



OFFERING MEMORANDUM

Actual Property

4208 LONGHORN DR DFW INDUSTRIAL

4208 Longhorn Dr, Alvarado, TX 76009

For Lease or For Sale | Full Package Available | 8.0% CAP*

INVESTMENT SUMMARY




HIGHLIGHTS

- + 4208 Longhorn Dr DFW Industrial Facility In Alvarado, TX
- + 20,000 SF Building on a Large 1.39-Acre Parcel
- + Property Strategically Located Amidst Thriving Industrial Hubs
- + Strong 5-Mile Demographics With 44,000+ Residents and a Rapidly Growing Population Over the Past 10 Years
- + Frontage on Longhorn Dr With Easy Access From E FM 917 Having 12,000+ Vehicles Passing by Daily
- + Affluent 5-Mile Community Having an Average Household Income of Over \$120K
- + Subject Property is Ideally Situated Between Fort Worth and Dallas, Within MSA Population of 8.4M+

EXCLUSIVELY MARKETED BY




TREVOR SHORT
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PRICE

Full Package Available



CAP RATE

8.0%*

PROPERTY DETAILS	
Address	4208 Longhorn Dr
City, ST	Alvarado, TX
Sale Price	Please Inquire
Land Area	1.39 Acres
Year Built/Renovated	2018
Building Area	20,000 SF
County	Johnson
MSA	Dallas-Fort Worth

*8% cap rate based on projected lease rate and sales price





For More Information

POINT OF CONTACT



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