

# INFILL DALLAS - BROOKHOLLOW INDUSTRIAL (FULL BUILDING AVAILABLE FOR OWNER / USER)

I-35E

STATE HIGHWAY 114

D II B

8500 & 8600 SOVEREIGN ROW | DALLAS, TX 75247

# TABLE OF CONTENTS

03

THE OFFERING

04

HIGHLIGHTS

05

SURVEY

06

SITE PLAN & DETAILS

09

LOCATION  
OVERVIEW

15

DFW MARKET  
OVERVIEW

19

DISCLAIMER



**CAMERON DEPTULA**

(C) 214.497.0276  
CDEPTULA@DB2RE.COM

# THE OFFERING

**Davidson & Bogel Real Estate**, as exclusive advisor, is pleased to present to qualified purchasers the rare opportunity to acquire 8500 & 8600 Sovereign Row (the "Property"), a 59,082 SF shallow bay industrial building located within the Brookhollow industrial submarket of Dallas. Currently, the Property is 100% vacant as of February 2024, ideal for an owner / users seeking a strategic Brookhollow asset. Ownership recently completed a new roof, lighting updates and other cosmetic repairs, limiting major capital expenditures for new ownership.

Strategically positioned within one of the most coveted infill industrial markets, prospective purchasers have a unique opportunity to enter this high-barrier and high-growth market. As the leading industrial market in the country, the DFW Metroplex is experiencing rapid rent growth and stabilized occupancies north of 95%. The irreplaceable location offers unmatched connectivity to over 7 million people, in addition to DFW's primary commercial and residential hubs. More importantly, the properties enjoy access to major transportation arteries such as Interstate 35E, Highway 114, and Highway 183.

The Property, at nearly 60,000 SF, is one of the largest privately-owned assets remaining in Brookhollow. The building caters to one of the largest pools of tenants, the light distribution user seeking sub 75,000 SF suites. The expanded tenant base looking for under 50,000 SF spaces, historically low occupancy rates, and lack of inventory provide new ownership with a special value-add investment that can be repositioned immediately.



<b>PRICE:</b>	<b>Market</b>
<b>PRICE PSF:</b>	<b>Market</b>
<b>OCCUPANCY:</b>	<b>0.00%</b>
<b># BUILDINGS:</b>	<b>2</b>
<b># SUITES:</b>	<b>2 - 3</b>
<b>BUILDING SIZE:</b>	<b>59,082 SF</b>
<b>LAND SIZE:</b>	<b>2.62 AC</b>
<b>CLEAR HEIGHT:</b>	<b>12'</b>
<b>RENTAL RATE:</b>	<b>Request From Broker</b>
<b>NNN EXPENSES:</b>	<b>+/- \$3.02</b>

# HIGHLIGHTS



## ◆ SIGNIFICANT VALUE-ADD / OWNER-USER PLAY

100% vacant as of February 1, 2024, the Property is perfect for investors and/or an owner-user looking to reposition or occupy the entire building or split into smaller suites.

## ◆ LIMITED CAPITAL EXPENDITURES

Ownership recently completed a brand-new roof on the entire building, interior LED lighting as well as other cosmetic repairs.

## ◆ EXCELLENT POSITIONING

Unmatched location within the coveted Brookhollow Industrial submarket, one of the most attractive industrial markets in the nation.

## ◆ VERSATILE SHALLOW BAY LAYOUT

The Property boasts three (3) suites totaling 34,940 SF, 7,842 SF and 16,300 SF. There is over 9,219 SF of existing office space and the spaces could easily be combined to create a single-tenant asset in the long-term or leased as-is with smaller spaces. Property boasts 3 dock high doors and 1 grade level door.

## ◆ AMENITIES

The Property is fully sprinklered, offers heavy power, and has +/- 7 dock-high doors, +/- 2 ramps and one grade-level door. Secondly, the asset has fenced and secure outside storage and parking, with the ability to add additional parking spaces.

## ◆ NATION LEADING INDUSTRIAL MARKET

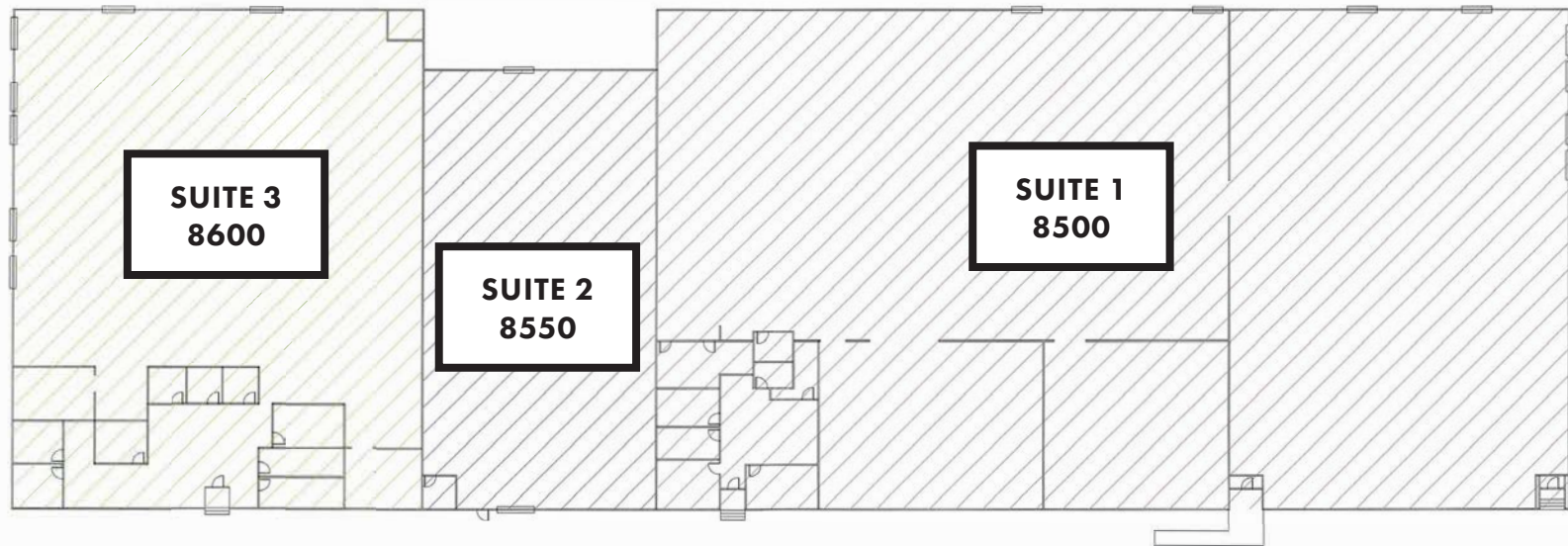
DFW is one of the largest industrial markets in the country with over 1 billion square feet of industrial space and is the nation's leading market in terms of net absorption, with over 33.7 million square feet of industrial space absorbed in the last twelve months and 27.9 million square feet of industrial space absorbed year-to-date 2021.

## ◆ DEMOGRAPHICS & ACCESS

The portfolio's infill location offers direct access to over 7 million people, the largest business hubs within the DFW Metroplex, and unmatched access to Interstate 35E, Interstate 635, Highway 114, and Highway 183.



# SITE PLAN



1505 OAK LAWN AVENUE SUITE 300 DALLAS, TEXAS 75207 214.468.0468 PH 214.468.0469 F  
 1505 OAK LAWN AVENUE SUITE 300 DALLAS, TEXAS 75207 214.468.0468 PH 214.468.0469 F  
 1505 OAK LAWN AVENUE SUITE 300 DALLAS, TEXAS 75207 214.468.0468 PH 214.468.0469 F

## 8500 - 8600 Sovereign

1505 OAK LAWN AVENUE  
 SUITE 300  
 DALLAS, TEXAS 75207  
 214.468.0468 PH  
 214.468.0469 F

DATE 12.23.2021  
 SALES XX  
 PROJECT# PRXXXX  
 DRAWN BY XX  
 SCALE 1/16"=1'-0"  
 APPROVED BY:  
 FILE NAME:

This drawing was prepared as part of a work product offering of Corporate Source, Ltd. and is the confidential proprietary property of Corporate Source, Ltd. By your acceptance, use, or consideration of this document, and in consideration of the delivery and business purpose to you of this document, you agree not to disclose or to deliver the contents hereof to any other person or company or to use them for any purpose other than strict business proposals or working documents with Corporate Source, Ltd.

SHEET TITLE  
 FURNITURE  
 PLAN

REF NORTH



SHEET 1 OF

C:\Users\cklavfman\Desktop\8500\_8600 SOVEREIGN.dwg

# PROPERTY DETAILS

## PROPERTY:

<b># SUITES:</b>	3
<b>SUITE ID:</b>	1 - 8500   2 - 8550 & 3 - 8600
<b>SPRINKLERED:</b>	YES
<b>CLEAR HEIGHT:</b>	12' +
<b>NOTES:</b>	1) Fenced and secured outside storage 2) Heavy Power - 1,000a/480V 3) LED lighting 4) Parking with the ability to add additional spaces. 5) Suite 2 previously connected to Suite 1

## SUITE 1 - 8500:

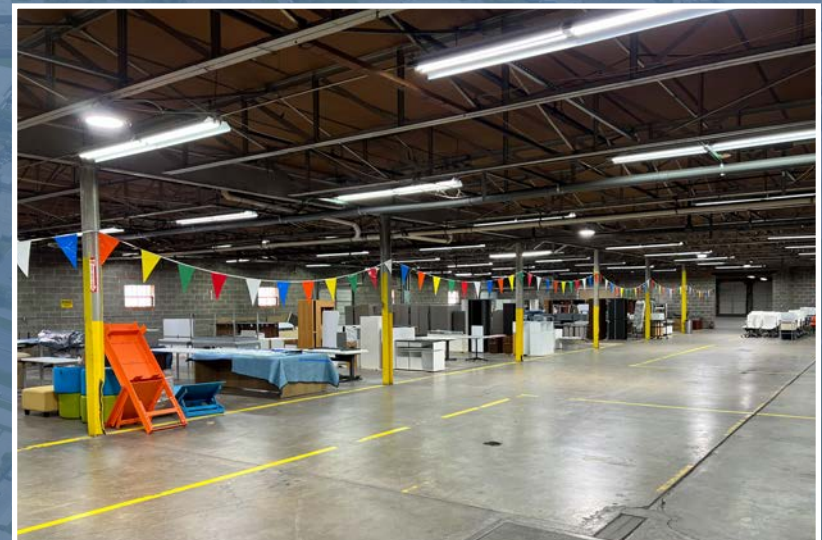
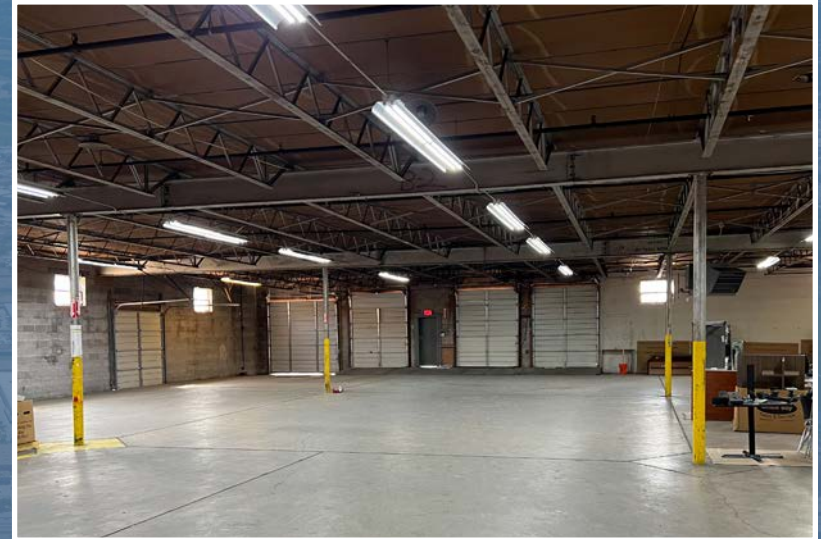
<b>SIZE:</b>	34,9400 SF
<b>OFFICE:</b>	+/- 2,000 SF
<b>DOCK HIGH DOORS:</b>	3
<b>RAMP(S):</b>	1

## SUITE 2 - 8550:

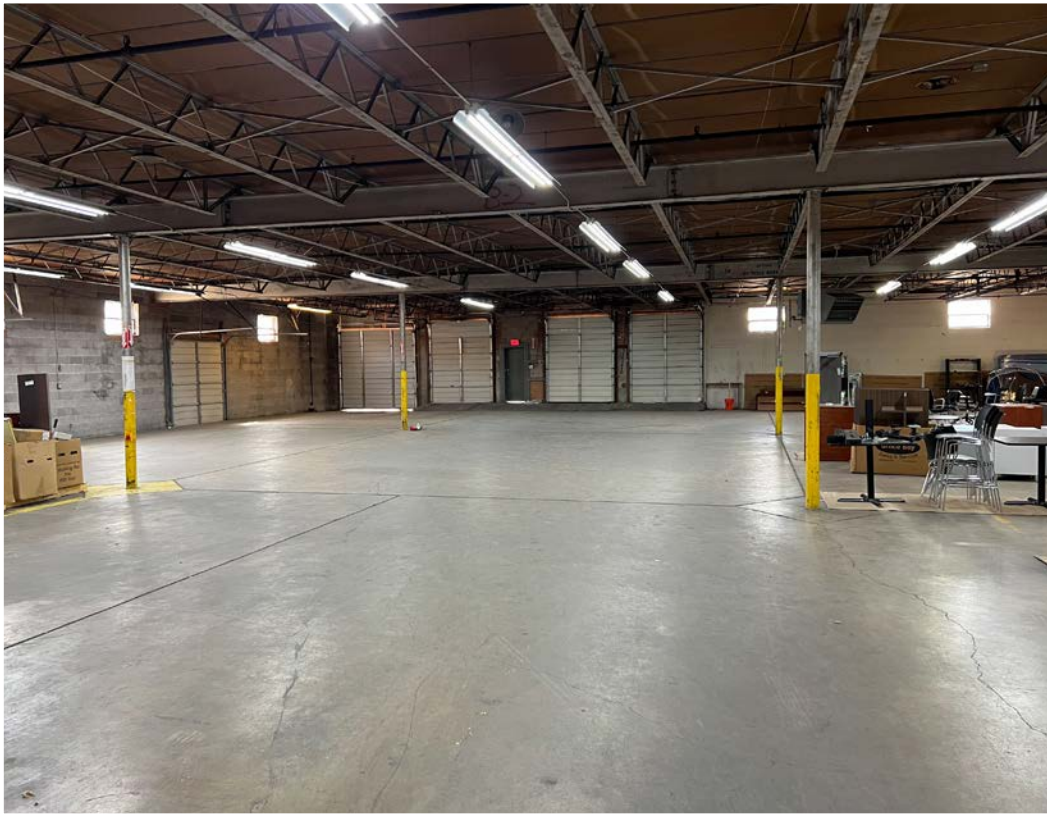
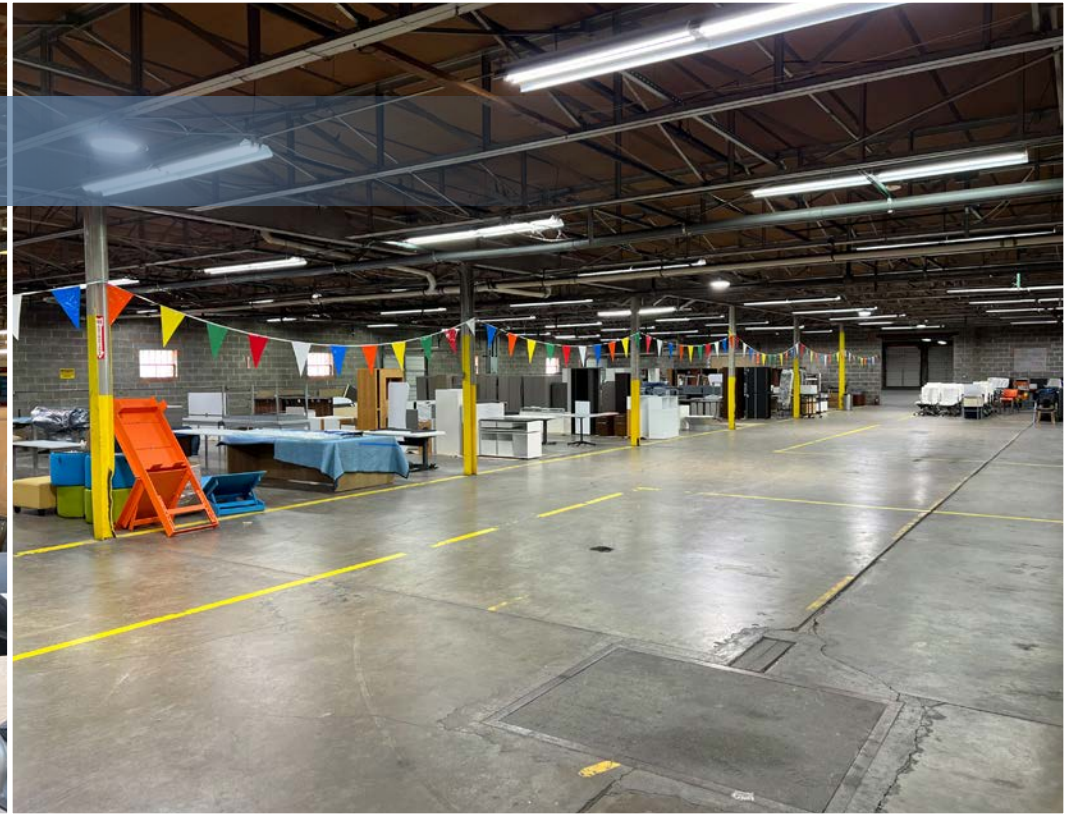
<b>SIZE:</b>	7,842 SF
<b>OFFICE:</b>	0.00 SF
<b>GRADE LEVEL:</b>	1

## SUITE 3 - 8600:

<b>SIZE:</b>	16,300 SF
<b>OFFICE:</b>	+/- 1,000 SF
<b>DOCK HIGH DOORS:</b>	3
<b>RAMP(S):</b>	1



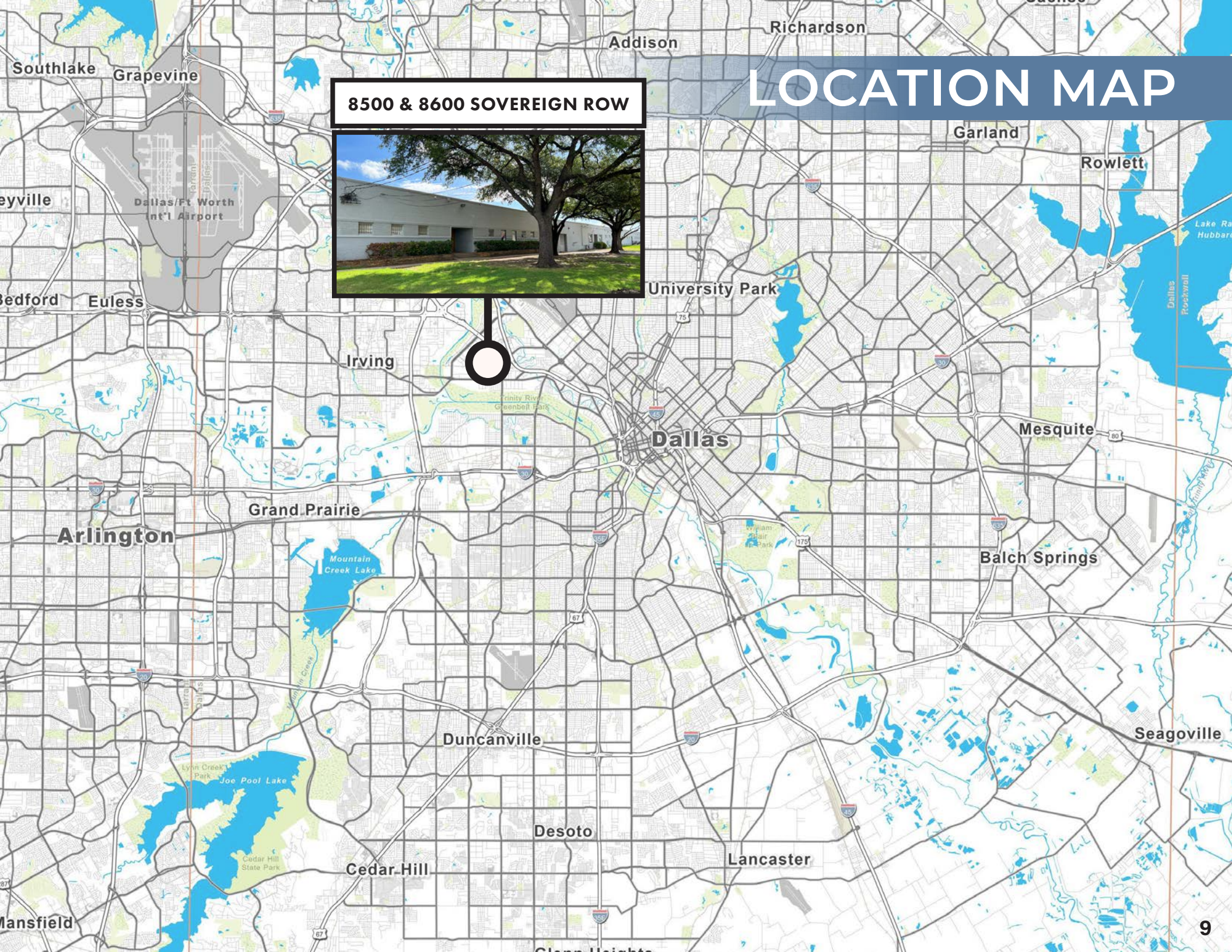
# INTERIOR PHOTOS



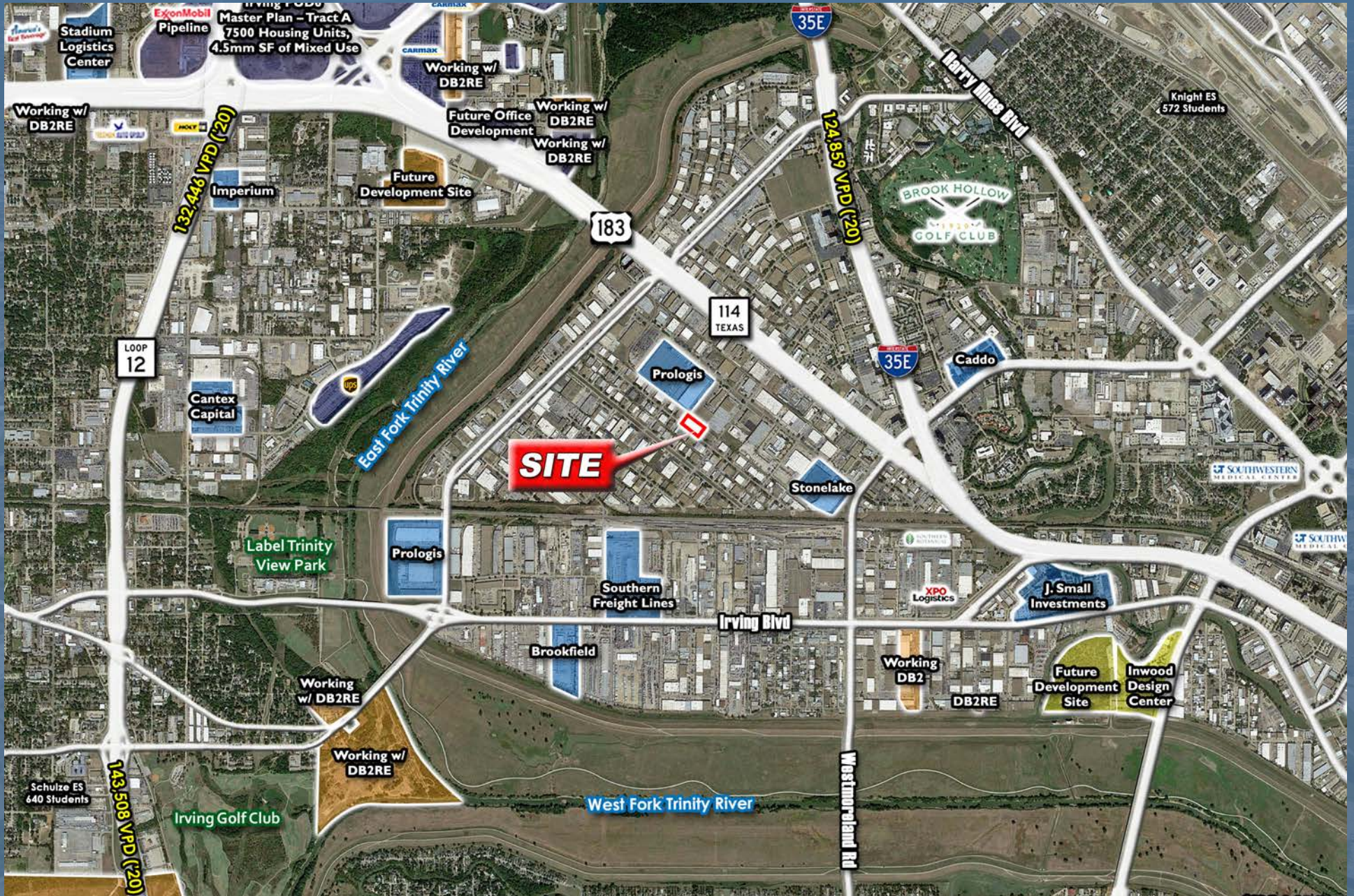


# LOCATION MAP

**8500 & 8600 SOVEREIGN ROW**



# TRADE AREA MAP - WIDE



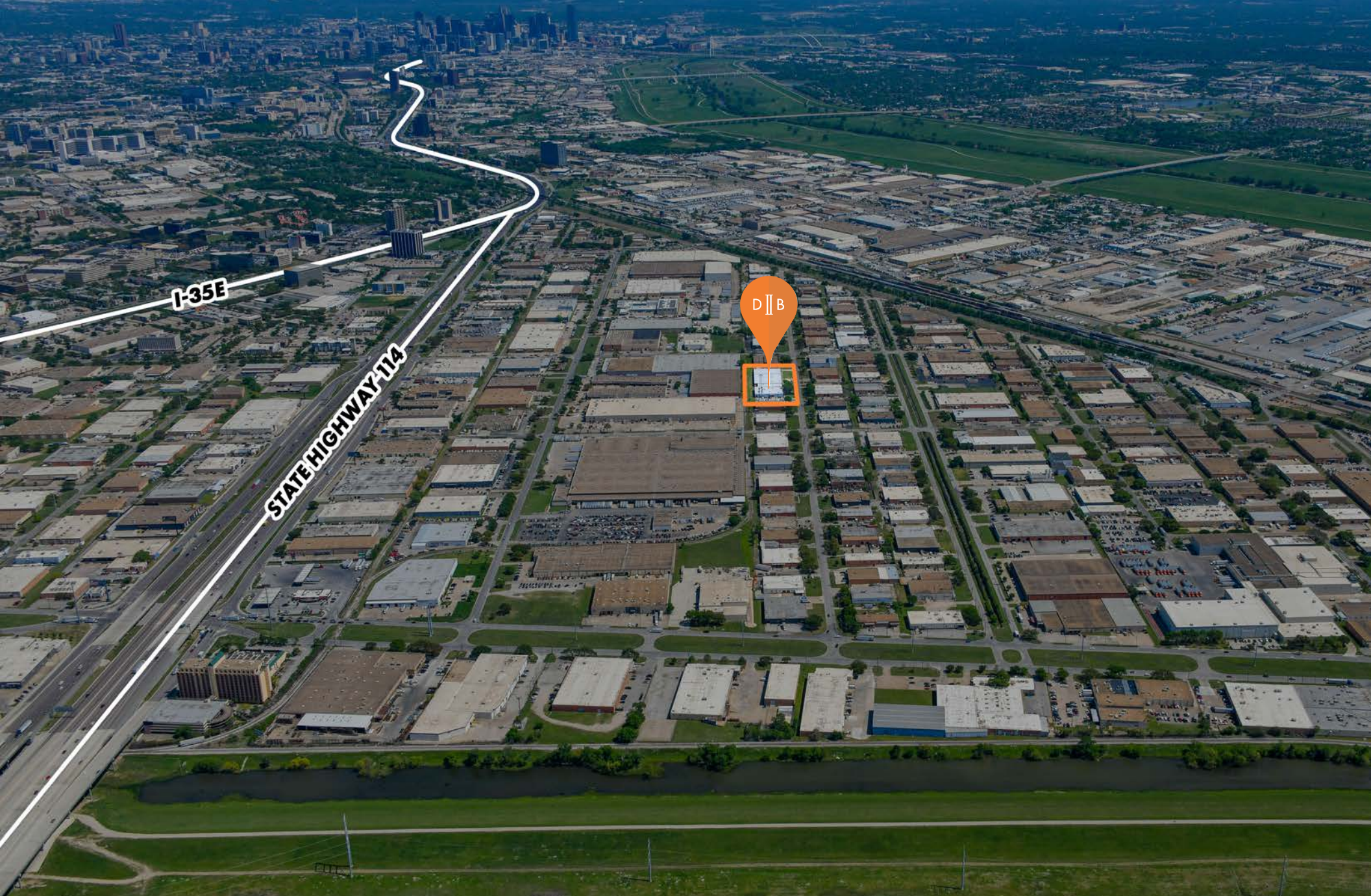
# TRADE AREA MAP - CLOSE



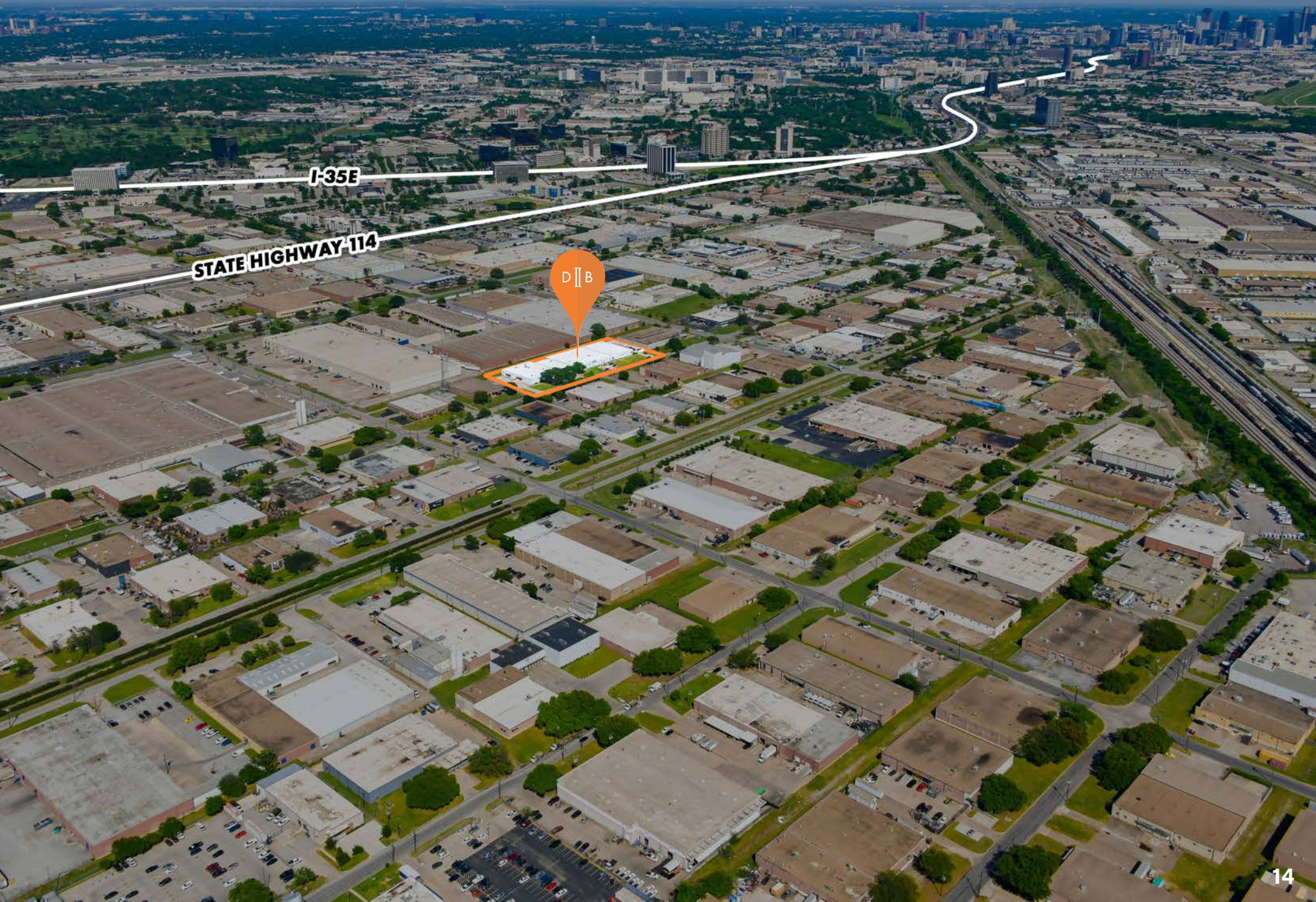
# DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
<b>TOTAL POPULATION:</b>	522	57,481	285,959
<b>POPULATION GROWTH RATE:</b>	+2.0%	+1.1%	+1.1%
<b>TOTAL HOUSEHOLDS:</b>	189w	18,098	109,469
<b>HOUSEHOLD GROWTH RATE:</b>	+2.0%	+1.9%	+2.3%
<b>AVERAGE HOUSEHOLD INCOME:</b>	\$41,069	\$52,901	\$105,221
<b>MEDIAN AGE:</b>	40.2	31.3	33.7
<b>BUSINESSES:</b>	1,344	5,663	22,734
<b>EMPLOYEES:</b>	25,390	100,482	296,994
<b>% WHITE</b>	35.1%	25.4%	37.0%
<b>% HISPANIC</b>	11.6%	21.7%	20.7%

# AERIALS



# AERIALS



I-35E

STATE HIGHWAY 114

D||B

# TEXAS MARKET OVERVIEW



**2<sup>ND</sup> FASTEST  
GROWING ECONOMY  
IN THE U.S.**



**TOP STATE FOR  
JOB GROWTH**



**NO STATE  
INCOME TAX**



**POPULATION  
29,346,468**



**FORTUNE 500  
COMPANIES CALL  
TEXAS HOME**



**LARGEST STATE  
FAIR IN THE U.S.  
STATE FAIR OF TEXAS**

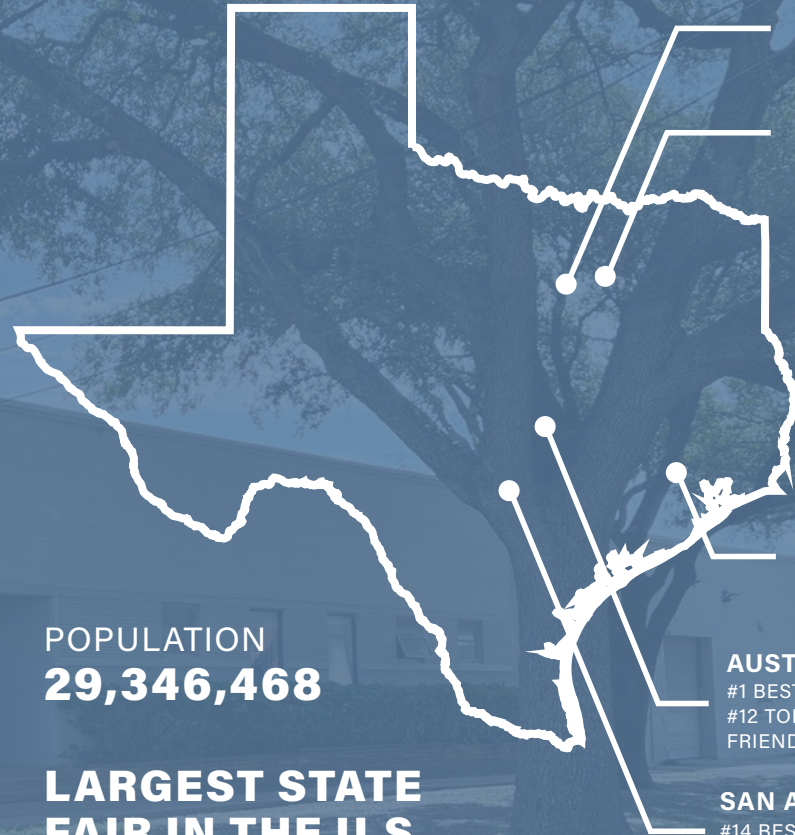


**BEST STATE  
FOR BUSINESS**  
FOR THE 17<sup>TH</sup> YEAR  
IN A ROW BY CHIEF  
EXECUTIVE MAGAZINE



**DALLAS/FORT WORTH  
INTERNATIONAL AIRPORT**  
2<sup>ND</sup> MOST PASSENGER VOLUME IN  
THE WORLD

**DALLAS LOVE FIELD  
INTERNATIONAL AIRPORT**  
HOME TO THE NATIONS LARGEST  
DOMESTIC AIRLINE



**FORT WORTH**  
MORE THAN 8.8 MILLION  
VISITORS ANNUALLY

**DALLAS**  
#1 FASTEST GROWING  
HOUSING MARKET 2018  
#1 TOP 20 BUSINESS-  
FRIENDLY CITY

**HOUSTON**  
#2 FASTEST GROWING  
HOUSING MARKET 2018  
#7 TOP 20 BUSINESS-  
FRIENDLY CITY

**AUSTIN**  
#1 BEST PLACE TO LIVE 2018  
#12 TOP 20 BUSINESS-  
FRIENDLY CITY

**SAN ANTONIO**  
#14 BEST PLACE TO LIVE 2018



# WHY DFW METROPLEX?

**#4**  
REAL ESTATE  
MARKET IN  
2021

**#1**  
MSA FOR  
PROJECTED  
POPULATION  
GROWTH

(LEADING PRO-BUSINESS ENVIRONMENT)

**#1**  
MARKET FOR DOING  
BUSINESS 17 YEARS  
IN A ROW

**749,726**  
PROJECTED  
NEW RESIDENTS  
BY 2026

**152,000**  
JOBS ADDED  
FROM AUG 2020  
TO AUG 2021  
(ONE OF ONLY TWO MARKETS TO  
ADD 100,000/YR)

**205**  
MOVE TO DFW DAILY  
(ONE NEW RESIDENT EVERY SEVEN  
MINUTES)





# WHY DFW METROPLEX?

**#4**  
REAL ESTATE  
MARKET IN  
2021

**#1**  
MSA FOR  
PROJECTED  
POPULATION  
GROWTH

(LEADING PRO-BUSINESS  
ENVIRONMENT)

**#1**  
MARKET FOR DOING  
BUSINESS 17 YEARS  
IN A ROW

**749,726**  
PROJECTED  
NEW RESIDENTS  
BY 2026

**152,000**  
JOBS ADDED  
FROM AUG 2020  
TO AUG 2021  
(ONE OF ONLY TWO MARKETS TO  
ADD 100,000/YR)

**205**  
MOVE TO DFW DAILY  
(ONE NEW RESIDENT EVERY SEVEN  
MINUTES)

# DFW MARKET OVERVIEW

The Dallas/Fort Worth Metroplex (DFW) is a dynamic 12-county region comprising Dallas, Fort Worth, and another 150 municipalities. The DFW Metroplex is the largest urban agglomeration in Texas and the fourth largest in the United States, spanning 9,286 square miles with approximately 7.1 million people. As the fourth fastest-growing region in the United States, the DFW population in 2016 was 33.6% higher than in 2000, according to data from Neilson Claritas; by the year 2030, it is projected that over 10.5 million people will be living in the Metroplex, according to the Dallas Regional Chamber.

The DFW region is the most economically diverse in the state of Texas. The GDP of North Texas is estimated to be \$486 Billion, and if DFW were a state, it would be the 9th largest in the Nation and 23rd largest country in the world, behind Taiwan. Twenty Fortune 500 companies have their headquarters in DFW. The Metroplex is connected to the world by the Nation's fourth busiest airport and is served by 55 international flights. DFW has the largest workforce in the state of Texas, totaling over 3.51 million people, and 34.20% of the population 25 and older have a bachelor's degree or higher. In DFW, there are 33 colleges and universities, 157 public school districts, and 96 public charter schools, according to the North Texas Commission. Dallas/Fort Worth consistently ranks as a top market for job growth over the short and long term due to its central location, pro-business environment, and a strong economy.

Historically a leader in job growth, DFW added 717,000 jobs since 2010 and 120,500 jobs in 2016 alone, equating to a 3.50% increase in the employment base. Dallas/Fort Worth and Texas continuously maintain an unemployment rate lower than the National Average (4.30%).



# DISCLAIMER

Davidson & Bogel Real Estate, LLC: The information contained in this document pertaining to 8500 & 8600 Sovereign Row in Dallas, Texas (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.

**DAVIDSON BOGEL REAL ESTATE, LLC**

LICENSED BROKER / BROKER FIRM NAME

**MICHAEL EDWARD BOGEL II**

DESIGNATED BROKER OF FIRM

**MICHAEL CAMERON DEPTULA**

LICENSED SALES AGENT/ASSOCIATE

**9004427**

LICENSE NO.

**598526**

LICENSE NO.

**622382**

LICENSE NO.

**INFO@DB2RE.COM**

EMAIL

**EBOGEL@DB2RE.COM**

EMAIL

**CDEPTULA@DB2RE.COM**

EMAIL

**214-526-3626**

PHONE

**214-526-3626**

PHONE

**214-526-3626**

PHONE

# INFILL DALLAS - BROOKHOLLOW INDUSTRIAL

8500 & 8600 SOVEREIGN ROW | DALLAS, TX 75247

## CAMERON DEPTULA

Director, Investment Sales

C: (214) 497-0276

O: (214) 526-6326 x 116

E: [CDeptula@db2re.com](mailto:CDeptula@db2re.com)



DAVIDSON BOGEL  
REAL ESTATE | INVESTMENT SALES