

OFFERING MEMORANDUM

4701 BENGAL ST
4699 PRODUCTION DR
2201 KINGS RD

Dallas, Texas

**+/- 63,000 SF Office /
Warehouse / Showroom**

3.74 Acres

162,914 SF

**ALT
+CO**



TABLE OF CONTENTS

Market Overview 03

Economic and Demographic Overview 05

Submarkets 06

Location / Medical District 07

Area Map 08

Property Overview 09

Asset Profile 10

Contact 11



MARKET OVERVIEW

Dallas-Fort Worth

Dallas-Fort Worth is currently #1 in job growth in the U.S., creating an impressive 598,000 jobs since 2021. This robust growth is due to a low cost of living, business-friendly environment, and a strong employment base of well-educated and skilled workers.

There are currently 22 Fortune 500 companies located in Dallas-Fort Worth. These numbers are expected to grow over the next three to five years driven by the strong economy and workforce of Dallas-Fort Worth.

Dallas-Fort Worth is currently adding around 124,000 new residents each year and that number is expected to rise due to the amount of economic growth that the area is experiencing. This boom in residents will require new developments from multi-family, single-family, hospitals, self-storage, retail and more which makes Dallas-Fort Worth the ideal spot for investors to make their mark.

Source: Dallas Economic Development

DFW GDP
\$744 Billion

2nd nationally in
ECONOMIC
output of \$2.9 Trillion

DFW contributes more than
31% OF THE STATE'S GDP
leading Houston, Austin and San Antonio

22 Fortune 500 Companies
IN DFW CURRENTLY

Dallas-Fort Worth

Total residents in 2025

8.1 M

Projected new residents by 2029

9.5 M

Population growth from 2021
to present of any US Metro Area

#1

Projected 2045 population

11.4 M

New residents moving to DFW daily

487

Largest economy in the US by total
GDP (the state of Texas)

#2

Source: Dallas Regional Chamber

“

TEXAS IS
NAMED THE
BEST STATE
FOR BUSINESS

by Chief Executive Magazine
for a record-breaking
19 consecutive years



ECONOMIC AND DEMOGRAPHIC OVERVIEW

As of 2025, the Dallas-Fort Worth (DFW) metropolitan area continues to be a dynamic economic hub, showcasing robust growth across various sectors. With a population exceeding 8.1 million, DFW remains one of the fastest-growing regions in the United States, fueled by a combination of domestic migration and job opportunities. The area's unemployment rate stands at a low 3.9%, underscoring its resilience and attractiveness to businesses.

Key contributors to DFW's economic strength include a diverse economy spanning finance, technology, healthcare and manufacturing. The region's GDP has surpassed \$744 billion, reflecting sustained expansion. As DFW continues to attract talent and investment, its demographic and economic landscapes are poised for continued vibrancy and development.

Unemployment rate in DFW

3.9%

Colleges & Universities in DFW

39

Texas workforce totals to

15.9 M

Job growth rate in the US

#1

Population within radius of 4701 Bengal

1-mile	26,678
3-mile	163,692
5-mile	360,010

Median Household Income within radius of 4701 Bengal

1-mile	\$57,110.00
3-mile	\$78,818.00
5-mile	\$110,295.00

Average Household Income within radius of 4701 Bengal

1-mile	\$72,503.00
3-mile	\$112,330.00
5-mile	\$110,295.00

Dallas CBD

Deep Ellum

Uptown
Harwood District

Victory Park

Design District

Trade Marts

10-MINUTE DRIVE
from Downtown Dallas

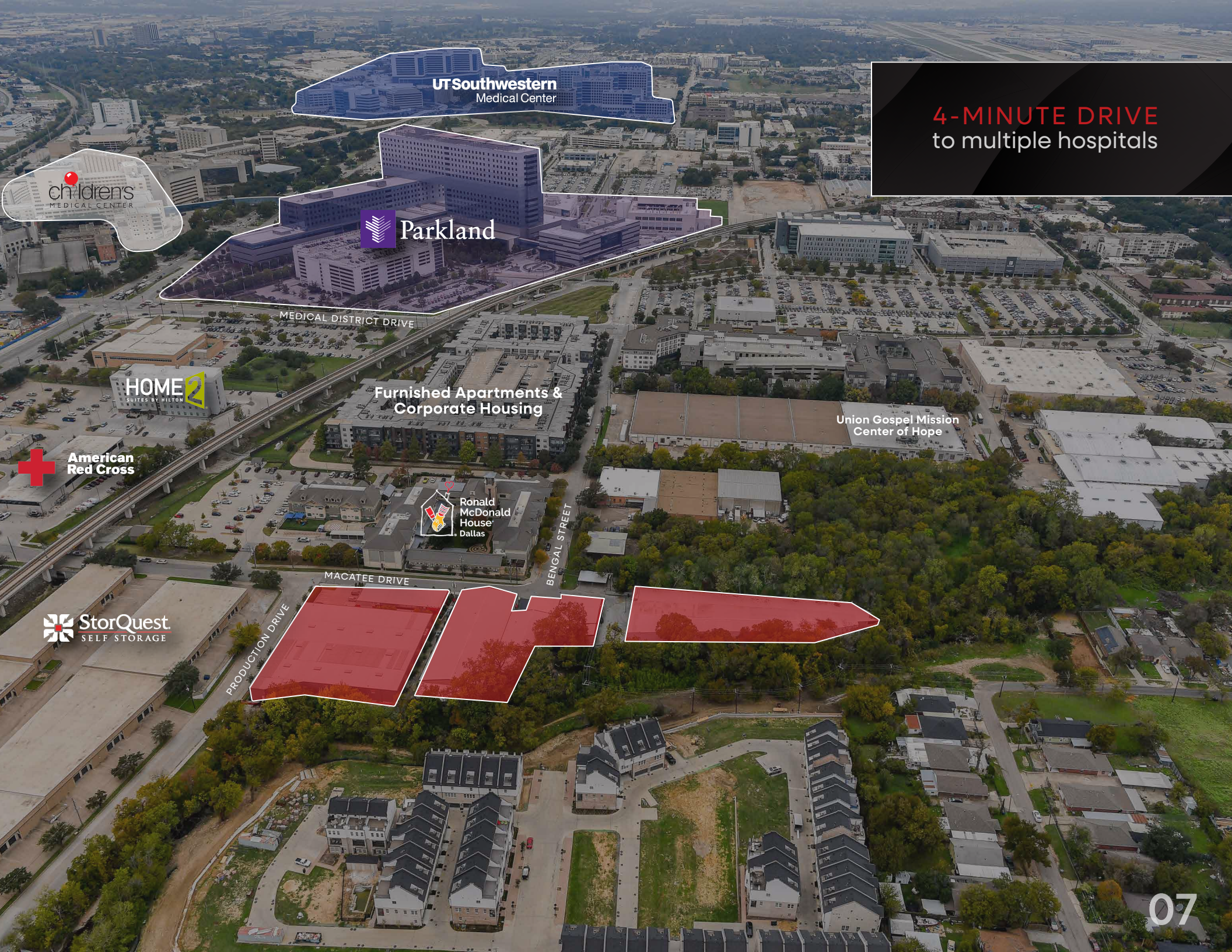
Holiday Inn

UT Southwestern
Medical Center

StorQuest
SELF STORAGE

Ronald
McDonald
House
Dallas

06



UT Southwestern
Medical Center

children's
MEDICAL CENTER



Parkland

MEDICAL DISTRICT DRIVE

HOME
SUITES BY HILTON

Furnished Apartments &
Corporate Housing

Union Gospel Mission
Center of Hope



American
Red Cross



Ronald
McDonald
House
Dallas

MACATEE DRIVE

BENGAL STREET



StorQuest
SELF STORAGE

PRODUCTION DRIVE

4-MINUTE DRIVE
to multiple hospitals



PROPERTY OVERVIEW

This rare 3.74-acre assemblage presents a compelling opportunity for both owner-users and investors seeking a strategic foothold in one of Dallas-Fort Worth's most dynamic corridors. The site offers approximately 63,000 square feet of flexible office, warehouse, and showroom space, an ideal configuration for an owner-user looking to occupy and operate, or an investor positioned to capitalize on the area's accelerating demand.

Situated adjacent to Dallas's fast-growing Medical District, this property benefits from proximity to one of the most active development ecosystems in North Texas. UT Southwestern, Parkland Hospital, and Children's Medical Center collectively employ over 44,000 people and have each undergone significant expansion in recent years, generating sustained demand for supporting commercial uses, professional services, and ancillary businesses in the immediate area.

For the owner-user, this site offers the rare ability to control a large, functional facility with immediate operational utility while building long-term equity in an appreciating submarket. For the investor, the scale of the site, its infill location, and the surrounding density of hospitals, new multi-family developments, retail, and housing create a redevelopment profile that is increasingly difficult to replicate in urban Dallas.



Access and logistics are exceptional. The site connects directly to I-35E, Harry Hines Boulevard, and the Dallas North Tollway, and sits just three miles from Dallas Love Field and 16.5 miles from DFW International Airport, providing connectivity that serves both day-to-day operations and regional distribution alike.

With limited large-site availability remaining in this immediate area, this offering represents one of the last opportunities to acquire at scale in a submarket that has already proven itself.



ASSET PROFILE

Location

4701 Bengal Street
4699 Production Drive
2201 Kings Road
Dallas, TX 75235

Building(s)

+/- 63,000 SF

Land Size

3.74 AC / 162,914 SF

Zoning

Industrial Research

Clear Height

17' – 22'

Power

Heavy

Accessibility

Dallas North Tollway
Harry Hines Boulevard
35E



WANT MORE INFORMATION?

Contact Us

KYLE PADRON

kp@altschulercompany.com

817.913.5968

BRANDON TERRELL

bt@altschulercompany.com

214.695.7117

ALT+CO
ALTSCHULER AND COMPANY