

FOR SALE



9,030 SF INDUSTRIAL WAREHOUSE IN THE NE DALLAS/GARLAND INDUSTRIAL SUBMARKET

2622 National Drive, Garland, TX 75041



EXECUTIVE SUMMARY

Property Overview
Investment Highlights
Property Summary

LOCATION OVERVIEW

About Garland, Texas
Demographic Report



MAPS

Business Map



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EXECUTIVE SUMMARY

2622 National Drive presents an opportunity to acquire a well-maintained 9,030-square-foot industrial warehouse strategically positioned within Garland's established NE Dallas/Garland Industrial Submarket, one of the most active infill industrial corridors in the Dallas-Fort Worth Metroplex. Situated on 0.46 acres, the single-tenant masonry building was constructed in 1971 and is designed to support a wide range of warehouse, distribution, fabrication, and light industrial operations.

The facility offers a practical layout featuring 11-foot clear heights, three grade level bays, 3-phase electrical power, and 20 on-site parking spaces (2.21 spaces per 1,000 SF). The property is currently owner-occupied and operating as a successful autobody collision center, demonstrating its immediate functionality while benefiting from a strong occupancy infill industrial location. Its straightforward warehouse configuration makes it well suited for owner-users seeking a centrally located industrial facility or investors targeting stable industrial assets in a supply-constrained market.

Located approximately 19.6 miles from Dallas/Fort Worth International Airport, the property benefits from excellent regional connectivity throughout the Metroplex. The surrounding NE Dallas/Garland submarket continues to experience improving leasing fundamentals, driven by renewed large-user demand, logistics expansion, manufacturing activity, and critical infrastructure supply chains. According to the underwriting report, the submarket has recorded over 2.3 million square feet of leasing activity and more than 1 million square feet of positive net absorption during the first half of 2026, while the supply of functional industrial space continues to tighten. These market dynamics position the property within one of North Texas' strongest long-term industrial investment corridors.

PROPERTY SUMMARY

Address	2622 National Dr, Garland, TX 75041
Property Type	Warehouse
RBA	9,030 SF
Land Area	0.46 AC
Year Built	1971
Construction	Masonry
Tenancy	Single
Clear Height	11'
Grade Level Bay Doors	3 total
Parking	20 surface spaces (2.21/1,000 SF)

INDUSTRIAL WAREHOUSE IN THE NE DALLAS/GARLAND GARLAND, TEXAS

INVESTMENT HIGHLIGHTS



Functional Warehouse Space

Contains 1,200 SF of office and 7,830 SF of warehouse in an established Garland industrial node.



Plug and Play Asset

Owner-occupied auto body collision center ready for immediate operation.



Flexible Ownership Opportunity

Can easily be transformed into a multi-tenant property.



Operational Efficiency

3 grade level bays and 3-phase power for operational flexibility.



Established Infill Location

Infill industrial location with nearby comparable warehouse inventory.



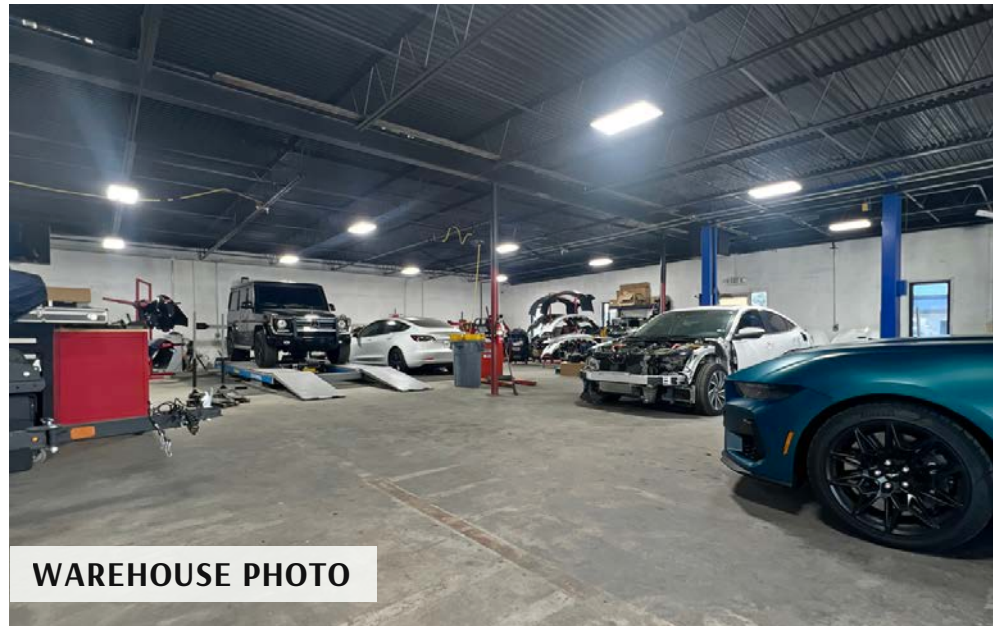
Competitive Rental Market

Competitive rental rates per lease comps, NNN, drop vacancy.



Strengthening Submarket Fundamentals

NE Dallas/Garland submarket showing improved momentum and tightening availability.



FF&E That Can Be Purchased:

- Paint Booth
- Tools & Tool Boxes
- Lifts (General and Alignment)
- Tire Shop Equipment
- Autel Scanner
- Frame Machine
- Alignment Machine
- Welding Equipment
- Calibration Equipment
- Painting Equipment



OFFICE PHOTO



LOBBY PHOTO



BREAK ROOM PHOTO

Recent Updates/Upgrades:

- Complete Office Remodel
- Complete Bathroom remodel
- New Doors (Entrance and Bay Doors)
- New AC
- New Plumbing
- Updated 3 phase power
- New Paint Booth

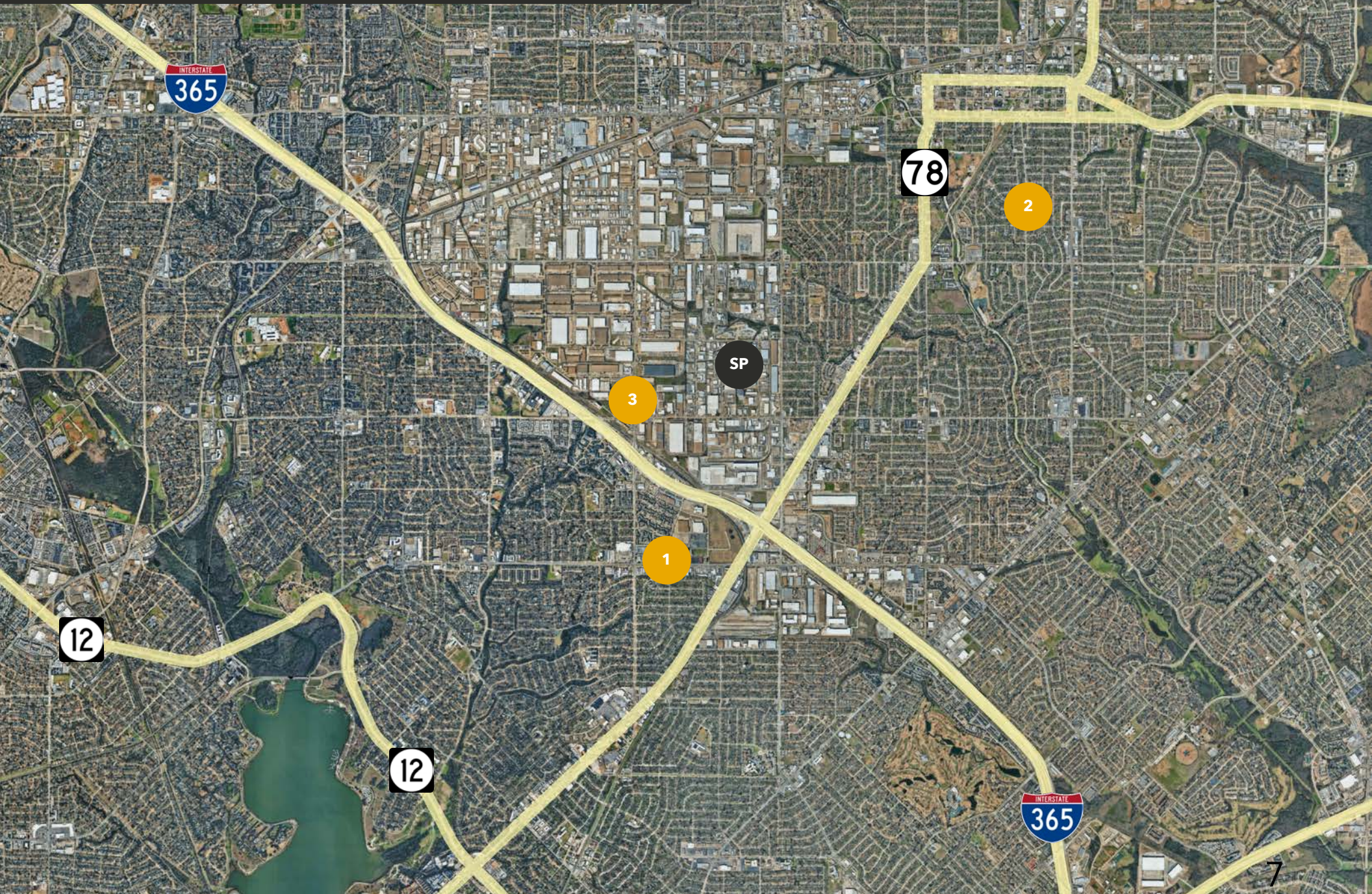
LEASE VS BUY

INDUSTRIAL WAREHOUSE
IN THE NE DALLAS/GARLAND
GARLAND, TEXAS

		10% DP, 8.25% INT	0% DP, 8.25% INT	25% DP, 6.75% INT
	Lease	Standard SBA	SBA Rent Replacement Loan	Investor
Purchase Price	NA	\$1,806,000	\$1,806,000	\$1,806,000
SF	9,030	9,030	9,030	9,030
\$/sf	NA	\$200.00	\$200.00	\$200.00
Security Deposit/Down Payment	\$19,632	\$180,600.00	\$0	\$451,500.00
Annual Payment Price Per SF (\$/sf)	\$23.18/sf NNN	\$17.03/sf	\$18.92/sf	\$12.45/sf
Monthly Payment (Base Rent/Loan Payment)	\$17,442.95	\$12,815.47	\$14,239.41	\$9,368.76
Annual Payment (Base Rent/Loan Payment)	\$209,315.40	\$153,785.62	\$170,872.91	\$112,425.12
Savings vs Lease/Profit vs Lease (annual \$/sf)	\$0	\$6.15/sf	\$4.26/sf	\$10.73/sf
Savings vs Lease/Profit vs Lease per Year	\$0	\$55,529.78	\$38,442.49	\$96,890.28
% Ownersip/Equity	0%	100%	100%	100%
DSCR (Leased at Market Average)	NA	NA	NA	1.86
Pro Forma Cap Rate (Leased at Market Average)	12%			

AUTO BODY LEASE COMPARABLES

INDUSTRIAL WAREHOUSE
IN THE NE DALLAS/GARLAND
GARLAND, TEXAS



AUTO BODY LEASE COMPARABLES

INDUSTRIAL WAREHOUSE
IN THE NE DALLAS/GARLAND
GARLAND, TEXAS

SP



2622 National Drive
Garland, TX 75041

Property Type	Warehouse
RBA	9,030 SF
Tenancy	Single
Grade Level Bays	3 total

2



12113 Garland Rd
Dallas, TX , 75218

Space Use	Auto Shop
SF Available	1,500-5,500 SF
Lease Type	NNN
Property Asking Rent	\$11.70-\$36.00/SF
Bay Doors	5

AUTO BODY LEASE COMPARABLES

INDUSTRIAL WAREHOUSE
IN THE NE DALLAS/GARLAND
GARLAND, TEXAS



1106 S First St
Garland, TX 75040

Space Use	Auto Shop
SF Available	4,346 SF
Lease Type	NNN
Property Asking Rent	\$27.00/SF
Bay Doors	7

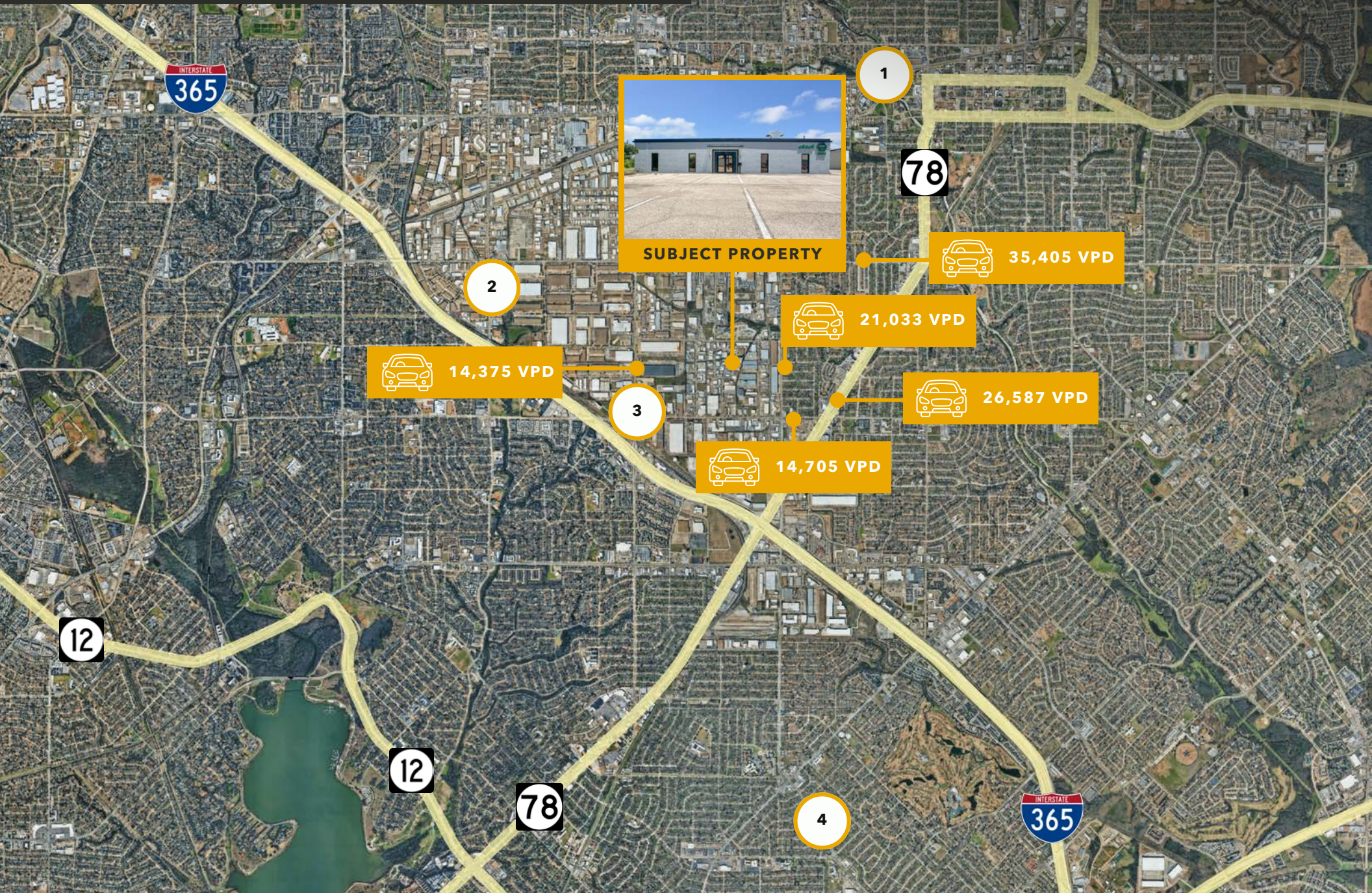


3225 S Jupiter Rd
Garland, TX 75041

Space Use	Auto Shop
SF Available	1,000 SF
Lease Type	NNN
Property Asking Rent	\$18.00/SF
Bay Doors	2

AUTO BODY SALES COMPARABLES

INDUSTRIAL WAREHOUSE
IN THE NE DALLAS/GARLAND
GARLAND, TEXAS





1407 Forest LN Garland, Texas

Distance: 2.21 miles
Sale Date: 3/2/2026

Sold Price	\$1,455,518
Buiding SqFt	3,600 SF
Year Built	1960
Lot Size Acres	0.29 AC
Sold Price/ SqFt	\$404.31
Bay Doors	3



10551 Church Rd Dallas, Texas

Distance: 1.84 miles
Sale Date: 12/14/2023

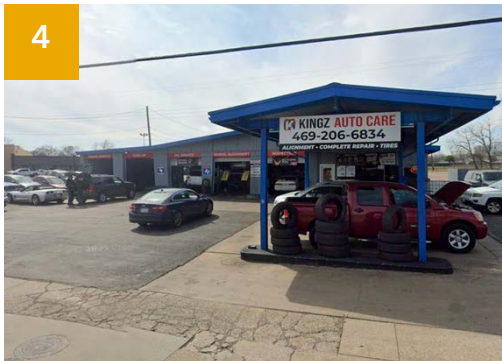
Sold Price	\$1,529,500
Buiding SqFt	5,888 SF
Year Built	1970
Lot Size Acres	0.63 AC
Sold Price/ SqFt	\$259.77
Bay Doors	5



3105 S Jupiter Rd Garland, Texas

Distance: 1.2 miles
Sale Date: 7/1/2024

Sold Price	\$585,200
Buiding SqFt	3,000 SF
Year Built	1987
Lot Size Acres	0.45 AC
Sold Price/ SqFt	\$195.07
Bay Doors	3



5151 Gus Thomasson Rd Mesquite, Texas

Distance: 3.66 miles
Sale Date: 7/25/2025

Sold Price	\$1,050,000
Buiding SqFt	2,914 SF
Year Built	1962
Lot Size Acres	0.34 AC
Sold Price/ SqFt	\$360.33
Bay Doors	5

DEMOGRAPHIC AND TRAFFIC COUNT

INDUSTRIAL WAREHOUSE
IN THE NE DALLAS/GARLAND
GARLAND, TEXAS

Demographic Metric	Data
3-Mile Population	138,338
5-Mile Population	403,706
3-Mile Households	47,217
3-Mile Median Household Income	\$66,816
3-Mile Owner-Occupied Housing	58%
5-Year Population Growth (3-Mile)	2.26%
3- Mile Auto Maintenance Spending	\$12,629,391
5- Mile Auto Maintenance Spending	\$130,426,573
DFW Median Household Income	\$95,325
DFW Labor Force	4,561,557
DFW Unemployment	4.2%



No.	Roadway/Segment	Traffic Count
1	Kingsley Rd, between Jupiter Rd & National Dr	14,375 VPD
2	Kingsley Rd, between National Dr & Shiloh Rd	14,705 VPD
3	Garland Rd / SH 78, between Leon Rd & Shiloh Rd	26,587 VPD
4	Garland Rd / SH 78, between Shiloh Rd & I-635 EB Ramp	21,033 VPD
5	Northwest Hwy, between Garland Rd & Shiloh Rd	35,405 VPD

GARLAND, TEXAS

Garland is strategically positioned within the Dallas-Fort Worth Metroplex, one of the nation's largest and fastest-growing economic regions. As part of the highly sought-after NE Dallas/Garland Industrial Submarket, the city offers exceptional access to one of the country's deepest labor pools, extensive transportation infrastructure, and a diverse mix of manufacturing, logistics, technology, and distribution companies. Located approximately 20 miles from Dallas/Fort Worth International Airport, the area provides efficient connectivity to regional, national, and international markets, making it an ideal location for industrial users requiring dependable supply chain access and workforce availability.

The Dallas-Fort Worth economy continues to demonstrate remarkable resilience, supported by a pro-business climate, sustained population growth, and one of the nation's most diversified employment bases. Home to more than 8.5 million residents, 3.1 million households, and over 4.5 million workers, the metro attracts significant corporate investment across logistics, manufacturing, financial services, healthcare, aerospace, and technology industries. More than 24 Fortune 500 headquarters operate within the region—including AT&T, American Airlines, Toyota, Texas Instruments, Kimberly-Clark, and McKesson—reinforcing DFW's position as one of the country's premier business destinations. Major financial institutions such as Bank of America, JPMorgan Chase, Fidelity, Charles Schwab, Wells Fargo, and Goldman Sachs continue expanding their North Texas operations, further strengthening long-term economic fundamentals.

Industrial market fundamentals remain especially compelling within the NE Dallas/Garland submarket. During the first half of 2026, the market experienced a significant rebound in leasing activity, generating more than 2.3 million square feet of leasing volume and exceeding 1 million square feet of positive net absorption. Demand has been fueled by logistics operators, manufacturing users, and companies supporting data center and critical infrastructure supply chains. At the same time, the supply of functional industrial space has continued to tighten as available sublease inventory declines and large-block warehouse options become increasingly limited. This combination of strong tenant demand and constrained inventory continues to support healthy occupancy levels and long-term value appreciation for well-located industrial assets.

Development activity throughout Garland remains robust while becoming increasingly disciplined. Approximately 1.2 million square feet of industrial product is currently under construction, highlighted by projects such as the 587,000-square-foot Miller 635 Logistics Center and the 249,000-square-foot East Wood Logistics development. Although new supply is entering the market, developers remain focused on meeting sustained demand for modern industrial facilities rather than creating oversupply. Average asking rents have remained healthy, with modern logistics facilities continuing to command premium pricing due to their efficiency and limited availability. These trends position Garland as one of the strongest long-term industrial investment markets within North Texas, offering investors a combination of stable fundamentals, expanding employment, and continued economic growth.

INDUSTRIAL WAREHOUSE IN THE NE DALLAS/GARLAND GARLAND, TEXAS

250,431
City Population

246,018
2020 Census Population

1.7%
Population Growth

\$76,320
Median Household Income

34.8
Median Age



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 a 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined

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 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 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:
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTRACT 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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