



INVESTMENT SALES & LEASING

4621 Simpson Stuart Rd, Dallas, TX , 75241

For Sale

Industrial Land

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PROPERTY OVERVIEW

- **LOT SIZE**
±6.755 ACRES
- **ZONING**
INDUSTRIAL RESEARCH
- **FRONTAGE**
± 695' ALONG I-45 AND 412' ON SIMPSON STUART RD
- **VEHICLES PER DAY**
92,278 VPD AT JULIUS SCHEPPS FREEWAY / 10,330 VPD AT SIMPSON STUART RD



INVESTMENT SALES & LEASING

MARKET DEMOGRAPHICS & ECONOMIC OVERVIEW (1-MILE RADIUS)

2,032

Population



34.9

Median Age



3.4

Average Household Size

US\$38,420

Median Household Income



ANNUAL LIFESTYLE SPENDING



US\$1,549

Travel



US\$45

Theatre/Operas/
Concerts



US\$31

Movies/Museums/
Parks



US\$46

Sports Events



US\$4

Online Games

BUSINESS



44

Total Businesses



616

Total Employees



INVESTMENT SALES & LEASING

EMPLOYMENT



44%

White Collar



40%

Blue Collar



16%

Services



2.5%

Unemployment Rate

EDUCATION



13%

No High School Diploma



46%

High School Graduate



36%

Some College



5%

Bachelor's/Grad/Prof Degree

ANNUAL HOUSEHOLD SPENDING



US\$1,191

Apparel &
Services



US\$109

Computers &
Hardware



US\$1,893

Eating Out



US\$3,674

Groceries



US\$3,874

Health Care

MARKET DEMOGRAPHICS & ECONOMIC OVERVIEW (5-MILE RADIUS)

145,302

Population



33.7

Median Age

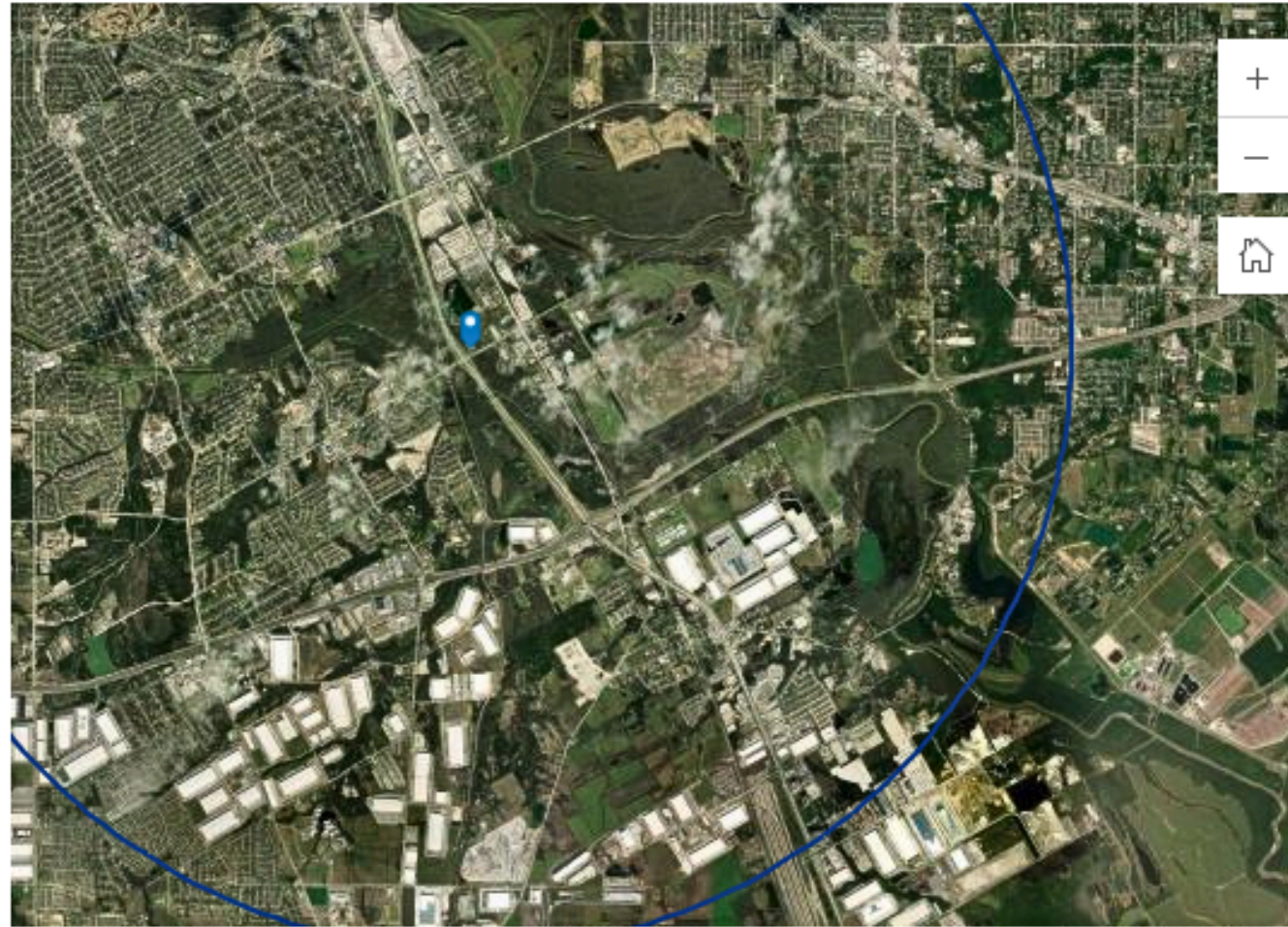


3.1

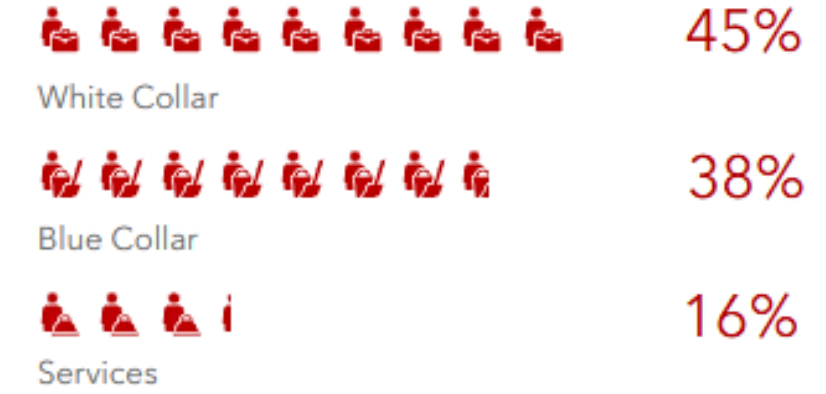
Average Household Size

US\$50,458

Median Household Income



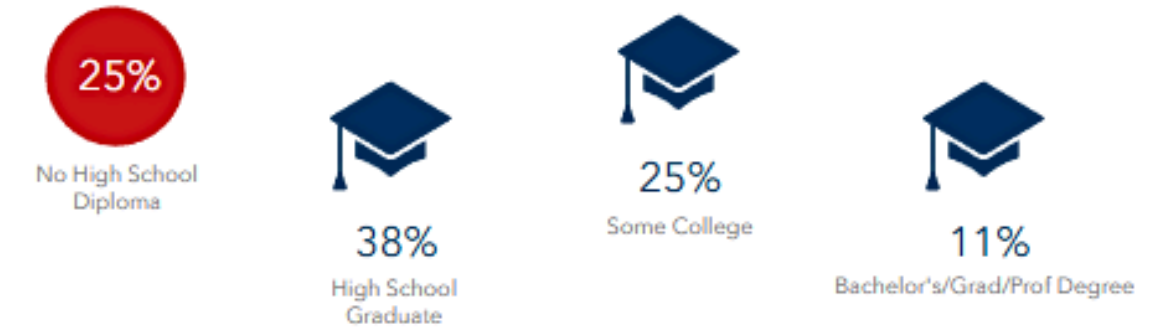
EMPLOYMENT



4.9%

Unemployment Rate

EDUCATION



BUSINESS



2,551

Total Businesses



26,326

Total Employees

ANNUAL LIFESTYLE SPENDING



ANNUAL HOUSEHOLD SPENDING



Dallas–Fort Worth Market Overview

THE DALLAS–FORT WORTH METROPOLITAN AREA IS THE FOURTH-LARGEST METRO REGION IN THE UNITED STATES, WITH A POPULATION EXCEEDING 7.9 MILLION RESIDENTS AND MORE THAN 3.8 MILLION WORKERS. THE METROPLEX INCLUDES 13 COUNTIES AND COVERS APPROXIMATELY 9,300 SQUARE MILES, MAKING IT ONE OF THE MOST EXPANSIVE URBAN ECONOMIES IN THE COUNTRY.

THE REGION SERVES AS A MAJOR NATIONAL HUB FOR TRANSPORTATION, LOGISTICS, MANUFACTURING, TECHNOLOGY, AEROSPACE, FINANCE, AND HEALTHCARE. IT IS HOME TO 22 FORTUNE 500 COMPANY HEADQUARTERS AND MORE THAN 10,000 CORPORATE FACILITIES. THE AREA IS SUPPORTED BY TWO MAJOR AIRPORTS — DALLAS/FORT WORTH INTERNATIONAL AIRPORT (DFW) AND DALLAS LOVE FIELD (DAL) — PROVIDING EXTENSIVE DOMESTIC AND INTERNATIONAL CONNECTIVITY.

DALLAS–FORT WORTH IS HOME TO MAJOR CORPORATE HEADQUARTERS ACROSS INDUSTRIES, INCLUDING AT&T, AMERICAN AIRLINES GROUP, MCKESSON, CHARLES SCHWAB, TOYOTA MOTOR NORTH AMERICA, TEXAS INSTRUMENTS, SOUTHWEST AIRLINES, CBRE, D.R. HORTON, KIMBERLY-CLARK, ENERGY TRANSFER, BNSF RAILWAY, FLUOR, SABRE, AND VISTRA CORP.



INVESTMENT SALES & LEASING

DALLAS COUNTY OVERVIEW

- DALLAS COUNTY SERVES AS THE ECONOMIC CORE OF NORTH TEXAS, CONSISTENTLY DRIVING REGIONAL GROWTH, INVESTMENT, AND DEVELOPMENT
- STRATEGICALLY LOCATED WITHIN THE FOURTH-LARGEST METRO IN THE U.S. (DFW), OFFERING STRONG POPULATION AND EMPLOYMENT FUNDAMENTALS
- UNMATCHED TRANSPORTATION CONNECTIVITY VIA I-20, I-30, I-35E, I-45, US-75, US-175, AND LOOP 12, SUPPORTING REGIONAL AND NATIONAL DISTRIBUTION
- SERVED BY DFW INTERNATIONAL AIRPORT AND DALLAS LOVE FIELD, POSITIONING THE COUNTY AS A MAJOR HUB FOR CORPORATE, LOGISTICS, AND INDUSTRIAL USERS
- HOME TO KEY EMPLOYMENT CENTERS INCLUDING DOWNTOWN DALLAS, LAS COLINAS, THE DESIGN DISTRICT, AND THE I-20 INDUSTRIAL CORRIDOR
- HEADQUARTERS AND MAJOR OPERATIONS FOR FORTUNE 500 COMPANIES SUCH AS AT&T, SOUTHWEST AIRLINES, TEXAS INSTRUMENTS, COMERICA, AND TENET HEALTHCARE
- STRONG DEMOGRAPHICS AND A PRO-BUSINESS ENVIRONMENT CONTINUE TO ATTRACT BOTH INVESTORS AND OWNER-USERS

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INVESTMENT HIGHLIGHTS

- Offered at \$1,790,000 | Prime industrial site located at the hard NEC of Simpson Stuart Rd & I-45
- ±6.75 Acres (±294,030 SF) of industrial-zoned land (IR – Industrial Research)
- Significant Frontage with approximately 695' along I-45 and 412' on Simpson Stuart Rd
- Outstanding Visibility from Interstate 45 with strong daily traffic exposure
- Utilities to Site, reducing development timelines and upfront costs
- The majority of the site is cleared and leveled, ideal for near-term development
- Strategically located just north of I-20 and near the Dallas Intermodal Terminal
- Flexible Development Opportunity suitable for logistics, distribution, light industrial, or owner-user use
- Strong Infill Dallas County Location within an established industrial corridor



INVESTMENT HIGHLIGHTS



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PICK-n-PULL



ABC



Southwest Perennials, Inc.



MAK TOWING



Simpson Stuart Rd





437 ft

707 ft

6.76 Acres

695 ft

412 ft





INVESTMENT SALES & LEASING





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Disclaimer

Information contained herein is believed to be reliable but is not guaranteed. Buyers and tenants should verify all details independently. Property availability, pricing, and terms are subject to change without notice.

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