



# Hwy 114 Industrial Investment Sale

155 TIGER DR RHOME, TX 76078

8.09 AC ★ 80,250 SF ★ 100% LEASED ★ BUILT IN 2025

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# Property Description



LanCarte Commercial is pleased to present 155 Tiger Drive, a newly constructed Class A industrial asset strategically positioned along the high-growth SH 114 corridor in Rhome, Texas. Delivered in 2025, the property offers 80,250 SF of premium warehouse space designed to meet the needs of modern industrial users, making it an attractive opportunity for investors seeking durable, long-term demand drivers.

The building features best-in-class specifications including 30'-42' clear heights, no interior columns, heavy 480V 3-phase power, LED lighting, and a combination of dock-high and grade-level loading. Its flexible design supports a wide range of tenants, from logistics and distribution to light manufacturing, enhancing long-term leasing optionality and tenant retention.

Situated on 8.09 acres with no zoning restrictions, the site provides significant operational advantages, including a deceleration/acceleration lane along SH 114, strong visibility, and ample room for circulation and parking. The property also benefits from proximity to Alliance, Texas, one of the nation's premier industrial hubs, and convenient access to I-35W, US-287, and Loop 820.

Positioned directly across from a 10,000-home master-planned community and within one of the fastest-growing submarkets in North Texas, 155 Tiger Drive is well-located to capitalize on continued population growth, industrial expansion, and tenant demand. For investors, the opportunity offers modern construction, institutional-quality features, and a prime location in a supply-constrained corridor poised for sustained growth.

# Property Features

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RENTABLE SF	80,250 SF
PERCENT LEASE	100%
CLEAR HEIGHT	30-42'
GRADE LEVEL LOADING	2 16'x14' doors
DOCK HIGH DOORS	2 9'x10' doors
LAND SIZE	8.09 AC
BUILDING DEPTH	150'
ZONING RESTRICTIONS	None/ ETJ



# Location Overview

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Situated along the State Highway 114 corridor in Rhome, Texas, this property occupies a strategic position within one of the most rapidly expanding industrial submarkets in the Dallas-Fort Worth Metroplex. Located just 10 minutes from AllianceTexas—an 18,000-acre master-planned development by Hillwood—the site benefits from immediate proximity to one of the nation’s premier logistics and distribution hubs. Direct access to SH 114, U.S. Highway 287, Interstate 35W, and Loop 820 provides seamless connectivity across DFW and beyond, supporting efficient regional and national distribution.

The property offers exceptional visibility along SH 114 and sits directly across from Reunion, a 10,000-home master-planned community that continues to drive population growth and workforce density in the area. This convergence of residential expansion and industrial development positions the corridor for sustained demand from both tenants and investors alike.

Located within one of the fastest-growing regions in Texas, the area has become a nationally recognized hub for industrial growth, fueled by strong infrastructure, business-friendly policies, and continued corporate migration. For investors, this location represents a compelling opportunity to capitalize on long-term growth dynamics in a high-demand, supply-constrained corridor.



WAREHOUSE

BREAKROOM

OFFICE

# Pictures - Southlake Gymnastics



VIEW FROM SECOND LEVEL

ENTRY



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*Relentlessly Pursuing What Matters*

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