



± 47,999 SF
± 2.34 ACRES

FOR SALE

10503 FOREST LANE
DALLAS, TEXAS 75243



PROPERTY FEATURES



10503 FOREST LANE DALLAS, TEXAS 75243

- ±47,999 SF - PER SURVEY
- ±2.34 ACRES
- SALE / LEASEBACK
- 6.4% CAP
- NEW TPO ROOF INSTALLED 2022 (FULL TEAR OFF)
- NEW BATHROOMS 2022
- NEW LED LIGHTING AND ELECTRICAL UPGRADES
- HEAVY POWER
- POLISHED CONCRETE FLOORS IN OVER 1/2 THE BUILDING
- 1 EXTRA WIDE 8FT GRADE LEVEL DOOR
- 16' CLEAR HEIGHT
- TWO 14' GRADE LEVEL DOORS
- MULTIPLE ADDITIONAL GRADE LEVEL DOORS
- APPX 130+ TONS OF NEW HVAC IN 2021 AND 2022
- +/- 85% OF BUILDING HVAC
- GENEROUS PARKING WITH 104 SPACES
- FULLY LEASED
- PRICE: \$7,200,000.00





PROPERTY FEATURES



**10503 FOREST LANE
DALLAS, TEXAS 75243**





PROPERTY FEATURES



10503 FOREST LANE
DALLAS, TEXAS 75243



P.S.F.W. PROPERTIES, LLC,
A TEXAS LIMITED LIABILITY COMPANY
DOC. NO. 201600285040

EASEMENT AGREEMENT
(ACCESS & USE ESMT.)
DOC. NO. 201900234183
INGRESS/EGRESS/PARKING ESMT.
VOL. 94081, PG. 4934
VOL. 94081, PG. 4947

TRACT A-I
ESMT. AGREEMENT
VOL. 94081, PG. 4947
15' LONE STAR
GAS ESMT.
VOL. 80066, PG. 4063

SITE SURVEY



10503 FOREST LANE
DALLAS, TEXAS 75243

HONG PROPERTIES, LTD,
A TEXAS LIMITED PARTNERSHIP
VOL. 99055, PG. 1091

DIRKIN PROPERTIES
FIRST, L.P.
DOC. NO. 201600157066

ONE STORY
BRICK
47,999 Sq. Feet
1.10 Acres

TRACT I
102,053 Sq. Feet
2.34 Acres

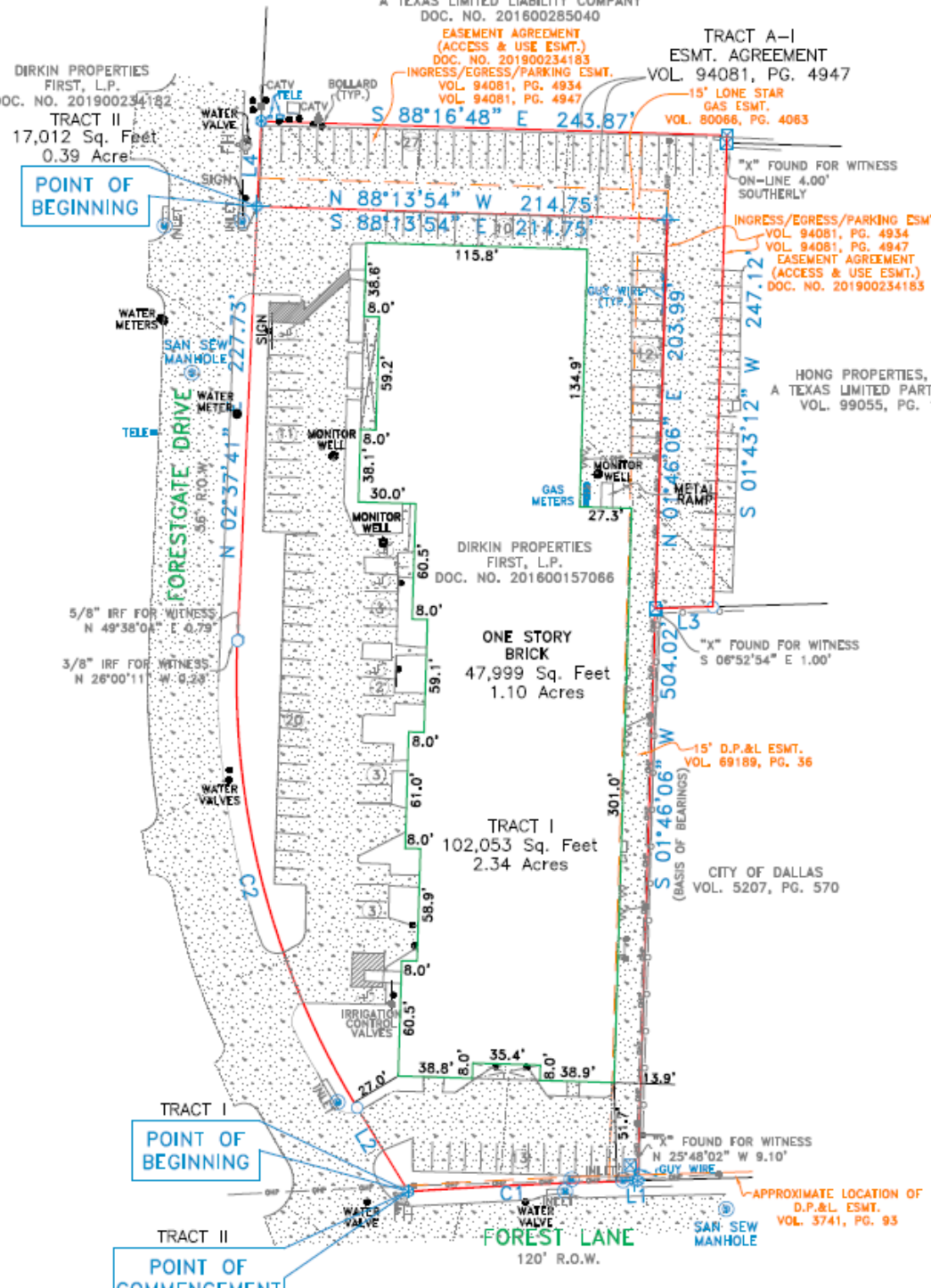
CITY OF DALLAS
VOL. 5207, PG. 570

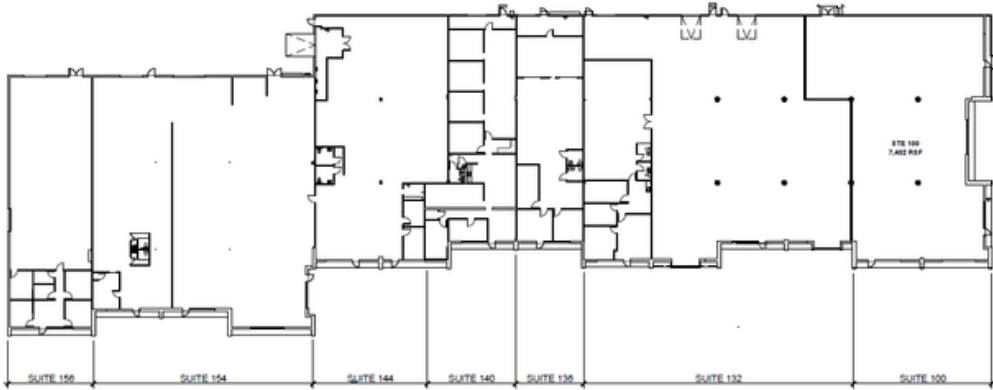
DIRKIN PROPERTIES
FIRST, L.P.
DOC. NO. 201900234182
TRACT II
17,012 Sq. Feet
0.39 Acre

POINT OF
BEGINNING

POINT OF
BEGINNING

POINT OF
COMMENCEMENT





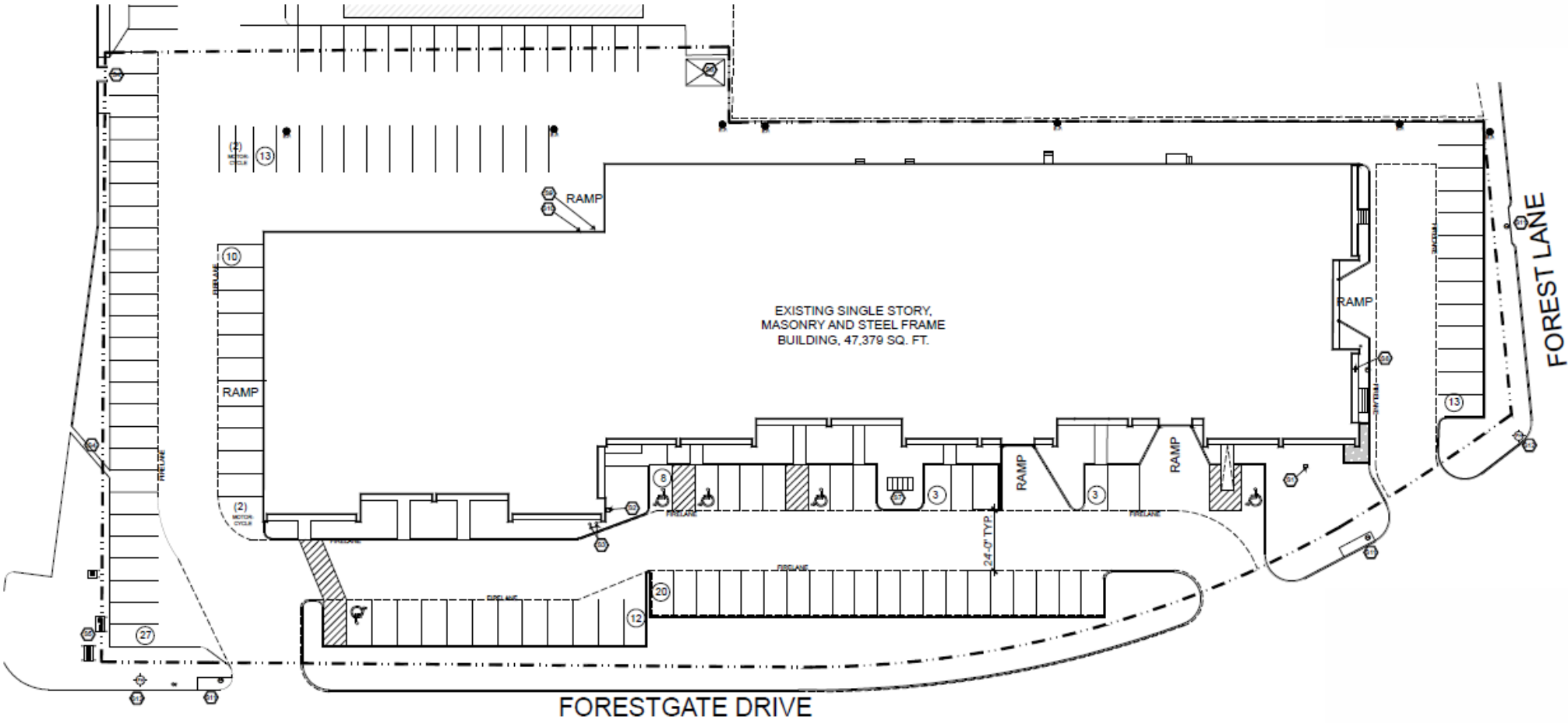
2 BUILDING KEY PLAN

SCALE: 1/32" = 1'-0"

FLOOR PLAN

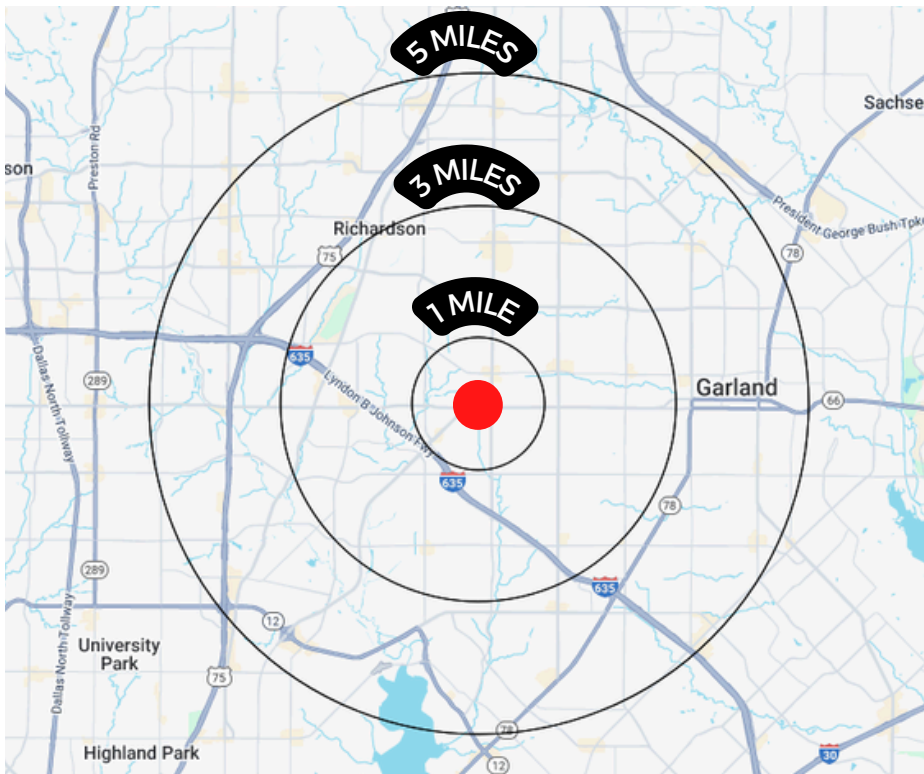


**10503 FOREST LANE
DALLAS, TEXAS 75243**



FORESTGATE DRIVE

FOREST LANE



AREA DEMOGRAPHICS



**10503 FOREST LANE
DALLAS, TEXAS 75243**

**10503 Forest Ln
Dallas, TX 75243**

1 mi radius 3 mi radius 5 mi radius

Population

Estimated Population (2025) 24,356 155,379 411,943

Households

Average Household Income

Estimated Average Household Income (2025) \$64,580 \$105,309 \$112,184

Median Household Income

Estimated Median Household Income (2025) \$55,778 \$79,141 \$83,307

Daytime Demographics (2025)

Total Businesses 1,244 8,709 26,236

Total Employees 12,238 70,701 235,127

NEARBY INDUSTRIAL COMPANIES

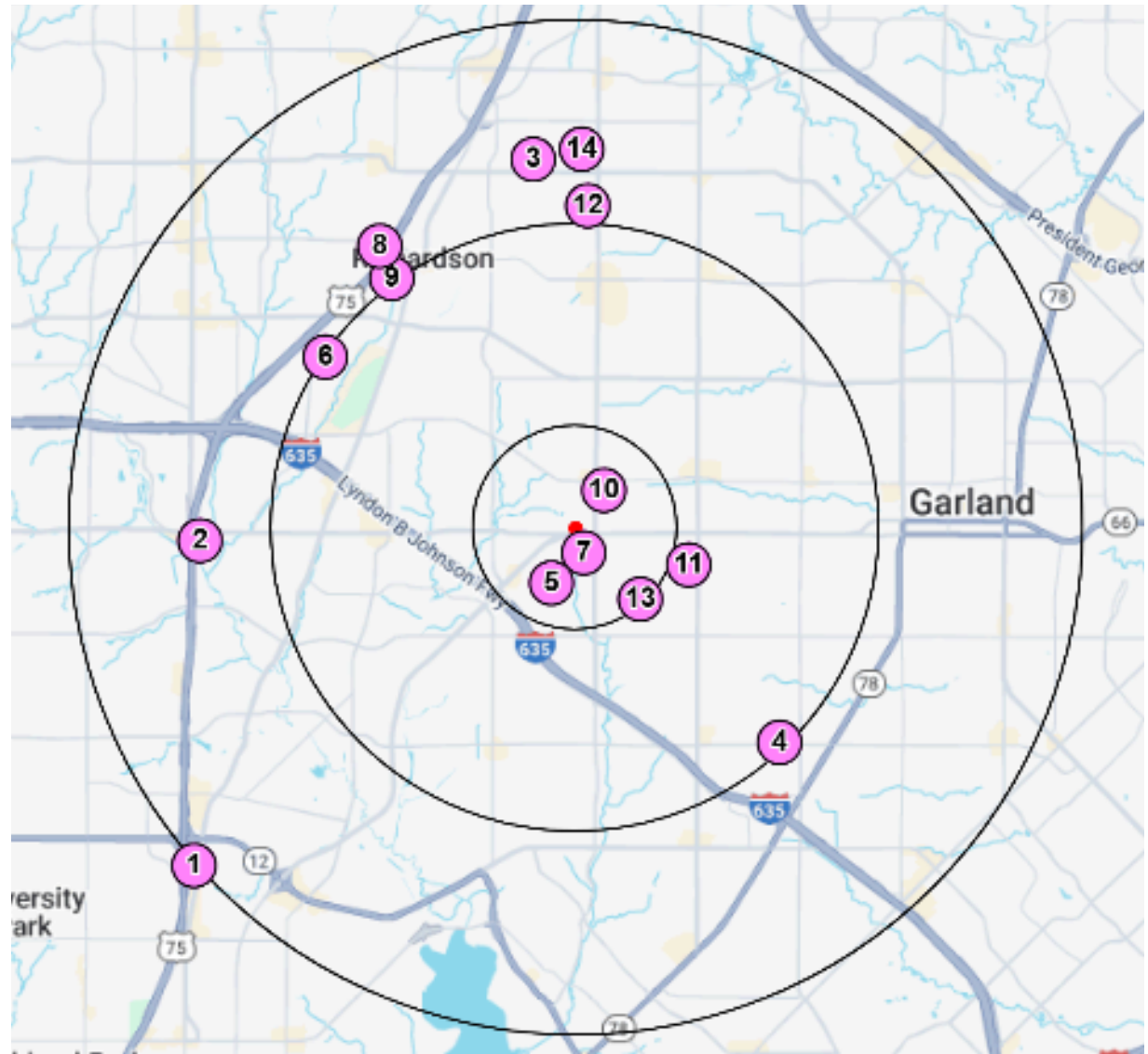


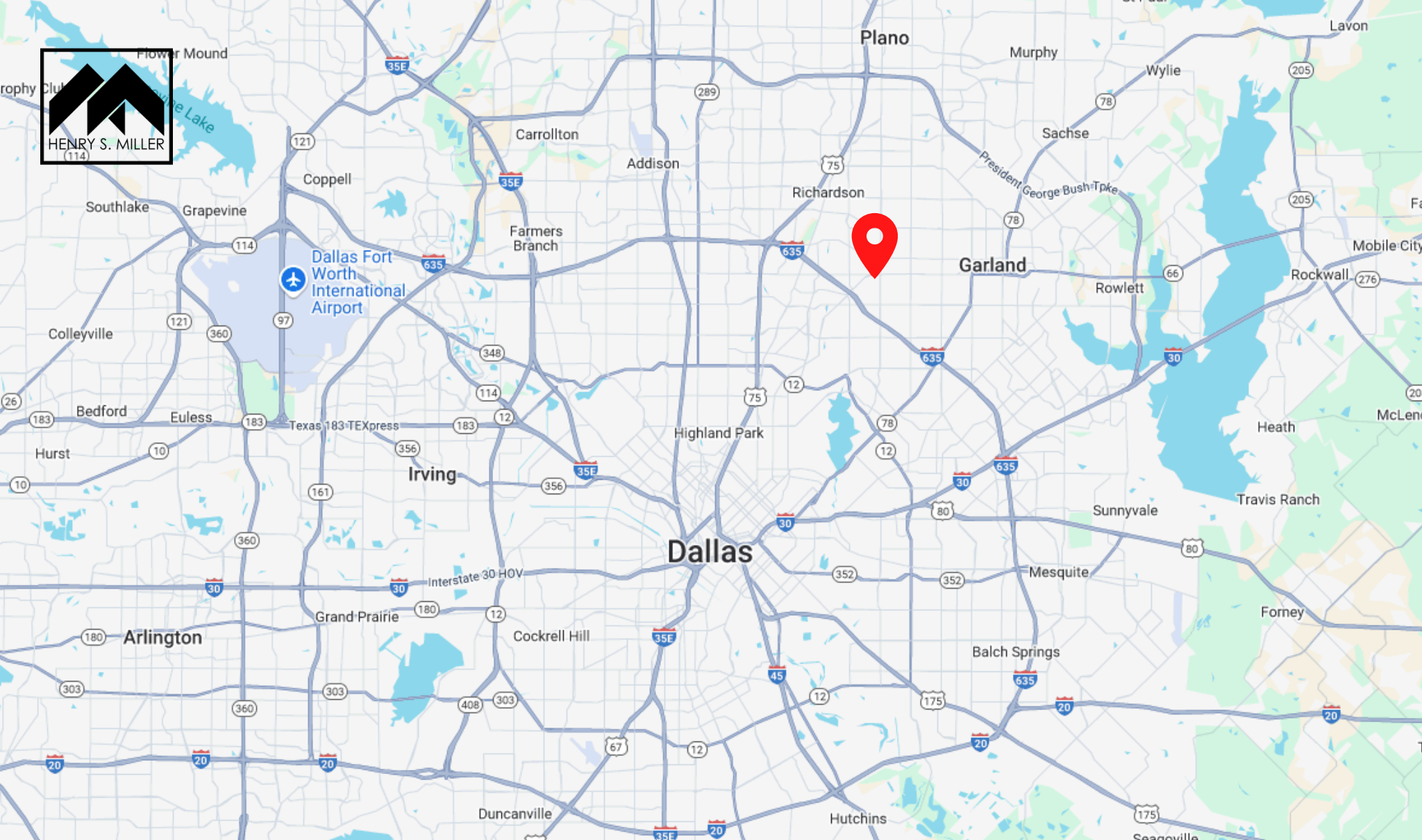
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DALLAS, TEXAS 75243

Industrial

By Title

- 1 Air Now Industrial Compression Services
- 2 DAI Industrial Products
- 3 GID Industrial
- 4 Grainger Industrial Supply
- 5 Groves Industrial
- 6 IndustLabs
- 7 Industrial Equipment Co of Dallas
- 8 Industrial Pizza + Brew
- 9 Industrial Supply & Service
- 10 Master Industrial Sewing Mch-Sup
- 11 Purvis Industries
- 12 Seiffert Industrial
- 13 Techni Tool Inc
- 14 VAC-TECH





CONTACT OUR TEAM

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SCOTT AXELROD

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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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Buyer/Tenant/Seller/Landlord Initials _____ Date _____

