ. NO ZONING, NO CITY TAXES.

Use the remaining land for equipment storage, material staging or build additional buildings in the future to lease out and cashflow.

No need to buy a preowned building that may require the additional expenses of remodeling and repairing. This Brand New building will be ready to meet and exceed ALL your needs and requirements.

7 260 E Exchange Pky, Allen, TX 75013



Price	Price Not Disclosed	Property Notes
Rentable Building Area	49,123 SF	
Status	Active	

Sale Notes

260 E Exchange Parkway is a proposed office, flex, and industrial facility located just off US Highway 75. This flex-use property will be delivered in shell condition offering new businesses looking to flourish in the Dallas market the opportunity to customize the build-out of their own space. With a population growth of 25.3% over the last decade, nearly four times the national average, Allen has developed into one of the fastest-growing cities in the state. The suburban area introduces residents, commuters, and tourists to a blend of charm and culture bolstered by an array of world-class amenities. 260 E Exchange Parkway is situated within a two-mile radius of over 30 shopping centers and presents unmatched connectivity with easy access to Sam Rayburn Tollway, President George Bush Turnpike, I-635, and I-35E. The site is visible to over 136,000 vehicles per day on US Highway 75 and nearly 32,000 vehicles per day on E Exchange Parkway. The area highlights strong demographics with 109,128 residents, 51% of which have a bachelor's degree or higher, and 33,875 daytime employees in a three-mile radius.

8 7311 Rolling Brook, Frisco, TX 75034



Price	\$1,350,000	Property Notes
Status	Active	

Sale Notes

Excellent Land purchase opportunity! Architectural plans have already been completed and approved by the City of Frisco. Sales price includes the land, plans, permits. Call for more details.

Property Description

Stonebrook Office Condominiums are located on the NW Corner of Stonebrook Pkwy and Rolling Brook Drive in Frisco. This location is ideal for any Professional or Medical Office with its close proximity to the Dallas North Tollway and the Sam Rayburn Tollway to service the Frisco, Little Elm, and North Plano markets. Close proximity to the Ford Center at The Star, Toyota Stadium, Downtown Frisco, and other multiple major shopping and entertainment venues. Contact us today for a tour!

9 3421 Brandon Ln, Fort Worth, TX 76116



Price	\$995,000	Property Notes
Gross Leasable Area	7,214 SF	
Status	Active	

Sale Notes

- 6-Bay Automotive Shop - For Sale or For Lease
- 7,214 SF
- 2,000 SF Showroom
- 14' Clear Height
- 1.42 AC property with gravel yard
- 6 Grade level Doors
- Heavy Power

10 2401 N Highway 287, Mansfield, TX 76063



Price	\$5,900,000
Rentable Building Area	46,200 SF
Status	Active

Property Notes

Sale Notes

This beautiful 34,200 SF property on Highway 287, just south of Interstate Highway 20, is available with over 8 Acres of land included. The 12,000 SF office building next door at 2363 N US Highway 287 is Available as well (2 story w/elevator income producing) with full service office spaces available for lease at \$800 per month.

Come see this incredible opportunity to move your company to Mansfield in this park-like setting property!

11 4770 Iberia Ave, Dallas, TX 75207



Price	\$825,000
Rentable Building Area	3,337 SF
Status	Active

Property Notes

Sale Notes

Two unique warehouse units located in the highly desirable Dallas Design District area adjacent to Love Field, Oaklawn, Medical District, Uptown, Downtown, Victory Park, Oak Cliff, Trinity Groves and more.

Unit #200 with 3337sf ft., offered for \$825,000 . This white boxed suite has vaulted ceilings, large lofted area overlooking 1st floor, private patio on 2nd floor with seasonal views of Downtown, electric and gas meter installed. Gated parking. Ideal for artist studio, video production, light warehouse, office-showroom, luxury storage and-or YOUR creative vision.

Also available, Unit #300, offered at \$1,175,000 is office-showroom with 3327sf, architect designed finishes, open lounge with vaulted ceiling and skylights, chef style kitchen, electric window shades, stained concrete, decorative lighting, 3 spacious private rooms with large storage closets, 2 full & 1 half bath, large private patio on 2nd story, fully equipped audio and internet system.

Both units offer 6664sf of contiguous space for \$2,000,000.

All information within this listing deemed reliable but not guaranteed. Both units are pictured. Buyer and-or buyer's representative to verify all accuracy within this listing information. Commercial warehouses to be sold- AS IS

12 8730 King George Dr, Dallas, TX 75235



Price	\$4,200,000
Rentable Building Area	24,134 SF
Cap Rate	5.70%
Status	Active

Property Notes



Price	\$1,750,000
Rentable Building Area	10,200 SF
Status	Active

Property Notes

Sale Notes

Prime investment opportunity located on Interstate I-35 with off-ramp access. Huge growth migration south of Dallas. Business and real estate listed for total of \$1,900,000. (Real estate \$1,750,000 and transmission business \$150,000).

Property Description

CONFIDENTIAL BUSINESS FOR SALE LISTING. Do not contact sellers, customers or employees.

\$1.9M - Real Estate - Business - Auto and transmission repair

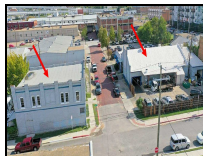
Land Area: .727 Acres

- Frontage 100 Ft

- Depth 317 Ft

- Building Area: 10,200 SF

- Four decade old, established business. Property acquired in 1982 and improvements added and operated as All Star Transmission. The sellers acquired the business in 2004 from the property owner and have have serviced thousands of transmission jobs.
- Very favorable location off of I-35 with great visibility, right off the access road.
- Eleven lifts with capacity of 7,000 lbs to 12,000 lbs. Air conditioned interior office and workshop for rebuilds.
- The shop specializes in the use of state-of-the-art equipment to perform transmission repair and transmission rebuilds on your vehicle.
- Inventory includes new and pre-owned/vintage transmissions. The pre-owned can often be rebuilt to help a car owner with older model vehicles with no current manufacturer parts available.



Price	\$1,600,000
Rentable Building Area	19,200 SF
Status	Active

Property Notes

Sale Notes

200 East Daggett Avenue – 5,000 SF (+/-). 201 East Daggett Avenue – 5,000 SF (+/-). 206 East Daggett Avenue – 9,200 SF (+/-). 19,200 SF (+/-) Total. Utilities available. Highly desirable area. Seller will need to lease-back for 6 months after closing (rate to be negotiated). Site improved with two buildings: 201 East Daggett Avenue – 5,244 SF (+/-), two story structure, 206 East Daggett Avenue – 8,542 SF (+/-), warehouse, new roof coating in April, 2022. Located in the middle of the booming Near-Southside of Fort Worth. Approximately 1 block south of East Vickery Blvd. and 1 block east of South Main Street.



Price	\$995,000
Rentable Building Area	5,000 SF
Status	Active

Property Notes

Sale Notes

- For Sale or Lease
- Unit number 2 is the subject property to this sale
- There are 5 other units on the same 2.5 Acres lot
- 5000 SF, Flex industrial 1500 SF office and 3500 SF open WH, this unit has 2 Suites, that can be run as 2 different businesses, has 2 separate electric meters.
- Office Space 1,500 SF, consist of 2 seperate office buildings each consists of 750 SF unit (2 rooms, reception and bathroom)
- Mezzanine storage on top of the office space
- HVAC for each office area
- 20 foot clear height. 12 x 14 doors. Two entrances allow for a duplex building.
- Clear height 20 feet.
- Land is to be held in a Property Owner Association for common property.

Excludes: Business



Price	\$795,000
Rentable Building Area	4,715 SF
Status	Active

Property Notes

Sale Notes

Great location in Mesquite with signage right on Highway 80. Located on the South side of Hwy 80 between Town East and Gross Road. Currently zoned Commercial PD. Numerous uses for this building besides Automotive. This site is right under 1 acre of land. Building has around 500SF of office area, entry, several window offices, restroom, remaining area is warehouse with 8 overhead bay doors. RR in the office area and one in the warehouse. Warehouse has double deck storage in a small area, 8 skylights in the warehouse for lots of light. So much parking with additional space for additional grass area that can be paved for more parking. The building does need a roof and other repairs. Currently occupied so do not disturb the Tenant. Seller will not do repairs. Sold as-is.

17 1200 Oakdale Rd, Grand Prairie, TX 75050



Price	Price Not Disclosed	Property Notes
Rentable Building Area	70,050 SF	
Status	Active	

Sale Notes

- 70,050 SF Available
 - 1,500 SF Spec Office
 - 28' Clear Height
 - 44 Car Parks
 - 7 Dock High (9' x 10')
 - Expandable to 24
 - 2 Ramps (12' x 14')
 - Ability to fully fence and secure
 - ESFR Sprinkler System
-

18 201 Bourland Rd, Keller, TX 76248



Price	\$850,000	Property Notes
Status	Active	

Sale Notes

Zoned for Medical or Professional Office
Build up to 11,000 sf of Professional Office; slightly less for Medical
Strong demographics, density and incomes
Call for more details!

Property Description

Conveniently located one block north of FM 1709 (Keller Parkway).
Stoneglenn Office Land is surrounded by neighboring medical and professional offices and single family residences; within walking distance to restaurants and shopping.



Price	\$2,495,000
Rentable Building Area	6,972 SF
Status	Active

Property Notes

Sale Notes

Live Work Play in this Architectural Gem Near Bishop Arts and Kessler Park. This amazing property with skyline views of downtown Dallas has a total of 7,007 Sq. Ft. and a commercial kitchen. Truly one of the most iconic in all of Dallas. A fully updated single-family home with four bedrooms and three full baths at 2,352 square feet. Connected by an open breezeway, you walk into a contemporary open-concept structure ideal for your dream home or any type of business with 4,655 square feet. The property includes a commercial roll up door so you can drive your car collection inside or anything you desire. Currently owner-occupied with 11+ private parking open spaces outside. It is currently Zoned PD 714 (subdistrict 2C.) Located next to the famous Belmont Hotel and has great visibility and access from Sylvan and Fort Worth Avenue. Situated on just under half an acre with generous back yard and patio access. Steps away from The shops at Sylvan 30, Bishop Arts, Kessler Park, Stevens Park Golf Course, and multiple parks, and bike trails. This is the ultimate Urban living lifestyle! Second structure could also be used for a long term or short term rental property. Additional street address of 1007 Fort Worth Avenue.



Price	\$3,100,000
Rentable Building Area	41,000 SF
Status	Active

Property Notes

Sale Notes

Location...Location...Location describes this 40,200 SF warehouse situated on over 2 Acres with Heavy Industrial Zoning. Located on S Main St., just south of Fort Worth's most eclectic districts, "Near Southside" which offers one of Fort Worth's finest "restaurant rows," distinctive live music venues, breweries, galleries and plenty of artistic endeavors all within walking distance. Location conveniently offers easy access to Fort Worth's major thoroughfares along with Downtown, TCU and Meacham Airport. Heavy Industrial Zoning ("K") offers FTW 's most intensive zoning allowing most uses. Additional features such as Heavy Power, Large Land Site for Outside Storage or Truck/Trailer Storage, Fenced Site and Dock High Loading.

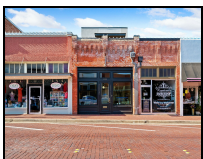


Price	\$2,500,000
Rentable Building Area	14,492 SF
Status	Active

Property Notes

Sale Notes

?
Interior Specs
?
Reception Area
?
Kitchen
?
Large Open Space with Endless Customization Options
?
Separate Men's & Women's Restrooms
?
100% HVAC
?
Large Server Room with Supplemental HVAC
?
Back-up diesel generator
?
Heavy Power
?
Docks & Loading
?
1 Exterior Dock Door with Hydraulic Lift
?
Parking:
?
21 Surface Parking Spaces



Price	\$2,400,000
Rentable Building Area	3,108 SF
Status	Active

Property Notes

Sale Notes

Unique Boutique Workspace Opportunity inside the Downtown Plano Public Improvement District. Historic Downtown Plano is a vibrant community of urban living, performing arts, galleries, event venues, plus unique shops and restaurants that are independently owned and operated; all set against a backdrop of historic buildings, the Plano Station Dart Rail, and Haggard Park.

This gem of a location is the perfect place for either an owner occupied business, or investor purchase. Timeless finish out with sleek industrial design. The first floor offers 4 office units, a kitchen, storage supply room, one full bath, and one half bath. Lovely lobby leads up a partially floating staircase to the spacious conference room. This meeting space opens to the balcony boasting a 270 SqFt rooftop patio. There are 4 larger office units upstairs with an additional half bath at the end of the hall and skylights throughout. This building was gutted and entirely rebuilt in 2014. Roof replaced in 2019.

23 14722 County Road 355, Terrell, TX 75161



Price	\$1,299,000	Property Notes
Status	Active	

Property Description

Beautiful Country Setting. Well Appointed, Custom Home sitting on 47 Acres, Home overlooks a Beautiful Wooded Area and Large, Clear Pond. 2 Ponds on the Property. AG Exempt. Home was Custom Built with Efficient Foam Insulation. Large Living Area with Wood Burning Fireplace. Kitchen has Custom Built Cherrywood Cabinets, Granite and Stainless Appliances. 2 Dining Areas great for Entertaining. Lots of Glass front cabinets for Decorating. Large Master with Ensuite Bath offering Claw Foot Tub and Separate Shower. Walk in Closet. Secondary Bedrooms are Nice Size with a Hall Bathroom. Upstairs offers a huge Bonus Room with Tons of Storage and Closet Areas along with a Full Bath. 10 x 40 Covered Back Patio for the Views. Watch wildlife from your Porch or Catch the Sunsets. Quonset Barn is approximate 3000 sq ft. Skylights, partially plumbed. Bring Your Ideas for the Perfect Ranch or Retreat. Refrigerator, Washer-Dryer are Included. This property is an Estate, no Seller's Disclosure available.

24 3204 E Belknap St, Fort Worth, TX 76111



Price	\$1,495,000	Property Notes
Rentable Building Area	4,400 SF	
Status	Active	

Sale Notes

2 properties are included in the price!!! Amazing location and visibility in the sought-after 6 Points area of Fort Worth. There is lots of new development in the neighborhood that will bring new traffic to the location, being minutes from downtown and featuring easy access to highways, dining, and shopping. Historical 1920s building with a modern vibe with large front windows for natural lighting in the reception area, 2 large offices, and 950 square feet of warehouse space with a garage door downstairs, upstairs features a large conference or breakroom area with a full bathroom and washer and dryer connections. This space can also be used as living quarters. Zoning is mixed-use for a variety of businesses. There are 4 parking spots next to the building and 8 additional parking spots on 621 Blevins across the street, this property is also included in the sales price.

25 11444 Reeder Rd, Dallas, TX 75229



Price	Price Not Disclosed	Property Notes
Rentable Building Area	29,735 SF	
Status	Active	

Sale Notes

Suite #: 101
SF: 12,176
Office SF: 2,648
Clear Height: 18
Rate: \$10.50/SF NNN
Call for sale price.



Price \$2,029,500
Rentable Building Area 13,530 SF
Status Active

Property Notes

Sale Notes

- 13,530 SF building
 - 38,999 SF of land
 - 14' clear height
 - 6 grade level doors
 - Building can be utilized as a multi-tenant building or single tenant building
 - Four (4) single stall restrooms
 - Fenced outside storage
 - 1984 YOC
-



Price \$2,678,400
Rentable Building Area 7,440 SF
Status Active

Property Notes

Sale Notes

7,440 Total SF
1,669 SF office
5,771 SF warehouse
14' clear height
1 dock high door
1 grade level door
100% HVAC
Two private offices, showroom, conference room, kitchenette



Price	\$660,000
Rentable Building Area	7,440 SF
Cap Rate	9.58%
Status	Active

Property Notes

Sale Notes

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 2109 Galveston Street in Grand Prairie, Texas. The subject property consists of approximately 7,440 square feet of warehouse space and is situated on 0.21 acres of land. The single-tenant asset features two grade-level doors, a clear height of 16', and a TPO roof installed in 2018. With the property only partially occupied on a month-to-month basis, the highly functional warehouse is ideal for a variety of owner-users. This sale also offers investors a value-add lease-up opportunity with attractive pro forma returns. Strategically located in the Lower Great Southwest submarket, the property has proximity to President George Bush Turnpike, Interstate 30, and State Highway 360.

Lower Great Southwest is a large submarket with 43.3 million square feet of industrial space, 72 percent of which was developed prior to 1990. As one of Dallas' original industrial nodes, the submarket is home to a high concentration of manufacturing tenants. The submarket is anchored by General Motors' Arlington assembly plant, which recently underwent a 1-million-square-foot expansion, helping to boost demand from local suppliers. During 2022, the vacancy rate remained relatively stable, finishing the year at 2.7 percent. With supply limited, market rent growth jumped to a new record high, up 13.5 percent. With only 365,000 square feet of industrial space under construction going into 2023, representing less than 1 percent of the inventory, rent growth and vacancies will largely be unimpeded by new supply for the foreseeable future (CoStar).

The Dallas-Fort Worth metroplex is the fourth-most populous metro in the nation, with an aggregate of more than 7.7 million residents. It is composed of 13 counties stretching nearly 10,000 square miles. The city of Dallas houses 1.3 million people, followed by Fort Worth with 919 thousand residents. Strong job growth continually draws new residents to the region. To accommodate the additional traffic, the region's transportation network is evolving. Traffic flow is improved as freeways are expanded and miles are being added to tollways and turnpikes. The growth of the transportation network is vital to supporting commuters to the metro's numerous corporations and growing industries. Dallas/Fort Worth's population growth in recent years ranks among the highest in the U.S. for a major metro. The Metroplex is home to 24 Fortune 500 companies and many regional headquarters, drawing workers and residents. The area's extensive network of rail and highways, along with the International Inland Port of Dallas, ensure its status as a distribution hub.



Price	\$4,500,000
Rentable Building Area	25,000 SF
Status	Active

Property Notes

Sale Notes

For Sale or For Lease

Available Space Size: ±13,450 - 25,000 SF Total

Ceiling Height 24' -26'

Parking Ratio - 83 Spaces 5:1 Ratio

Zoning - PD-3

Easy Access to Hwy 75 and SRT 121

Lease Price: \$15.00 SF/ YR

Sale Price: \$4,500,000.00



Price	Price Not Disclosed
Rentable Building Area	47,124 SF
Status	Active

Property Notes

31 3600 Eubanks, Wylie, TX 75098



Price	Price Not Disclosed	Property Notes
Rentable Building Area	20,801 SF	
Status	Active	

32 3600 Eubanks, Wylie, TX 75098



Price	Price Not Disclosed	Property Notes
Rentable Building Area	26,623 SF	
Status	Active	

33 2249 W Bonds Ranch Rd, Fort Worth, TX 76179



Price	Price Not Disclosed	Property Notes
Rentable Building Area	12,000 SF	
Status	Active	

Sale Notes

Choose to construct 1 or all 3 structures. Use the remaining land for yard space or outdoor storage.
Building 1 is planned to span 14,400 square feet with dimensions of 60'x240' and have ceiling heights ranging from 24' to 32'.
Building 2 will be 60'x160' across 9,600 square feet, and have ceiling heights ranging from 22' to 30'.
Building 3 will span 12,000 square feet with dimensions of 60'x200' and have ceiling heights ranging from 22'x28'.

34 10560 Rose Bud Ct, McKinney, TX 75072



Price	\$1,500,000
Rentable Building Area	4,800 SF
Status	Active

Property Notes

Sale Notes

Located in the City of McKinney ETJ in the heart of Collin County, TX. This unique property is improved with a 3-bedroom home, large shade trees, and a new ICF (Insulated Concrete Form) construction 4,800 square foot warehouse/garage with 3-phase power and a commercial compliance certificate from the Collin County Fire Marshall and can be used for business purposes.

The 4,800 Square-foot Insulated Concrete Form (ICF) construction warehouse includes steel-reinforced concrete with 2 inches of foam inside & out for unparalleled insulation - stay cool (or warm!) year-round!

800 Amps of 3-Phase 480v power installed, and plenty of excess for expansion!

Power your metalworking shop, contracting company, commercial/industrial facility with nearly a megawatt of onsite power at your disposal.

With no HOA, add livestock, storage, your commercial fleet, or other business assets to the property with ease.

Live & work in one place! The home with recent upgrades is move-in ready, and your daily commute is just a short walk down the gravel path to your industrial fortress. Includes spacious patio, pergola, and fire pit, along with large shade trees.

Keep your personal toys separate from your business assets in the 900 square foot detached garage.

Live & work in the center of the country's fastest-growing region: McKinney, Frisco, & Prosper, TX. Say goodbye to driving 30-60 minutes outside of town to visit your business!

35 3605 Dobbs Rd, Corinth, TX 76208



Price	Price Not Disclosed
Rentable Building Area	5,000 SF
Status	Active

Property Notes

Sale Notes

This is a 5,000 sqft commercial flex space. This property can be designed to fit your needs. We currently have 2 approved site plans to choose from.

36 2463 E Long Ave, Fort Worth, TX 76106



Price	Price Not Disclosed
Rentable Building Area	17,150 SF
Status	Active

Property Notes