

**2457**  
**NW DALLAS ST**  
**GRAND PRAIRIE, TX**



## DEEP VALUE-ADD INDUSTRIAL

**\$3.83/SF IN-PLACE RENTS | ~67% BELOW MARKET | SIGNIFICANT NOI UPSIDE**

20,400 SF | 1.84 AC | 16'-17' Clear Height | Grand Prairie, TX



**IVAN DEL-AGUILA**

Associate Advisor | Trinity Advisors

O: 469.815.4154

## CONFIDENTIALITY & DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property.

This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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 **SVN**  
TRINITY ADVISORS

**For Sale**

**Ivan del-Aguila**  
469-815-4154  
ivan.delaguila@svn.com  
svntrinity.com

# 01

**PROPERTY** SUMMARY

# PROPERTY SUMMARY

This offering presents a **20,400 SF multi-tenant small-bay industrial asset** on 1.84 acres in Grand Prairie, Texas. The property features a mix of grade-level and dock-high loading with 16'-17' clear height, supporting broad tenant demand across light industrial and service users. Its efficient layout and central DFW location position the asset to capitalize on sustained demand for small-bay industrial product, while also providing a compelling mark-to-market and repositioning opportunity, with three of the four leases expiring in October and the remaining lease expiring in December, allowing new ownership to secure new tenancy and drive continued income growth in the near term.

**\$2.65M**

SALE PRICE

**±20,400 SF**

BUILDING SIZE

**1.84 AC**

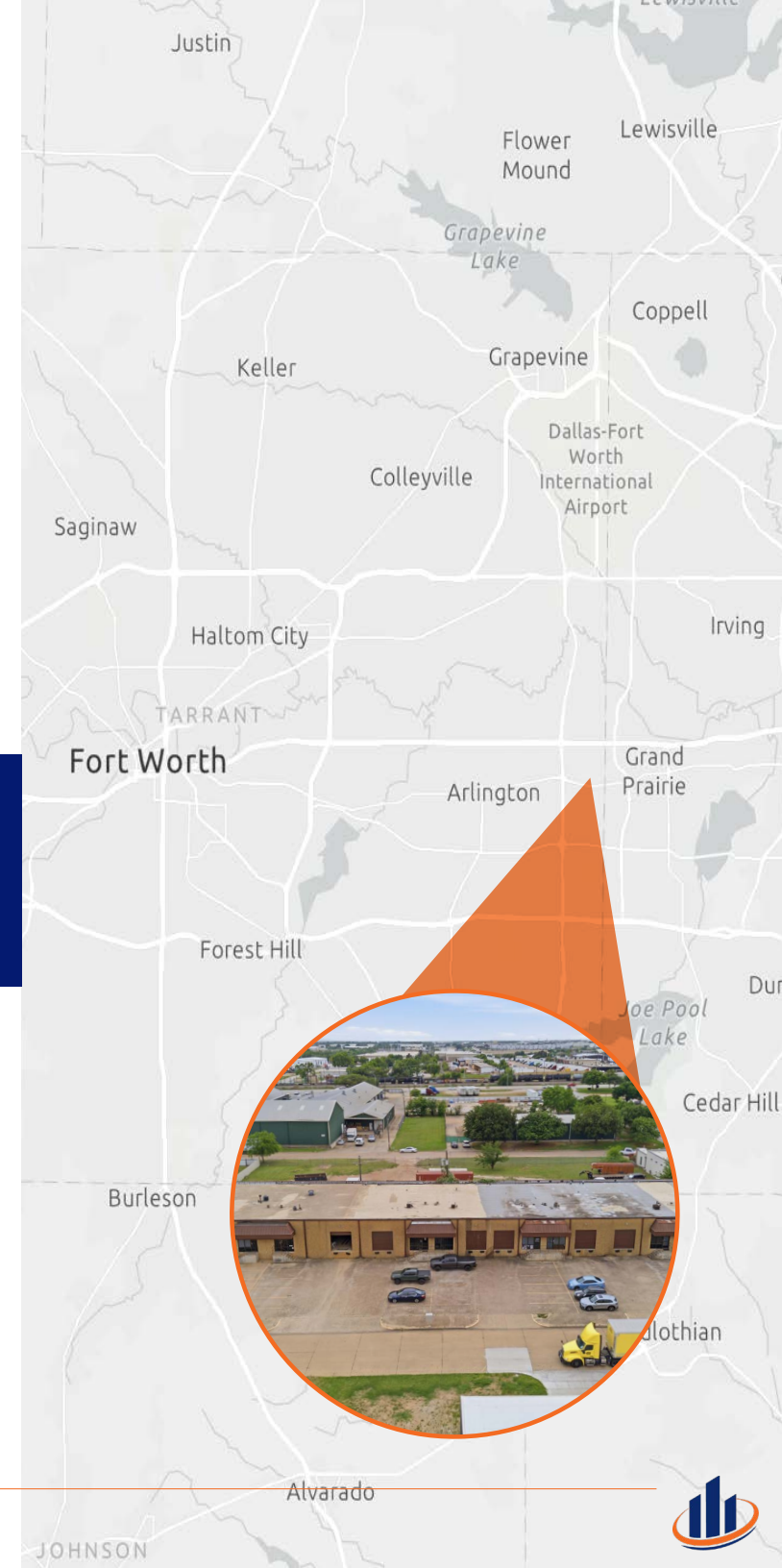
LOT SIZE

**16'-17'**

CLEAR HEIGHT

## PROPERTY HIGHLIGHTS

- » Combination loading: grade-level and multiple dock-height positions
- » Small-bay configuration with strong tenant demand
- » Functional layout for service, contractor, and light industrial users
- » ±1.84-acre site supporting parking and circulation
- » Located in established industrial corridor
- » Value-add potential through lease-up and rent optimization
- » Year Built: 1978



# INVESTMENT SUMMARY

WELL-LOCATED SMALL-BAY INDUSTRIAL ASSET WITH EXTREMELY BELOW-MARKET RENTS AND CLEAR MARK-TO-MARKET POTENTIAL IN A HIGH-DEMAND DFW SUBMARKET, OFFERING INVESTORS A DEFINED PATH TO SIGNIFICANT INCOME GROWTH AND VALUE CREATION.

## POSITIONING:

The property is currently operating with significantly below-market in-place rents, approximately 67% under prevailing market levels, creating a rare opportunity for income growth through lease rollover.

## VALUE-ADD OPPORTUNITY:

- » Mark-to-market rent increases (\$3.83/SF → \$10.50-\$11.50/SF)
- » Potential to increase gross income from ~\$78K to \$214K+
- » NOI expansion from ~\$21K to ~\$180K-\$190K
- » Ability to improve lease structure and overall asset quality
- » Three of the four leases expire in October, with the final lease ending in December, creating a near-term opportunity for new ownership to reposition the property and secure new tenancy before year-end.

## INVESTMENT HIGHLIGHTS

**100%**  
OCCUPANCY

**±\$3.83/SF**  
IN-PLACE RENTS

**±\$11.50 – \$12.00/SF**  
MARKET RENTS

**±\$78,200**  
CURRENT GROSS INCOME

# FINANCIAL OVERVIEW

## INVESTMENT THESIS

- » Mark-to-market rent increases (\$3.83/SF → \$10.50–\$11.50/SF)
- » Potential to increase gross income from ~\$78K to \$214K+
- » NOI expansion from ~\$21K to ~\$180K–\$190K
- » Ability to improve lease structure and overall asset quality

Current (As-Is):	Stabilized (Pro Forma):
Gross Income: ~\$78,200	<b>Rent: \$10.50 – \$11.50/SF</b>
Expenses: ~\$56,000	<b>Gross Income: \$214K+</b>
NOI: ~\$21,000	<b>NOI: \$180K – \$190K</b>

## RENT COMPARISON

**SUBJECT:**

\$3.83/SF

**MARKET:**

~\$11.50+/SF



# PROPERTY HIGHLIGHTS

- » **Functional Clear Height:** 16'–17' (front to rear), supporting a wide range of industrial users and enhancing long-term leasing versatility
- » **Flexible Loading Configuration:** Combination of dock-high and grade-level access, appealing to a broad tenant base and maximizing occupancy potential
- » **Small-Bay Industrial Product:** Highly sought-after asset type across DFW with strong tenant demand and limited supply
- » **Efficient Site Layout:** Situated on 1.84 acres, allowing for practical circulation, parking, and operational efficiency
- » **Strategic Location:** Central DFW positioning with convenient access to major transportation corridors, driving tenant demand and retention
- » **Value-Add Potential:** Below-market rents and operational upside present a clear path to increased income and asset appreciation





# 02

**LOCATION** OVERVIEW



180

17,000+ VPD

NW 25TH ST



DOWNTOWN ARLINGTON  
4 MILES

17,000+ VPD

180

Millwork  
Masters



NW 25TH ST



**WHOLE FOODS MARKET**  
**Guitar Center**  
**THREEDOG BAKERY**  
**crumbl cookies**  
**Waffle House**  
**Piccolo**  
**Mondo RESTAURANTE**  
**T-Mobile**

**Walmart**  
**pure barre**  
**CAVA**  
**la Madeleine**  
**COUNTRY FRENCH CAFE**  
**URBAN BIRD**  
**HAWAIIAN BROS**  
**ISLAND GRILL**  
**Yumilici**  
**CHICAGO**

360 TEXAS

**Wendy's**  
**Packer Barrel**

30

30

(108,000 VPD)

**ROSS**  
**DRESS FOR LESS**  
**LAIFITNESS**  
**Burlington**  
**PETSMART**  
**STUDIO MOVIE GRILL**  
**Jason's deli**  
**Olive Garden**  
**Canes**  
**cicis**

**Walmart**  
**PAPPADEAUX**  
**Chick-fil-A**  
**urbanAir**  
**chilis**  
**Wendy's**  
**BUFFALO WILD WINGS**  
**DOLLAR TREE**  
**TACO BELL**  
**EVENO**  
**Taco Bueno**  
**WING STON**

**AT&T STADIUM**

**EL POTOSINO**  
**Mexi Market**  
**TACOS 24**  
**LOCALES**  
**La Tera Mexican RESTAURANTE**  
**Paco's TACOS**

**Albertsons**  
**SONIC**  
**Southern Maid**  
**CRACKER MIXED BREADS**

180 TEXAS

180 TEXAS

(17,844 VPD)

S COLLINS ST (27,259 VPD)

**Foodland markets**  
**Jack**  
**Milhoocana Creamery**  
**In the box**  
**EL RANCHO**  
**DOLLAR GENERAL**  
**O'Reilly**  
**Auto Zone**

**the Y**  
**JIMMY'S BIG BURGERS**  
**T Mobile**

360 TEXAS

(15,905 VPD)

**WHATABURGER**  
**TACO BELL**

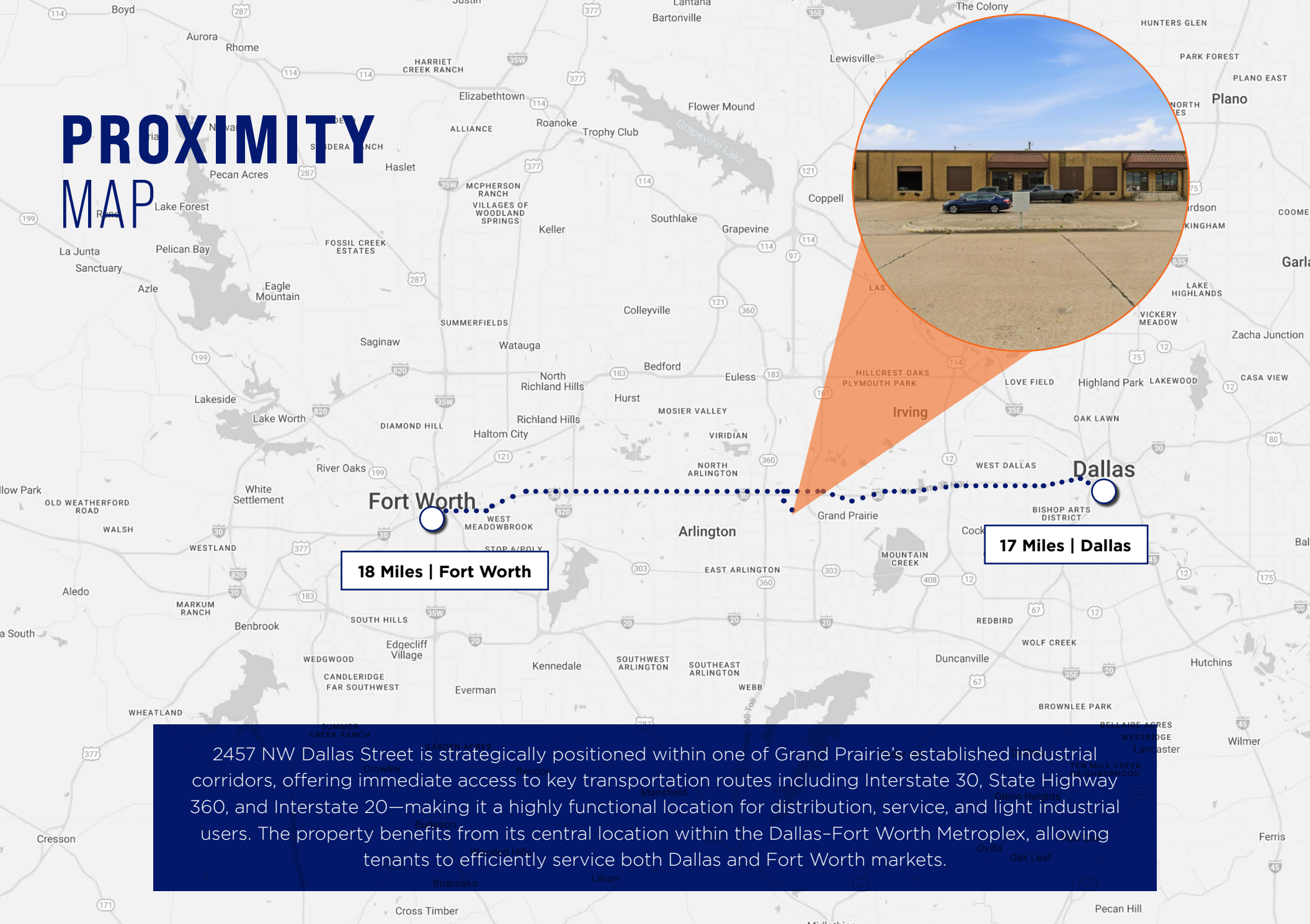
PRESIDENT GEORGE BUSH PKE (73,497 VPD)

**COLLIN'S**  
**Pizza Hut**  
**WSS**  
**Your Neighborhood Your Store**

**ACE Hardware**  
**DOLLAR GENERAL**  
**boost**

**CLUB FITNESS**  
**Walgreens**  
**Dominos Pizza**

# PROXIMITY MAP



**18 Miles | Fort Worth**

**17 Miles | Dallas**

2457 NW Dallas Street is strategically positioned within one of Grand Prairie's established industrial corridors, offering immediate access to key transportation routes including Interstate 30, State Highway 360, and Interstate 20—making it a highly functional location for distribution, service, and light industrial users. The property benefits from its central location within the Dallas-Fort Worth Metroplex, allowing tenants to efficiently service both Dallas and Fort Worth markets.



# DFW: A NATIONAL INDUSTRIAL POWERHOUSE

**TOP U.S.**  
LOGISTICS HUB  
[AVISON YOUNG]

**1.12B+ SF**  
INDUSTRIAL INVENTORY  
[LEE & ASSOCIATES]

**7.9M+**  
DFW MSA POPULATION  
[Dallas EDC]

DALLAS-FT WORTH

**SERVING 30%+ OF THE U.S. POPULATION  
WITHIN A 1-2 DAY DRIVE**

**#1**  
U.S. INDUSTRIAL MARKET  
[Recent Net Absorption - Fort Worth Inc.]

## WHY DFW WINS FOR INDUSTRIAL USERS:

- » Central U.S. access to major population centers
- » One of the deepest labor pools in the country
- » Scalable infrastructure supporting long-term growth
- » Proven demand from logistics, e-commerce, and manufacturing



# GRAND PRAIRIE TEXAS

Grand Prairie is a centrally located and rapidly growing municipality within the Dallas–Fort Worth (DFW) Metroplex, strategically positioned between downtown Dallas and downtown Fort Worth. Spanning both Dallas and Tarrant counties, the city benefits from exceptional regional connectivity via major transportation corridors including Interstate 20, Interstate 30, State Highway 360, and Loop 12, providing efficient access to key employment hubs throughout the metroplex. Dallas/Fort Worth International Airport is located approximately 15 minutes north, further enhancing the city’s accessibility for logistics, distribution, and corporate users operating within one of the most active economic regions in the country.

Grand Prairie has experienced significant population and economic growth in tandem with the broader expansion of the DFW metroplex, which continues to rank among the fastest-growing regions in the United States. The city offers a diverse workforce supported by a mix of residential communities, ranging from established neighborhoods to new housing developments. Its central location, business-friendly environment, and proximity to major industrial and distribution corridors have attracted a wide range of employers, particularly in logistics, manufacturing, and warehousing sectors, reinforcing strong demand for industrial and flex space.

The city has prioritized strategic economic development, infrastructure investment, and commercial expansion, positioning itself as a key hub for industrial and distribution activity within North Texas. Major destinations such as EpicCentral and Grand Prairie Premium Outlets contribute to the area’s retail and entertainment appeal, while ongoing development along Highway 360 and Interstate 20 continues to attract new investment.



LOCKHEED MARTIN CORP.  
**18,700 EMPLOYEES**



DALLAS FORT WORTH  
INTERNATIONAL  
AIRPORT  
**14,000 EMPLOYEES**



GENERAL MOTORS  
ARLINGTON ASSEMBLY  
PLANT  
**10,512 EMPLOYEES**



NAVAL AIR STATION  
JOINT RESERVE  
**10,500 EMPLOYEES**

TARRANT COUNTY TOP EMPLOYERS



## IVAN DEL-AGUILA

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[www.svntrinity.com](http://www.svntrinity.com) | 3000 Race Street, Suite 100 | Ft. Worth, TX 76111

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**All SVN offices are independently owned and operated.**



## 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.*

11-03-2025



**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 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.

**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.

<u>DFW Trinity Advisors, LLC</u>	<u>9004520</u>	<u>sfithian@visionsrealty.com</u>	<u>(817)288-5525</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Stephen H. Fithian</u>	<u>407418</u>	<u>sfithian@visionsrealty.com</u>	<u>(817)288-5524</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Stephen H. Fithian</u>	<u>407418</u>	<u>sfithian@visionsrealty.com</u>	<u>(817)288-5524</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Ivan M. del-Aguila</u>	<u>0704342</u>	<u>ivan.delaguila@svn.com</u>	<u>(469)815-4154</u>
Name of Sales Agent/Associate	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date