

FOR SALE

HEAVY INDUSTRIAL LAND ON HWY 67

1101 E HWY 67 | Alvarado, TX 76009



VISION
COMMERCIAL REAL ESTATE



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TCN
WORLDWIDE
REAL ESTATE SERVICES

PRICE | **\$2,900,000 (\$7.23 PSF)** PROPERTY AREA | **9.2 Acres (400,752 SF)**

PROPERTY HIGHLIGHTS

- Flat & Leveled "M2" Heavy Manufacturing Industrial Zoned land located right off HWY 67 and 2 minutes from I-35
- Calling all developers: ideal for logistics hub, manufacturing, self-storage, truck stop, flex warehouses & more
- Over 1,300+ acres of approved single-family homes are pending new construction within a 2-mile radius
- One of the final 9+ acre Industrially Zoned "M2" Heavy Manufacturing land facing HWY-67 ready to develop

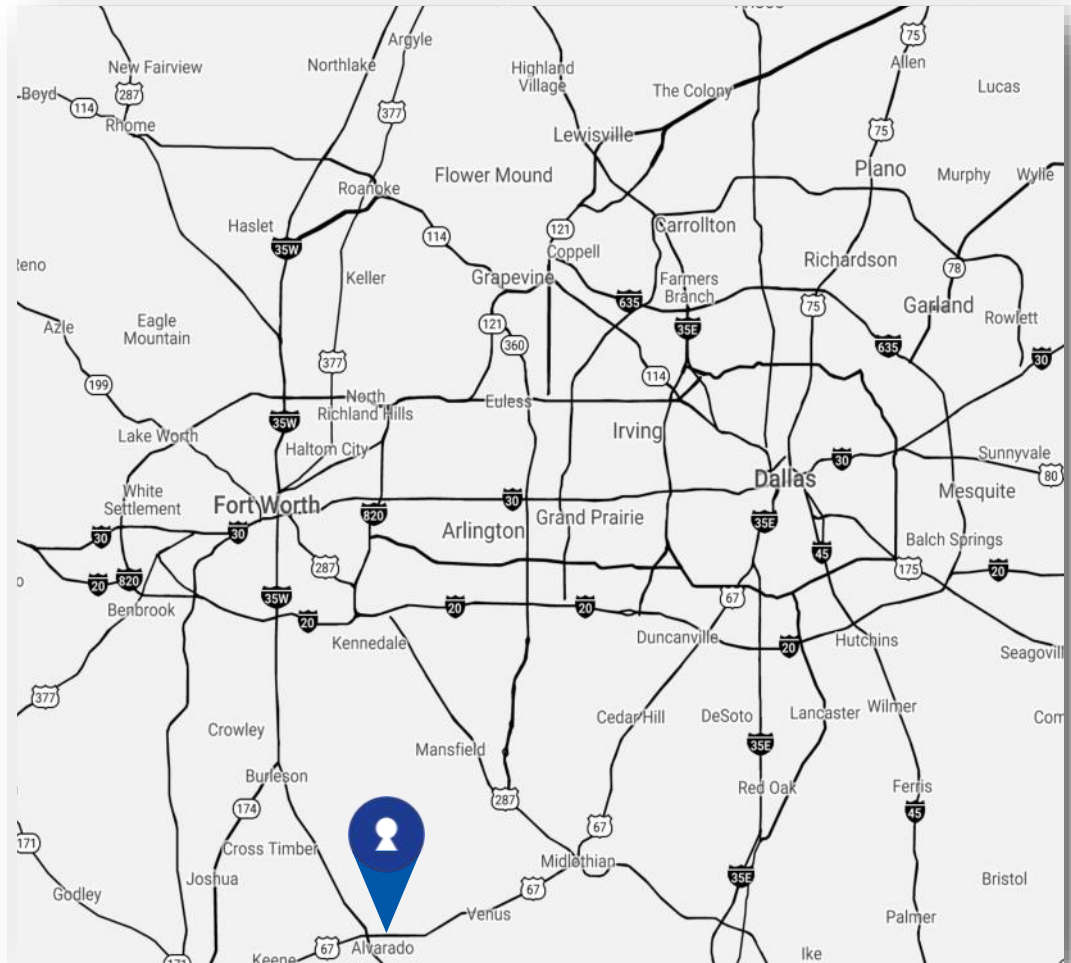
DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	2,616	6,824	9,297	264,090
DAYTIME POPULATION	1,945	6,427	8,438	250,664
AVG HH INCOME	\$75,144	\$80,345	\$81,800	\$102,610
POPULATION GROWTH 2023-2028	2.37%	2.16%	1.71%	0.00%

*STDB.com 2024

TRAFFIC COUNT

31,108 VPD at HWY 67 & Sunflower Ln.



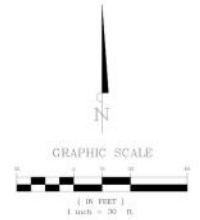
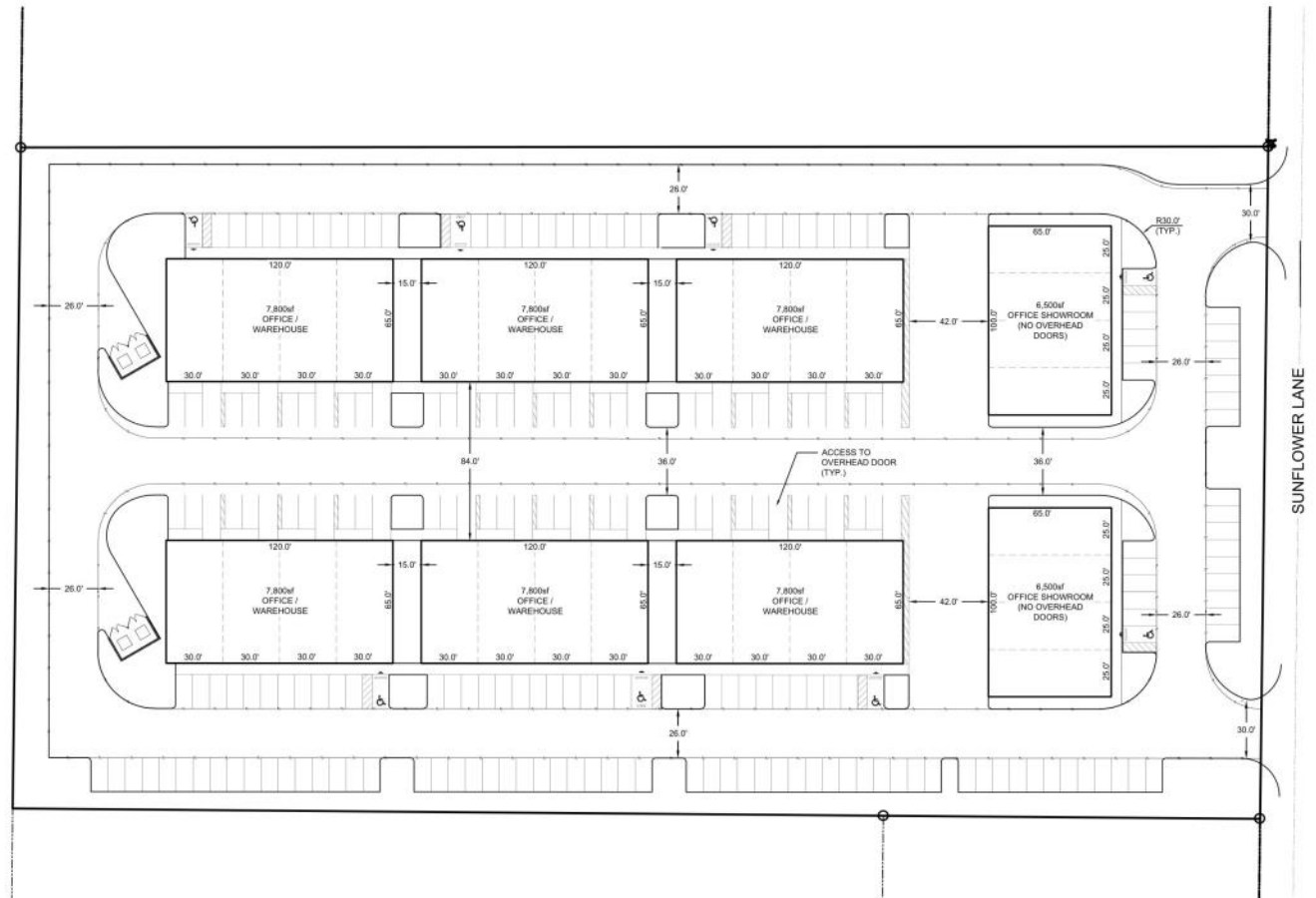




The opportunity to Divide the 9.2 Acre lot into (2) parcels & have two separate businesses.

5.3 Acre Site

**3.9 Acres
fronting HWY-67**



DATA SUMMARY:

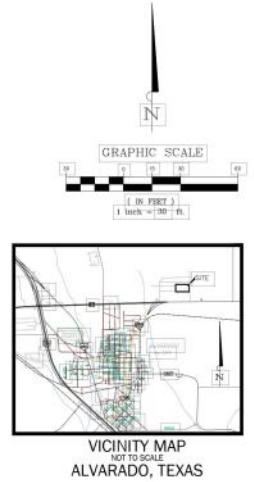
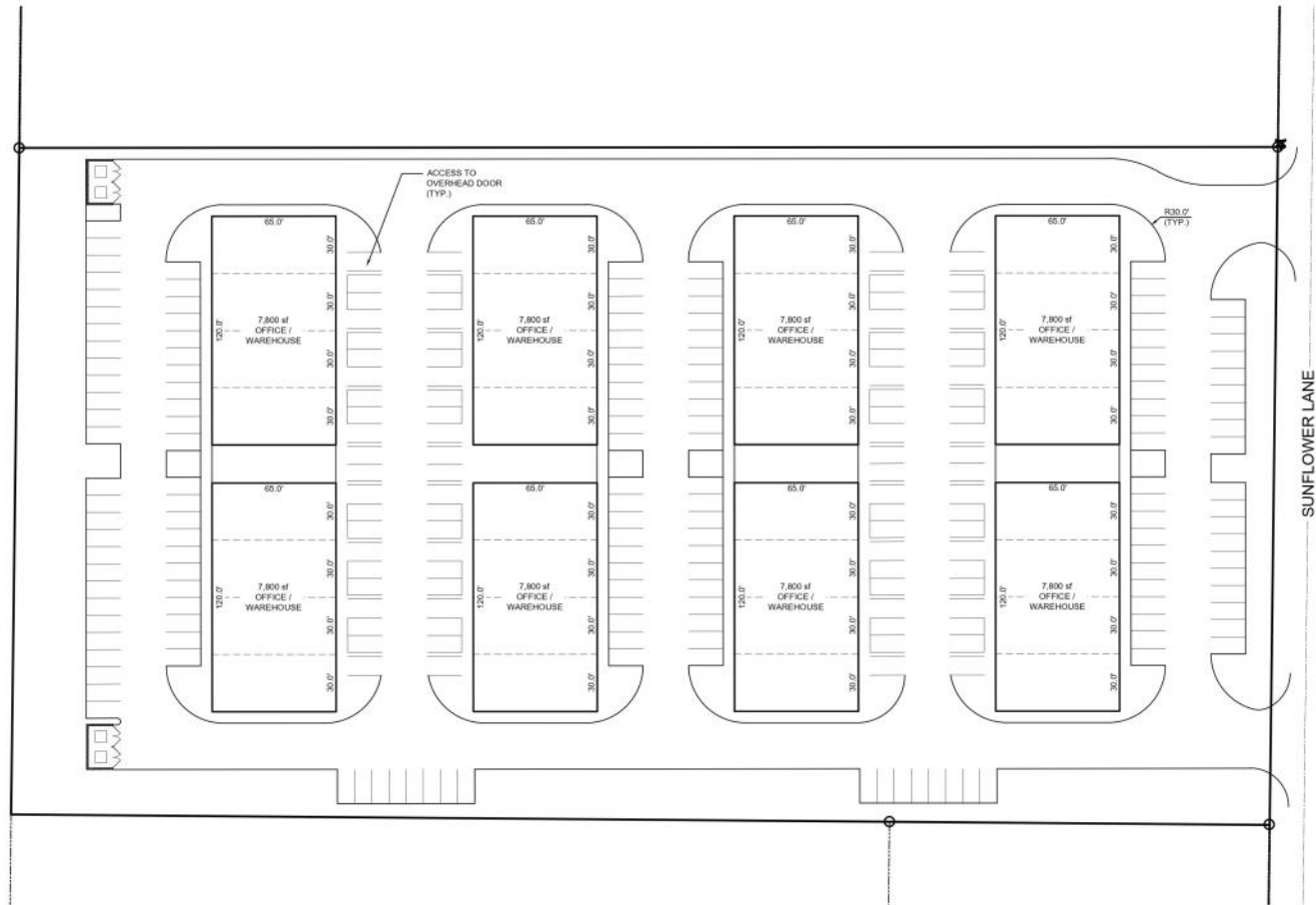
SITE AREA:	5.3 ac
BLDG AREA:	
OFFICE/SHOWROOM:	13,000 sf
OFFICE/WAREHOUSE:	46,800 sf
PARKING PROVIDED:	
Standard:	195
Fronting Roll-Up Door:	24
ADA Standard:	6
ADA Van:	2
Total:	227

**CONCEPT SITE PLAN
5.3 ac FLEX OFFICE SITE**

City of Alvarado
Johnson County, Texas

12/20/2023

BANNISTER
ENGINEERING
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # P-10599 (TEXAS)

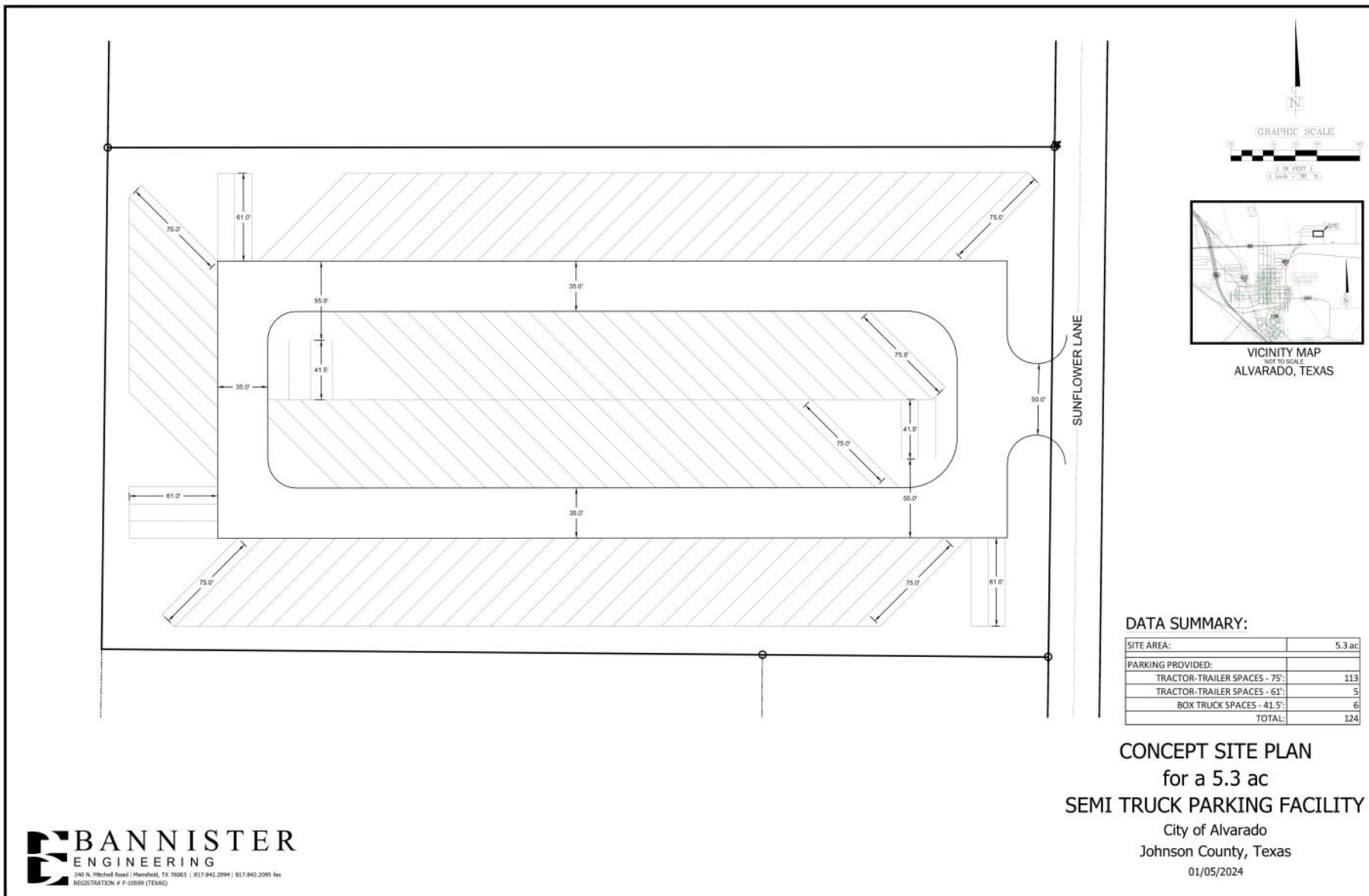


DATA SUMMARY:

SITE AREA:	5.3 ac
BLDG AREA:	
OFFICE/WAREHOUSE:	62,400 sf
PARKING PROVIDED:	206 spaces
(7 ADA spaces required, not shown)	

**CONCEPT SITE PLAN
OPTION 2
5.3 ac FLEX OFFICE SITE**
City of Alvarado
Johnson County, Texas
12/14/2023

BANNISTER
ENGINEERING
240 N. Michael Road | Marshall, TX 76663 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)











COMMERCE

250+ Major Companies & Headquarters
70+ announced in 2020 & 2021 to Expand or Relocate to DFW

amazon

American Airlines



Kimberly-Clark

LOCKHEED MARTIN

Alcon



#1 in the country for
3-year job growth
(185,600 jobs)

#1 in the country for
job recovery to pre-
pandemic high
(3,951,900 jobs)
BLS, Dec. 2021

4 Global 500
Companies
Fortune, 2021

9 World's Most
Admired Companies
Fortune, 2022

22 Fortune 500
Companies



50%

LOWER COST OF LIVING

With a lower cost of living than
the top three U.S. Metros.

+7.2%

EMPLOYMENT GROWTH

With a year over year gain of
277,600 jobs as of July 2022

DFW AREA GROWTH

+328

people per day (2020)



1,302,041

added in 2010-2020

7,694,138

TOTAL POPULATION

11,200,000

Population by 2045

4TH LARGEST
METRO IN U.S.

OVER 200 CITIES



HIGHER EDUCATION

Three
Research 1
Universities

UNT
UNIVERSITY OF
NORTH TEXASUTD
THE UNIVERSITY
OF TEXAS AT DALLASUTR
UNIVERSITY OF
TEXAS AT ARLINGTON

Carnegie Classification of Institutions of
Higher Education R-1: Doctoral Universities

30 Higher Education Institutions

15 Major Universities Including:

TCU
SMU

HEALTH CARE

138 HOSPITALS &
FACILITIES with Acute Care
32 MAJOR HOSPITALS
23 HEALTHCARE SYSTEMS

3 Commercial AIRPORTS

- DFW International
- Dallas Love Field
- Alliance

Travel anywhere in
Continental U.S. in 4 hours

Access nearly 60
international destinations

INFORMATION ON 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:

- 👁️ 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.

Vision Commercial RE DFW LLC
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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov