



**FOR SUBLEASE**

**4901 ESCO DR  
FORT WORTH, TX 76140**

**±67,081 SF DISTRIBUTION BUILDING • MEDIUM INDUSTRIAL ZONING • EASY ACCESS TO I-20**

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# Property Information

## SUBLEASE OVERVIEW

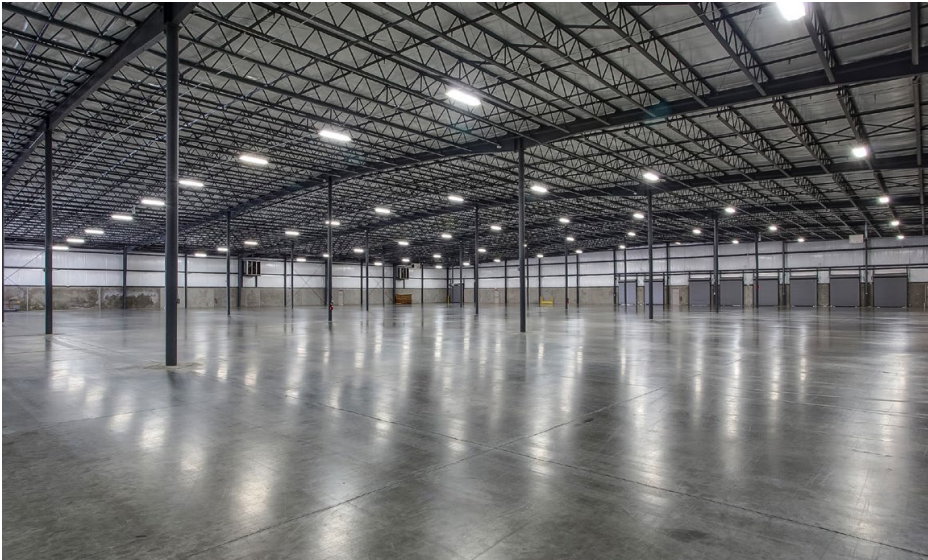
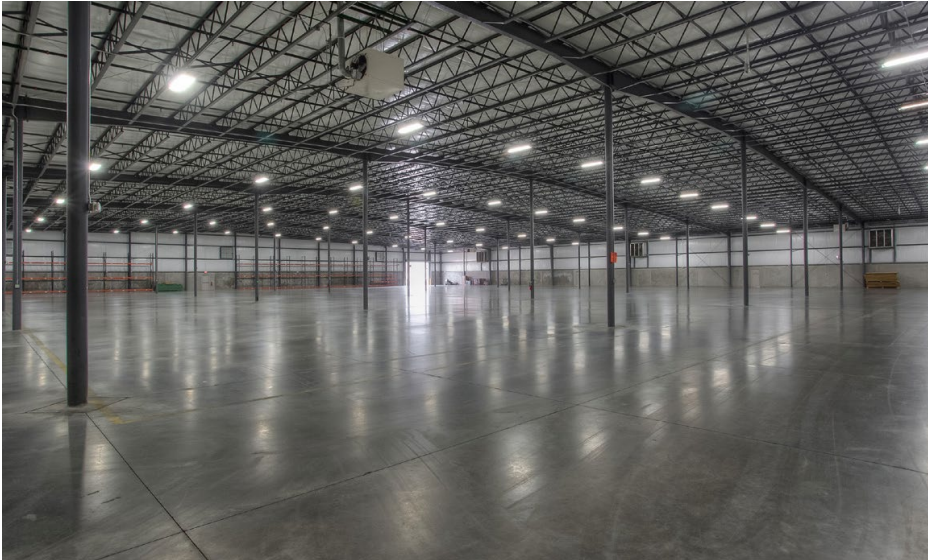
<b>Property Address</b>	4901 Esco Dr, Fort Worth, TX
<b>Building Size</b>	±67,081 SF
<b>Property Type</b>	Distribution Building
<b>Year Built</b>	2013
<b>Availability</b>	Immediate
<b>Lease Rate</b>	\$7.45 PSF plus NNN

## PROPERTY HIGHLIGHTS

- ±67,081 SF
- Zoned "J" Medium Industrial
- Eight dock-high loading doors with levelers
- One 14' x 14' grade-level door
- 22'-26' clear height
- 130' deep truck court with trailer parking
- Freestanding single-tenant building
- Built in 2013
- ESFR sprinkler system
- T-5 lighting
- 3-phase, 480V power with 400A (expandable to 1,600A with step-down transformer)
- Onsite management
- 1,440 SF office space: 2 offices, lobby, breakroom, server room, shop restroom, and men's/women's office restrooms
- 2 minutes to I-20/Loop 820
- 6 minutes to I-35W
- 30 minutes to I-75/I-45



# Property Imagery



# Property Imagery







# Aerial Imagery



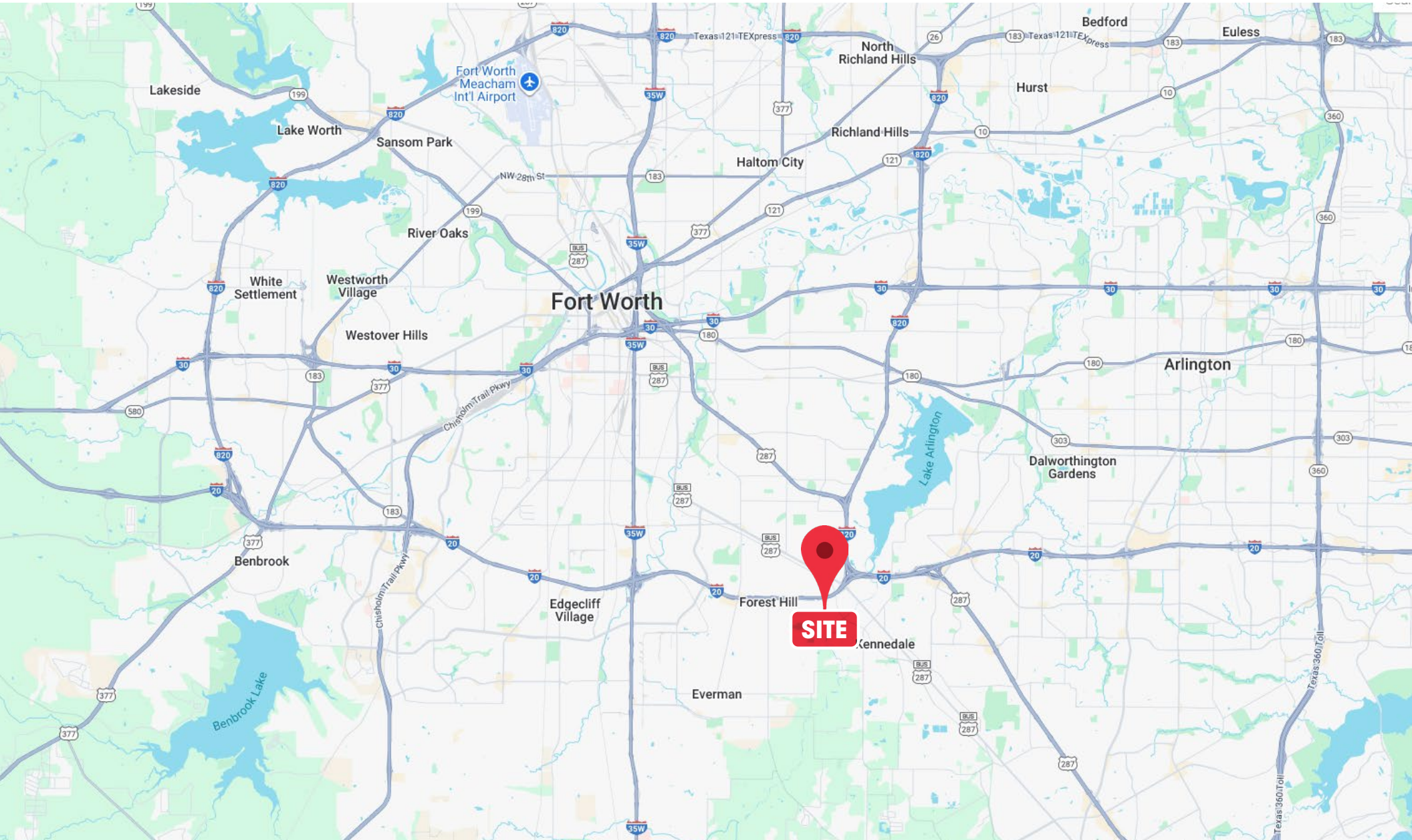
FREEMAN DR

EXPANDABLE OUTSIDE STORAGE (±2 ACRES)

SITE

ESCO DR

# Map



# Dallas-Fort Worth Market Summary



Dallas is a city in the U.S. state of Texas that encompasses half of the Dallas-Fort Worth Metroplex. Located in North Texas, the city has a 2022 population estimated at 6,488,000 residents, making it the third-largest city in Texas and the ninth-largest city in the United States. Dallas is the main core of the 11-county Dallas-Fort Worth-Arlington metropolitan area, which had a population of 7,637,387 according to the U.S. Census Bureau's 2020 census. Dallas-Fort Worth added more than 1.2 million residents between 2010 and 2020, growing its population by 20 percent.

Dallas-Fort Worth is home to 22 Fortune 500 companies, the fourth-largest concentration of such companies in the country. The Metroplex has one of the largest concentration of corporate headquarters in the U.S. and is the only metro area in the country home to three of the top-ten largest Fortune 500 companies by revenue.

The metropolitan economy is the fourth-largest in the United States, with a 2022 real GDP estimate of \$534.8 billion. From 2020 to 2021, Dallas-Fort Worth had both the fourth-highest job growth rate in the nation, and is the fourth-largest employment center in the nation (behind New York City, Los Angeles, and Chicago) with more than three million non-farm jobs. In the latest rankings released in 2020, Dallas was rated as a "beta plus" world city by the Globalization and World Cities Study Group & Network. Dallas is also ranked 14th in world rankings of GDP by the Organization for Economic Co-operation and Development.

The Dallas-Fort Worth metroplex comprises the highest concentration of colleges and universities in Texas. Over 41 colleges and universities are located within the Metroplex, which is the most of any metropolitan area in Texas. The UT Southwestern Medical Center is home to six Nobel Laureates and was ranked No. 1 in the world among healthcare institutions in biomedical sciences.

**No. 1**

Fastest Growing MSA in the U.S. from 2010 to 2020 (*U.S. Census Bureau*)

**4<sup>th</sup>**

Largest Metropolitan Area in the United States

**4<sup>th</sup>**

Highest Job Growth Rate in the U.S. (*U.S. Bureau of Labor Statistics*)

**22**

Fortune 500 Companies Call Dallas-Fort Worth Home (*The Dallas Morning News*)

**10K**

Home to over 10,000 corporate headquarters, making it the largest concentration in the U.S.

# Demographics

	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2020 Population	3,654	56,637	170,247
2024 Population	3,758	59,389	175,336
2029 Population Projection	3,966	62,880	185,067
Annual Growth 2020-2024	0.7%	1.2%	0.7%
Annual Growth 2024-2029	1.1%	1.2%	1.1%
<b>Households</b>			
2020 Households	1,165	19,034	56,522
2024 Households	1,195	19,876	57,998
2029 Household Projection	1,261	21,047	61,235
Annual Growth 2020-2024	1.3%	1.9%	1.4%
Annual Growth 2024-2029	1.1%	1.2%	1.1%
Avg Household Size	3.10	2.90	2.90
Avg Household Vehicles	2.00	2.00	2.00
<b>Housing</b>			
Median Home Value	\$195,352	\$206,948	\$215,528
Median Year Built	1969	1984	1981
Owner Occupied Households	891	13,336	39,603
Renter Occupied Households	370	7,711	21,632
<b>Household Income</b>			
< \$25,000	208	3,474	10,297
\$25,000 - 50,000	342	5,607	14,292
\$50,000 - 75,000	240	3,617	10,513
\$75,000 - 100,000	181	2,638	7,465
\$100,000 - 125,000	163	1,627	5,518
\$125,000 - 150,000	18	962	3,593
\$150,000 - 200,000	8	1,095	3,218
\$200,000+	37	856	3,103
Avg Household Income	\$66,576	\$74,840	\$79,739
Median Household Income	\$53,943	\$54,883	\$59,451

	1 Mile	3 Mile	5 Mile
<b>Population Summary</b>			
Age 15+	2,952	46,704	138,312
Age 20+	2,639	41,890	124,535
Age 35+	1,851	29,654	89,215
Age 55+	921	14,632	45,220
Age 65+	534	8,174	25,714
Median Age	34.50	34.90	35.70
Avg Age	36.20	36.30	36.90
<b>Education</b>			
Some High School, No Diploma	731	8,784	24,780
High School Graduate	850	10,820	32,629
Some College, No Degree	536	11,124	31,844
Associate Degree	148	2,403	7,033
Bachelor's Degree	179	4,677	15,662
Advanced Degree	67	2,144	7,292
<b>Employment</b>			
Civilian Employed	1,692	28,074	81,755
Civilian Unemployed	124	1,468	4,217
Civilian Non-Labor Force	1,076	16,169	49,497
U.S. Armed Forces	0	31	78
<b>Housing Value</b>			
< \$100,000	125	2,744	7,099
\$100,000 - 200,000	312	3,335	10,141
\$200,000 - 300,000	261	3,116	9,721
\$300,000 - 400,000	86	2,255	5,937
\$400,000 - 500,000	2	430	2,400
\$500,000 - 1,000,000	59	646	2,026
\$1,000,000+	0	65	175

Demographic data © CoStar 2025



# 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:

- 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.

### MOHR PARTNERS, INC.

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Date



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