

Two (2) Leased Industrial Buildings For Sale

Totaling 13,600 Sq. Ft.

INVESTMENT PROPERTIES



630 112th Street, Tarrant County, Arlington, TX 76011



1127 S Airport Circle, Tarrant County, Eules, TX 76040

Contact Exclusive Listing Agent Joe Rudd for Pricing and Other Information

Joe Rudd, MBA

Vice President

O: 817-259-3515

C: 214-783-3109

joe.rudd@transwestern.com

Transwestern

777 Main Street

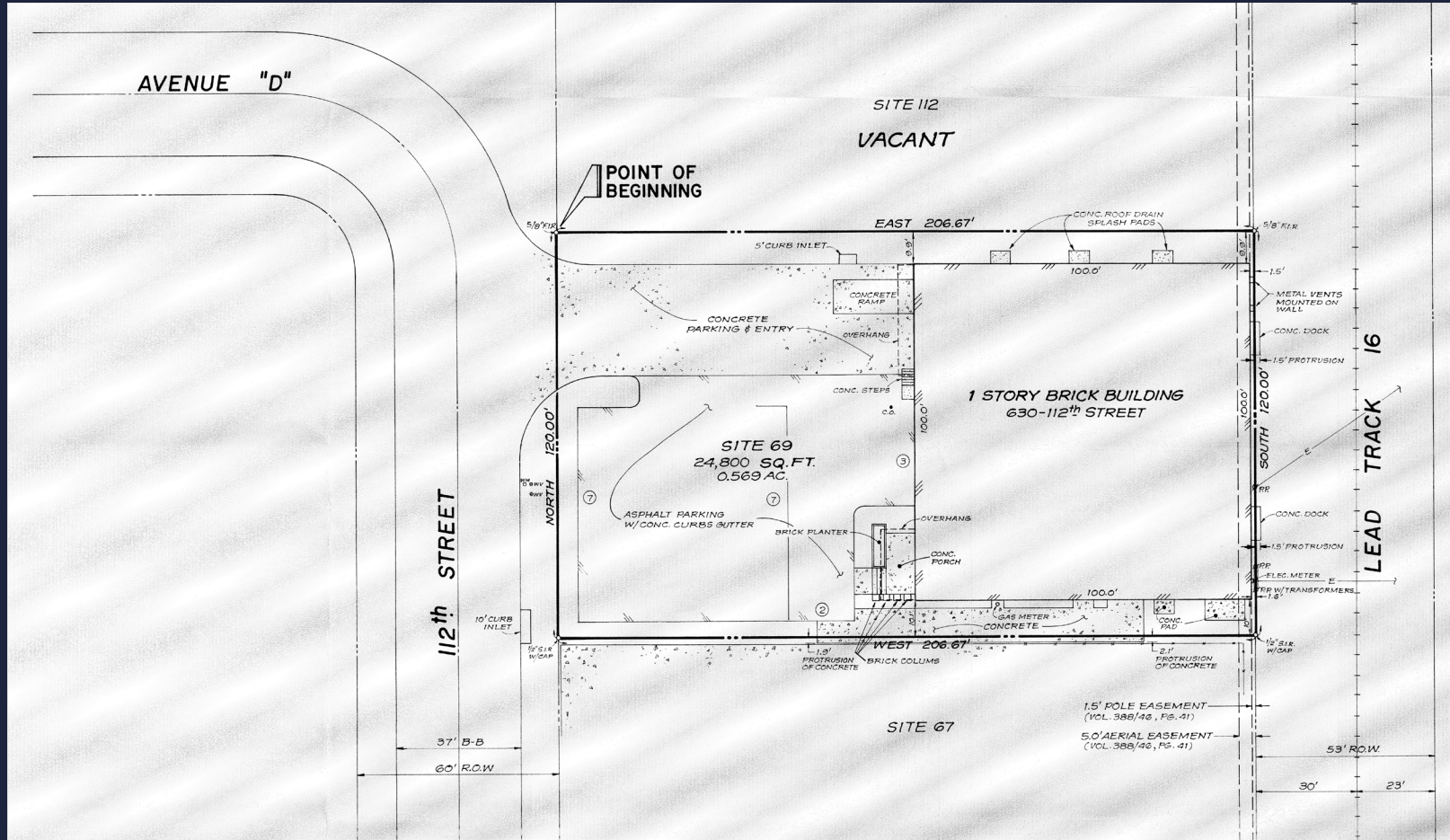
Suite 1500

Fort Worth, TX 76102

O: 817-877-4433

Site Plan/Survey

630 112th Street, Arlington, TX



Contact Exclusive Listing Agent Joe Rudd for Pricing and Other Information

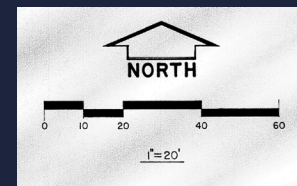
Joe Rudd, MBA

Vice President

O: 817-259-3515

C: 214-783-3109

joe.rudd@transwestern.com



The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. © 2026 Transwestern.

LOWER GREAT SOUTHWEST ARLINGTON INDUSTRIAL SUBMARKET

With approximately 43.8 million SF of inventory, Lower Great Southwest remains one of the largest industrial submarkets in Dallas-Fort Worth, benefiting from an infill location with access to both sides of the Metroplex and proximity to Dallas/Fort Worth International Airport. While the submarket was historically defined by elevated vacancy and discounted rents, demand for centrally located distribution space over the past decade has materially altered its performance profile. Vacancy currently stands at 7.3%, below the Dallas–Fort Worth average, reinforcing the submarket’s competitive positioning despite recent churn.

Net absorption has remained negative since 2023, though leasing momentum has improved over the past year. In the last 12 months, seven leases exceeding 100,000 SF were executed, including three commitments of 200,000 SF or greater. This level of activity reflects sustained interest from larger logistics and distribution users, even as elevated move-outs have introduced short-term volatility. Notable space returned to the market includes Cardone Industries vacating a portion of the 816,000-SF Pioneer Distribution Center in Q2 2026, as well as an early vacancy at Prologis’ GSW 77, previously occupied by Liquid Metals under a lease scheduled to expire later in 2026. These events have temporarily expanded availability, especially for the logistics segment.

New construction remains highly constrained. Under-construction inventory currently totals 210,000 SF. The most significant recent additions were two modern logistics buildings delivered by Bridge Logistics Properties along South Great Southwest Parkway in 2025, both of which have seen steady absorption. Beyond these projects, the only active development underway is the 17,514-SF Stetson Industrial Park, a small-bay facility scheduled for completion in 2026, highlighting the lack of meaningful bulk supply in the near-term pipeline.

Asking rents average approximately \$9.60/SF, among the lowest of Dallas-Fort Worth’s infill submarkets. This lower rent base has supported continued growth, with annual gains of 3.4%, though rent momentum is expected to moderate in line with broader market trends. Limited construction and sustained interest from manufacturing and logistics users should help stabilize fundamentals once recent vacancies are absorbed.

Contact Exclusive Listing Agent Joe Rudd for Pricing and Other Information

Joe Rudd, MBA

Vice President

O: 817-259-3515

C: 214-783-3109

joe.rudd@transwestern.com

1127 S Airport Circle

Airport Business Park

Eules, TX 76040

Property Information

- Total Building Size: 3,600 sq. ft.
- Office Area: Approximately 800 sq. ft.
- Property Leased thru June 2028
- Total Land Area: 16,500 sq. ft. (0.3787 Acres)
- Warehouse Clear Height: 14'
- Original Building Improvements Completed 1976
- Concrete, Fenced Outside Storage
- Three (3) Grade Level Roll-Up Doors
- One (1) Semi-Dock Door
- Metal Roof in Good Condition
- Three Phase Electrical Power
- Concrete Tilt-Wall Panel Construction/Design

Traffic Count 2025

12,990 VPD
S PIPELINE RD & PAMELA DR E

19,821 VPD
E EULESS BLVD & DEL PRADO DR NE

Contact Exclusive Listing Agent Joe Rudd for Pricing and Other Information

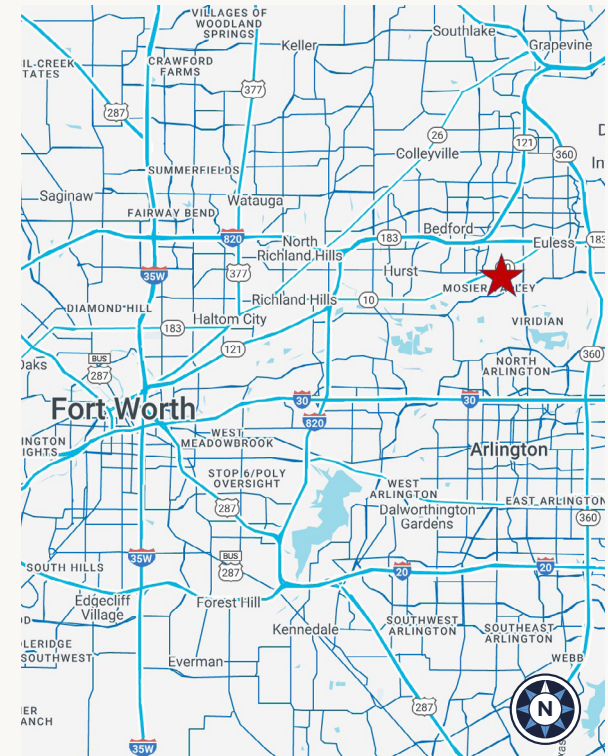
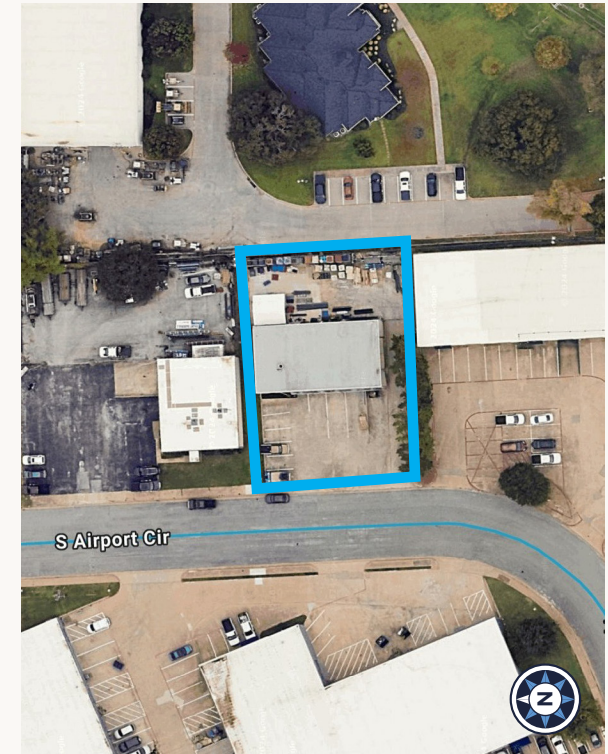
Joe Rudd, MBA

Vice President
O: 817-259-3515
C: 214-783-3109

joe_rudd@transwestern.com

Transwestern

777 Main Street
Suite 1500
Fort Worth, TX 76102
O: 817-877-4433



W DFW AIRPORT/GRAPEVINE/EULESS INDUSTRIAL SUBMARKET

W DFW Airport/Grapevine is among the best-positioned industrial corridors in Dallas-Fort Worth, sitting adjacent to Dallas/Fort Worth International Airport, one of the country's highest-volume passenger and air-cargo hubs. Access to airport operations, foreign trade zones, and the metro's geographic core has long fueled tenant demand, keeping vacancy below the regional norm even during heavy construction stretches. That equilibrium broke in 2024 after several sizable occupiers departed, among them Sewell BMW of Grapevine, International Auto Logistics, and GameStop, pushing vacancy to 13.3%.

Leasing has seen a significant surge over the past 12 months. In terms of overall absorption, the submarket has posted roughly 650,000 SF over this time frame, comprised almost entirely of demand for logistics space. In contrast, deliveries totaled to 580,000 SF, helping drag vacancy down to the current rate of 10.6%. Demand is often driven by users needing to colocate near the airport, and with air imports recovering significantly in 2025 and the first half of 2026, additional tailwinds are expected among local experts.

Fresh supply risk has emerged with Passport Park West 5 and 6, two speculative logistics buildings exceeding 1.5 million SF combined. Completion is targeted for mid-2026, with both facilities sited on long-term ground leases near the airport's southern entrance within Foreign Trade Zone No. 39. The largest of these buildings, the 1.1 million SF Passport Park West 6, has secured full leasing as May 2026. This was the second lease within this size range that was signed in 2026, with all other offerings located west of the airport. The Passport Park District boasts a solid pre-leasing history, yet the magnitude of incoming product raises near-term questions given the submarket's current vacancy. Roughly 1.6 million SF of total construction remains underway.

Rents have proved resilient despite occupancy pressure. Asking rents average \$12.70 /SF, reflecting a 3.3% yearover - year growth that broadly tracks the Dallas-Fort Worth average. Airport proximity and infrastructure advantages typically command a \$2 to \$3/SF premium relative to comparable corridors. Growth should level off and may reaccelerate later in the year, provided absorption firms and new deliveries find tenants without significant disruption.

Contact Exclusive Listing Agent Joe Rudd for Pricing and Other Information

Joe Rudd, MBA

Vice President

O: 817-259-3515

C: 214-783-3109

joe.rudd@transwestern.com



Contact Exclusive Listing Agent Joe Rudd for Pricing and Other Information

Joe Rudd, MBA

Vice President
O: 817-259-3515
C: 214-783-3109

joe_rudd@transwestern.com

Transwestern

777 Main Street
Suite 1500
Fort Worth, TX 76102
O: 817-877-4433





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.

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 material information about the property or transaction known by the agent, including information disclosed to the agent by the 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.

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 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.

Joseph Frank Rudd License No. **324274** Email **joie.rudd@transwestern.com** Phone **(817)877-4433**
 Name of Sponsoring Broker (Licensed Individual or Business Entity)

Name of Designated Broker of Licensed Business Entity, if applicable License No. Email Phone

Name of Licensed Supervisor of Sales Agent/Associate, if applicable License No. Email Phone

Name of Sales Agent/Associate License No. Email Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2



Get in Touch

Joe Rudd, MBA

Vice President

O: 817-259-3515

C: 214-783-3109

joe.rudd@transwestern.com