



# GRAND PRAIRIE - 636 SHADY GROVE RD. & HARDROCK RD.

INDUSTRIAL OUTDOOR STORAGE OFFERING - ± 20 DIVISIBLE ACRES FOR LEASE

DAVIDSON BOGEL  
INDUSTRIAL



# LISTING TEAM



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# PROPERTY DETAILS

ADDRESS	636 Shady Grove Rd. 3345 Hardrock Rd.
CITY, STATE ZIP	Grand Prairie, TX 75050
SUBMARKET	Grand Prairie Submarket
USEABLE AC:	± 20 AC
LAND SIZE (AC)	± 64 Gross AC
PROPERTY TYPE	Outdoor Storage / Motor Vehicle Yard
SECURITY	Fenced Outside Storage
GROUND IMPROVEMENTS:	Concrete Pad, RAP flexbase, Kaliche base and Crushed Concrete base
BUILDING SIZE:	3,500 SF   1,500 SF   2,000 SF   500 SF

- 
 3.0 Miles to Texas 183
- 
 0.5 Miles to 161
- 
 4.2 Miles to I-30

# DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	4,670	76,981	272,358
2024 Average HH Income	\$78,250	\$89,822	\$92,920
2024 Median HH Income	\$55,370	\$64,135	\$64,309

# ZONING SUMMARY

## Light Industrial

The Light Industrial is intended to provide suitable areas for the development of intensive industrial and manufacturing activities, including outdoor storage.

Allowed uses by right but not limited to the follow below:

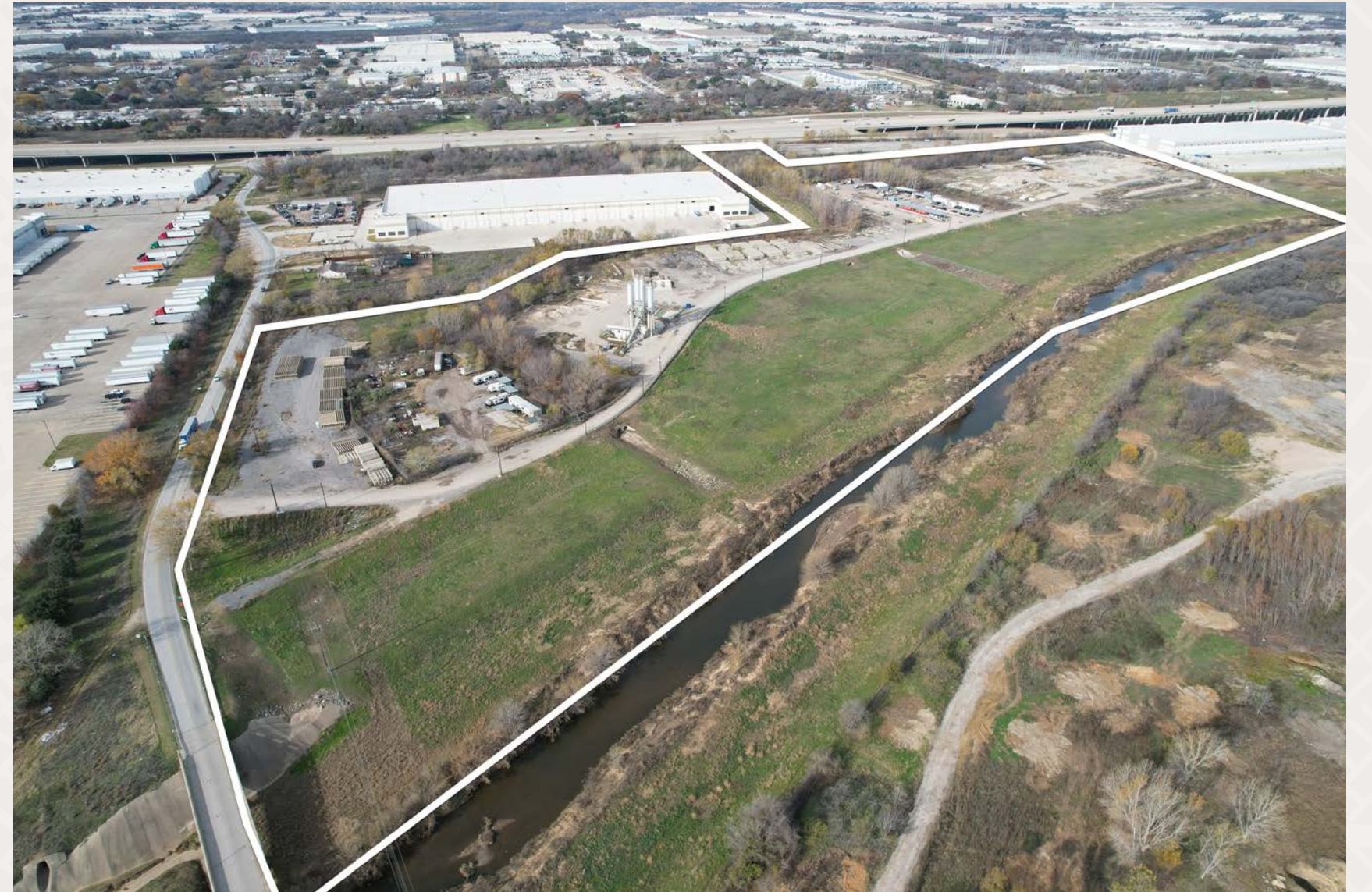
- Heavy Machine Sales(Outside/Inside)
- Lumber Sales
- Auto Dealer
- Auto Dealer Used
- Auto/Truck Rental
- Auto Parking Primary Use
- Structured Parking
- Heavy Truck/Heavy Equipment Repair-X5
- Truck Stop with Gas Sales-X5
- RV Parking and Sales
- Mobile Home Dealer
- Tool Rental(Outside/Inside)
- Contractor Shop/Outside Storage with Heavy Equipment

Any information and opinions contained herein are based on the information provided to us and should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisor should perform a detailed, independent investigation of the property and zoning information before making any decision. We do not warrant the accuracy of the information and we are not responsible for any errors or omissions. This information is provided for informational purposes only and is not intended to constitute an offer of any financial product or service. © 2024 Davidson & DeWitt, Inc. All Rights Reserved.





**DRONES**



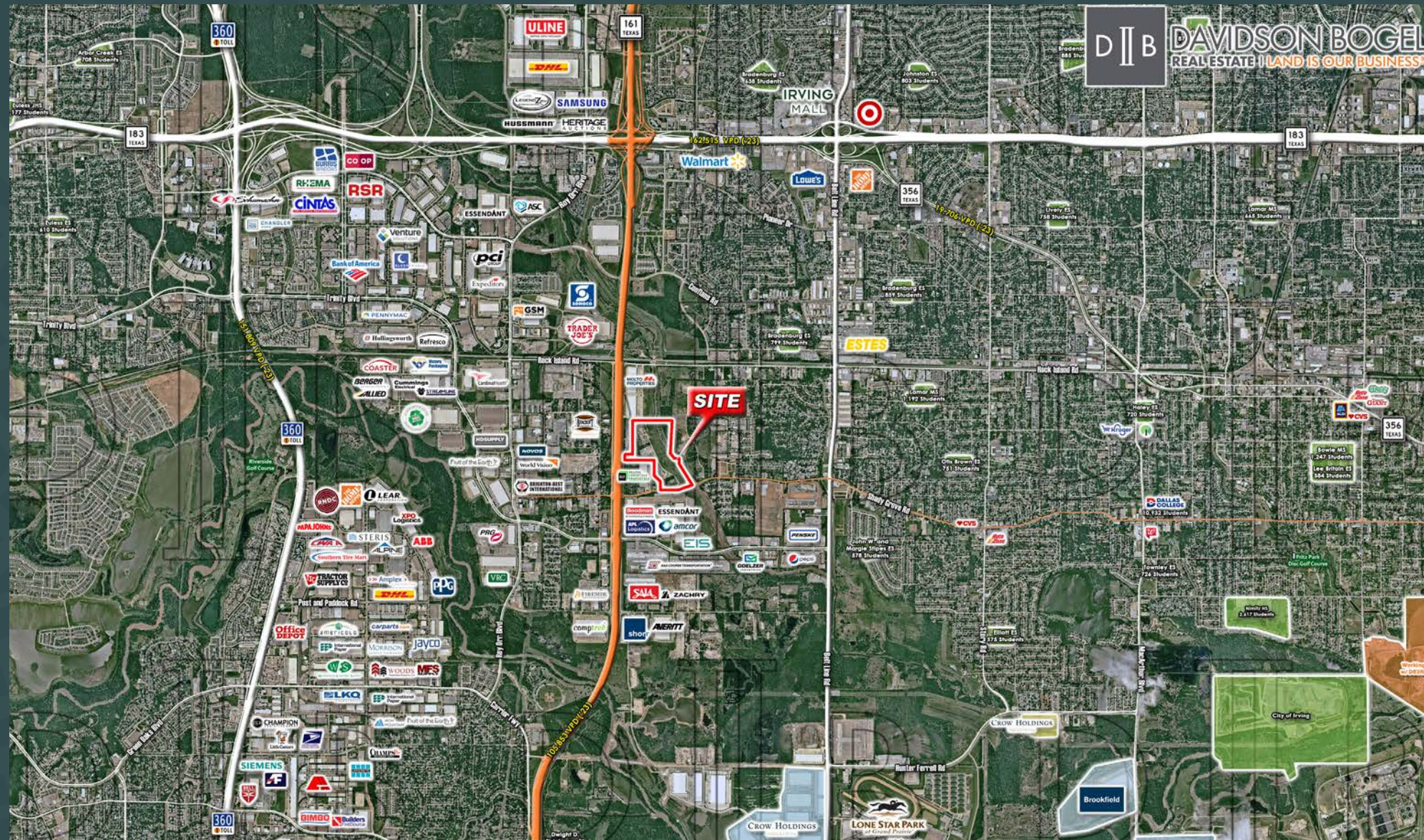
**DRONES**





# DRONES





AERIAL



AERIAL

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the information herein. Buyer acknowledges that it is relying on its own investigation to determine the accuracy of the information herein. Davidson & Bogel Real Estate, LLC, 2024



## WHY CHOOSE DFW?

**#1**

REAL ESTATE  
MARKET IN  
2023 FOR  
INVESTORS

(LEADING PRO-BUSINESS  
ENVIRONMENT)

**#1**

MARKET FOR  
DOING BUSINESS  
17 YEARS IN A  
ROW

**154,000**

JOBS ADDED  
FROM AUG 2020  
TO AUG 2023

(ONE OF ONLY TWO MARKETS  
TO ADD 100,000/YR)

**#1**

MSA FOR  
PROJECTED  
POPULATION  
GROWTH

**749,726**

PROJECTED  
NEW RESIDENTS  
BY 2026

**418**

PEOPLE MOVE  
TO DFW DAILY

(ONE NEW RESIDENT  
EVERY FOUR MINUTES)

## DALLAS-FORT WORTH MSA MARKET OUTLOOK

(~\$112B Industrial Market Size; ~\$5B IOS Market Size)

North Texas remains a destination for corporate occupiers and job seekers alike. With 4.0 million people employed, the region has fully recovered the jobs lost at the onset of the pandemic. DFW's population increased by 112,787 people, year-over-year, maintaining the long trend of population growth. With its continued increase in population, the Dallas-Fort Worth Metropolitan Statistical Area (MSA) is the 4th largest in the country with a population of 7.6 million.

The MSA has also transitioned to become the second-largest industrial hub in the country (just behind Chicago) with an inventory of ~1 billion square feet of industrial product. Local and regional growth will continue to be a long-term market driver for ecommerce and logistics occupiers. The region includes two major cargo moving airports (DFW and Alliance), three Class 1 railroads (Union Pacific, BNSF, and Kansas City Southern), and is the point of convergence for four interstates. Interstate 35, the "NAFTA Highway", provides direct access to manufacturing centers in Mexico and is the backbone of a major auto manufacturing corridor, the Texas-Mexico Automotive Supercluster, that stretches from the Bajío in Mexico to Dallas/Fort Worth.

DFW International Airport, the region's gateway to the world and economic engine that drives \$37 billion in economic activity, reported a 14.8% year-over-year growth in cargo movement for the past twelve months through January 2022. DFW Airport is the 4th busiest in the world in terms of total operations and provides connections to 28 major cargo markets, including key hubs in Asia and Europe. Cargo was impacted much less than passenger traffic over the past two years by the pandemic as ecommerce demand increased and shipments of PPE circulated throughout the world. The development pipeline in Dallas remains extremely robust, with an additional ~58.14 million square feet of industrial property scheduled to deliver across 100 properties. An estimated 26.4% of this product is already preleased. A majority of the Industrial product coming online is large format, Class A distribution facilities.





# 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)

# DFW ECONOMIC HIGHLIGHTS

**20.4%**  
POPULATION  
GROWTH FROM  
2010 - 2020  
OUTPACING THE  
U.S. AVERAGE

**#2**  
IN THE NATION  
IN POST-COVID  
JOB RECOVERY

**72%**  
OF DFW HIGHER  
EDUCATED  
GRADUATES STAY  
& WORK IN THE  
REGION  
(6<sup>TH</sup> HIGHEST RETENTION  
IN THE U.S.)

**#3**  
IN THE COUNTRY  
FOR JOB  
GROWTH  
PERCENTAGE  
(14.9% GROWTH FROM  
DEC 2015 - DEC 2020)

LOW COST  
OF DOING  
BUSINESS  
WITH A SCORE  
OF **98.1**  
(U.S. AVERAGE 100)

**2**  
FORTUNE 10  
COMPANY  
HQ'S  
(MCKESSON #9, AT&T #13)

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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.

- 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:
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  - Must not, unless specifically authorized in writing to do so by the party, disclose:
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    - 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.

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DB Urban, LLC	9009183	info@db2re.com	214-526-3626
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Designated Broker of Firm	License No.	Email	Phone
David Guinn	643784	dguinn@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A	N/A	N/A	N/A
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

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Martin Grossman	637148	mgrossman@db2re.com	214-526-3626
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**DISCLOSURE**

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11-2-2015

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