

DOWNTOWN DALLAS



DUNCANVILLE RD.

W. LEDBETTER DR.



DALLAS - 4321 W. LEDBETTER DR.

DAVIDSON BOGEL
LAND IS OUR BUSINESS®

LISTING TEAM



SCOTT LAKE

Partner

Scott Lake grew up in real estate, working with his father and watching Jim Lake Companies develop from the ground-up by their unique repurposing of underutilized buildings. At Jim Lake Companies, he learned the brokerage side of the business and was exposed to marketing and property management, providing him a well-rounded understanding of commercial real estate. Adaptive urban redevelopment in re-emerging markets like West Dallas, The Cedars and The Design District is one of Scott's greatest passions. Scott joined his friends and former co-workers David Davidson and Edward Bogel in 2016 to head up Davidson Bogel's Urban Land Division.



DAVID GUINN

Director, Industrial

David Guinn serves as the Director of Industrial on the Urban Team at Davidson Bogel Real Estate, LLC. He is responsible for the management and organic growth of the industrial team specializing in urban industrial, property leasing, tenant representation, dispositions, acquisitions, covered land, industrial land, 1031 exchange relocation, and sale-leasebacks. Since arriving at Davidson Bogel, David's clients have transacted over 1.35 million square feet of industrial buildings with a total aggregate transaction value of over \$155,000,000.



WILL VANDERMEER

Associate

Will Vandermeer is an Associate for Davidson Bogel Real Estate's Urban team, where he focuses on land acquisitions within the core of Dallas. After graduating from Highland Park High School, Will went on to further his education at Texas A&M University, where he received his bachelor's degree in agriculture economics with a principal in Finance and Real Estate. Will had the opportunity to intern at DB2RE during college, where he first became familiar with Industrial Outside Storage and the permitted uses throughout the metroplex.

THE OFFERING

DAVIDSON & BOGEL REAL ESTATE, as exclusive advisor, is pleased to present to qualified investors the opportunity to purchase 4321 W. Ledbetter Dr. in Dallas, Texas; (“the Property”).

The site boasts road frontage on both Duncanville Road and West Ledbetter Road. It is square in shape, making it an ideal opportunity for Industrial Outdoor Storage (IOS) or future class A industrial development.

The Property is strategically positioned on a hard corner within 1 mile of Loop 12 and less than 1.5 miles from IH 20, which serves as a major connection point to the rest of the DFW metroplex.

This niche industrial submarket has colossal demand from trucking and third-party logistics tenants for secured outdoor storage due to the immediate proximity to over 18mm/SF of speculative industrial development currently under construction and the existing road system that is designed for heavy truck traffic.





AERIAL - CLOSE

PROPERTY HIGHLIGHTS

1. CLOSE PROXIMITY TO THREE MAJOR THOROUGHFARES: I-20, I-35 & LOOP 12
2. PRIME INFILL LOCATION
3. LOCATED ON THE HARD CORNER OF DUNCANVILLE RD. & W. LEDBETTER DR. MAKING EASY ACCESS
4. ADJACENT TO PROPOSED INDUSTRIAL DEVELOPMENT BY ALLIANCE

DUNCANVILLE RD.

375 FT.

475 FT.

W. LEDBETTER DR.



PROPERTY DETAILS

ADDRESS	4321 W. Ledbetter Dr.
CITY, STATE ZIP	Dallas, TX 75236
SUBMARKET	East Mountain Creek/Redbird Airport
ASK PRICE	Market
LAND SIZE (AC)	4.17
PROPERTY TYPE	Industrial Outdoor Storage
ZONING	IR - Industrial Research

ZONING SUMMARY

IR - Industrial Research

To provide for research and development, light industrial, office, and supporting commercial uses in an industrial research park setting. This district is not intended to be in areas of low and medium density residential development.

Permitted for Truck Parking:

- Machinery, heavy equipment, or truck sales and services [RAR]
- Commercial parking lot or garage. [RAR]
- Commercial motor vehicle parking. [By SUP only if within 500 feet of a residential district.]
- Tool or equipment rental. (by-right)
- Vehicle or engine repair or maintenance. (by-right)
- Personal service uses. (by-right)
- Vehicle display, sales, and service. [RAR]
- Freight terminal. [RAR]
- Outside storage. [RAR]

Other Permitted Industrial Uses:

- Mini-Warehouse
- Trade Center
- Building Repair and Maintenance Shop
- Custom Business Services
- Machine or Welding Shop
- Machinery, Heavy Equipment, or Truck Sales and Services
- Industrial (inside) not potentially incompatible
- Industrial (inside) Light Manufacturing
- Industrial (outside) not potentially incompatible
- Tool or Equipment Rental
- Vehicle or Engine Repair or Maintenance



PROMINENT NEARBY EMPLOYMENT CENTERS

DALLAS BAPTIST UNIVERSITY

Dallas Baptist University (DBU) is a Private Christian Liberal Arts University located on Mountain Creek Lake. The 368 acre campus was established in 1898, and now has an enrollment of nearly 5,000 students. The university offers students 73 different undergraduate majors and 32 master's degree programs. With an average annual cost of \$43,019, the school has managed to set itself as one of NCAA's most outstanding baseball teams, with 10 NCAA Tournament appearances.

MOUNTAIN CREEK BUSINESS PARK

Mountain Creek Business Park is one of the most prominent Industrial Parks in DFW. Located right off of I-20 this Park employs about 3,300 people and has a total buildout of over 6.4 million square feet. It hosts some of the largest corporations of America like Costco, Nestle, Niagara Water, Ulta and many others who run some of their largest production and distribution facilities from this location. The labor base was a large driver for the success of Mountain Creek. This Southwest region has a unique pool as it sits in between several influential cities like Arlington, Grand Prairie, Red Bird and Duncanville.

MOUNTAIN VIEW COLLEGE OF AVIATION & TECHNOLOGY

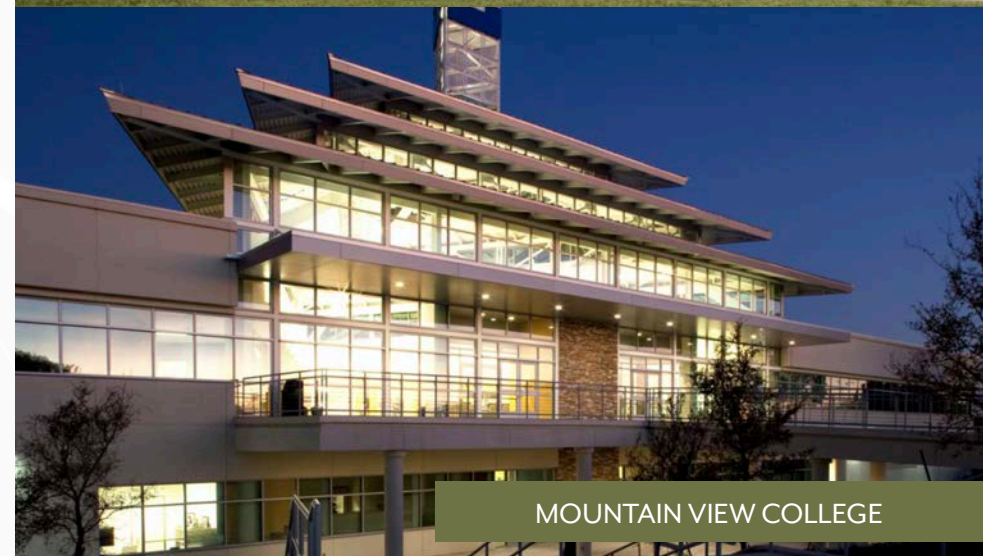
Mountain View College was established in 1970. It offers students various degrees associated to aviation, such as (1) Professional Pilot, (2) Aircraft Dispatcher, and (3) Airport Management. The total enrollment of students is 11,619 with an average yearly cost of \$19,154 before aid. It is a very unique institution offering aviation programs to the southwestern community of Dallas.



DALLAS BAPTIST UNIVERSITY



MOUNTAIN CREEK BUSINESS PARK



MOUNTAIN VIEW COLLEGE



DFW NATIONAL RECOGNITION

- Commercial property sales in North Texas were up 54% from the first six months of 2021, Dallas Morning News (2022)
- Rent hikes in Dallas-Fort Worth are outpacing the nation, Dallas Business Journal (2022)
- Dallas-Fort Worth forecast to lead state and much of nation in new jobs over next five years, Dallas Morning News (2022)
- Huge Leasing Numbers For Dallas Data Centers Mark 'Quantum Shift', Bisnow (2022)
- North Texas saw a third consecutive quarter of positive net absorption, Dallas Business Journal (2022)
- Dallas Commercial Real Estate Market Leads Nation in New Investors, Northspyre (2022)
- Dallas-Fort Worth ranks No. 1 in U.S. for most active real estate market in last decade, StorageCafe (2022)
 - #1 for new industrial space (more than 228 million square feet).
 - #1 for new self-storage space (more than 22.9 million square feet).
 - #2 for single-family home permits (323,250).
 - #2 for multi-family permits (233,246).
 - #2 for new retail space (more than 47.8 million square feet).
 - #2 for new office space (nearly 55 million square feet).
- Dallas tops LA and NY in first quarter real estate investments, TheRealDeal (2022)
- Dallas-Fort Worth leads nation in industrial property construction (67 million square feet), CoStar (2022)

Davidson & Bogel Real Estate, LLC: The information contained in this document pertaining to Dallas - 4321 W. Ledbetter Dr. (the “Property”) has been obtained from sources believed reliable. While DB2RE does not doubt its accuracy, DB2RE has not verified the information and makes no guarantee, warranty or representation about the information contained in this package. It is your (Purchaser) responsibility to independently confirm the accuracy and completeness of the information. Any projections, opinions, assumptions or estimates used herein are for example only and does not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. DB2RE and the DB2RE logo are service marks of Davidson & Bogel Real Estate, LLC and/ or its affiliated or related companies in the United States and other countries. All other marks displayed as well as any elements of this document are the property of their respective owners and DB2RE. No transmission of this document is permitted without written consent from DB2RE. As a condition of DB2RE’s consent to communicate the information contained herein—as well as any information that may be communicated to you subsequently either verbally or in writing by DB2RE, owner or agents of either of these parties regarding the Property – it is required that you agree to treat all such information confidentially.

DISCLOSURE



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.

11-2-2015



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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

DB Urban, LLC	9009183	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
Scott Lake	618506	slake@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
David Guinn	643784	dguinn@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
William Vandermeer	800677	wvandermeer@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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DALLAS - 4321 W. LEDBETTER DR.

LISTING TEAM

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