

Industrial For Sale or Lease

1324 N Saint James Rd, Pilot Point, TX 76258

Industrial
Investment Opportunity

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



Cameron Fitzpatrick

Associate

(972) 636-5724

cameron.fitzpatrick@matthews.com

License No. 812688 (TX)



Brady Beasley

Associate

(214) 764-2107

brady.beasley@matthews.com

License No. 827107 (TX)



Drew Boroughs

Vice President

(214) 295-2790

drew.boroughs@matthews.com

License No. 726278 (TX)

Patrick Graham

Broker of Record

Broker Lic. No.: 528005 (TX)

Firm Lic. No.: 9005919 (TX)

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PROPERTY OVERVIEW

Industrial Building

1324 N Saint James Rd, Pilot Point, TX 76258



INVESTMENT HIGHLIGHTS

Property Highlights

- **Now Offered For Sale or Lease:** Flexible acquisition or occupancy opportunity for investors and owner-users.
- **Industrial Property on 2.5 Acres:** Approximately 7,386 SF warehouse building situated on 2.5 acres, providing significant yard space for operations, outdoor storage, or future expansion.
- **Flexible Zoning & Use Potential:** The property supports a wide range of diverse commercial and light industrial uses, making it ideal for contractors, service businesses, manufacturing, or distribution operations.
- **Outdoor Storage & Expansion Potential:** Excess land allows for secure equipment storage, fleet parking, or future additional improvements, which is increasingly difficult to find in the North Texas industrial market.
- **Strategic Location Near US-377:** Convenient access to US-377 provides excellent regional connectivity to Denton and the expanding North Dallas growth corridor.
- **Rapid Population Growth:** Pilot Point and surrounding areas are experiencing significant residential expansion with thousands of new homes planned throughout northern Denton County.
- **Path of North Texas Growth:** As development continues moving north from Prosper, Celina, and Aubrey, demand for local industrial, contractor, and service facilities is expected to increase.





377

CHANDLER CABINETS

UPPERCUT
CREATIVES

EMD
ELECTRICAL

±260 Acre Development Land
Purchased by Talley Land Development and Being Positioned for Future Residential Projects.

Pilot Point High School
±452 Students

Exxon

NAPA

Subject Property

SUBWAY

Pilot Point Elementary School
±185 Students

TNMP **AMERICONSTRUCTION**

TEXAS REPUBLIC BANK
Banking like it oughta be! Est. 1881

UNITED STATES POSTAL SERVICE

377

Yearby's
BARBECUE & WATERICE

Dominio's
PIZZA

ACE Hardware **SONIC**

DOLLAR GENERAL

Pilot Point Middle School
±328 Students

Brookshire's food & pharmacy

SouthState

ANYTIME FITNESS

O'Reilly AUTO PARTS

Pizza Hut

Lantern Master-Planned Community
617 Acre Master-Planned Development Creating ±2,000 Homes, 15-Acre Elementary School Site, and Mixed-Use Parcels.

The Landings
±292 Units

PILOTPOINT DENTISTRY

McDonald's

±550 Acre Residential Expansion
Major Land Acquisition Planned for Over 2,000 Homes in the Area.

±11,000 VPD

N Washington St

Industrial Building

324 N Saint James Rd, Pilot Point, TX 76258

±7,386 SF

GLA

1984

Year Built

±11,000

Vehicles Per Day (Hwy 377)

±2.50 AC

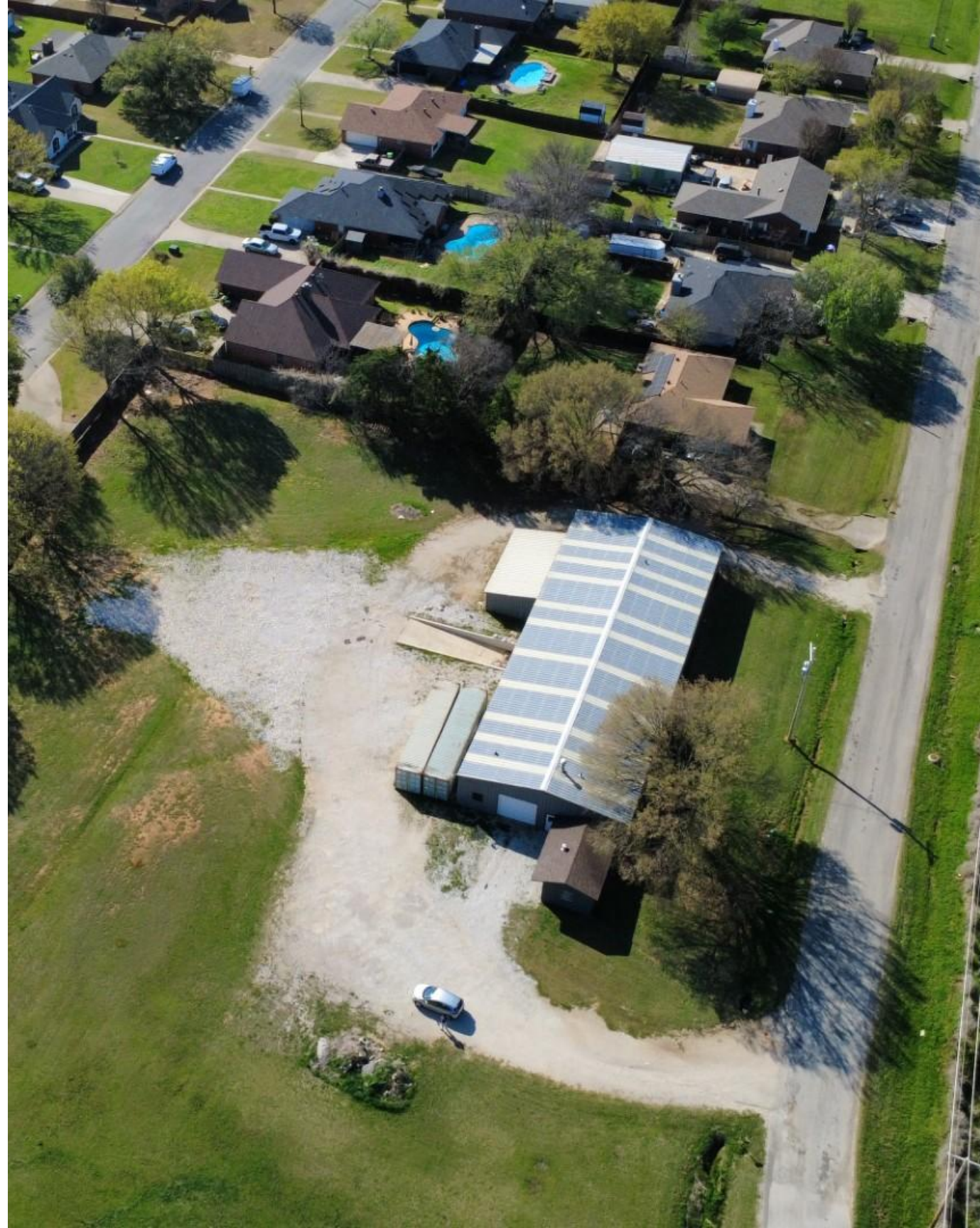
Lot Size

\$16/FT MG

Lease Rate

\$1,700,000

Asking Price



PROPERTY PHOTOS



FINANCIAL OVERVIEW

Industrial Building

1324 N Saint James Rd, Pilot Point, TX 76258



FINANCIAL SUMMARY

\$1,700,000

List Price

±7,386 SF

Square Feet

±2.50 AC

Lot Size

\$16/FT MG

Lease Rate

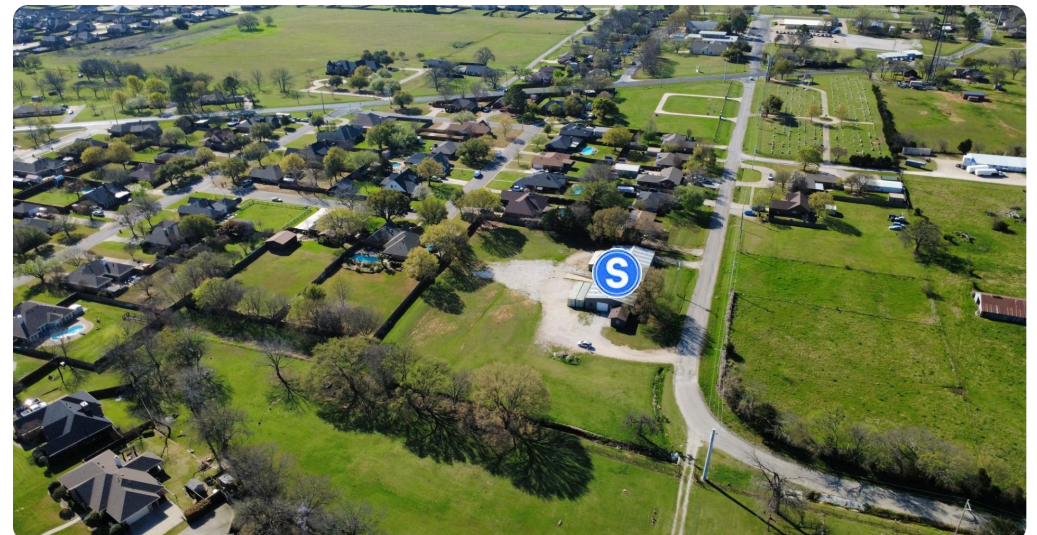
Property Description

Property Name	Pilot Point Industrial
Address	1324 N Saint James Rd
City, State, Zip Code	Pilot Point, TX 76258
Property Type	Industrial
Building SF	±7,386
Lot Size AC	±2.50
Year Built	1984
Clear Height	12'
Loading	(1) Dock High Door; (2) Grade Level Doors
Power	3-Phase
Zoning	C-2

Financing Inquiries

For financing options reach out to:

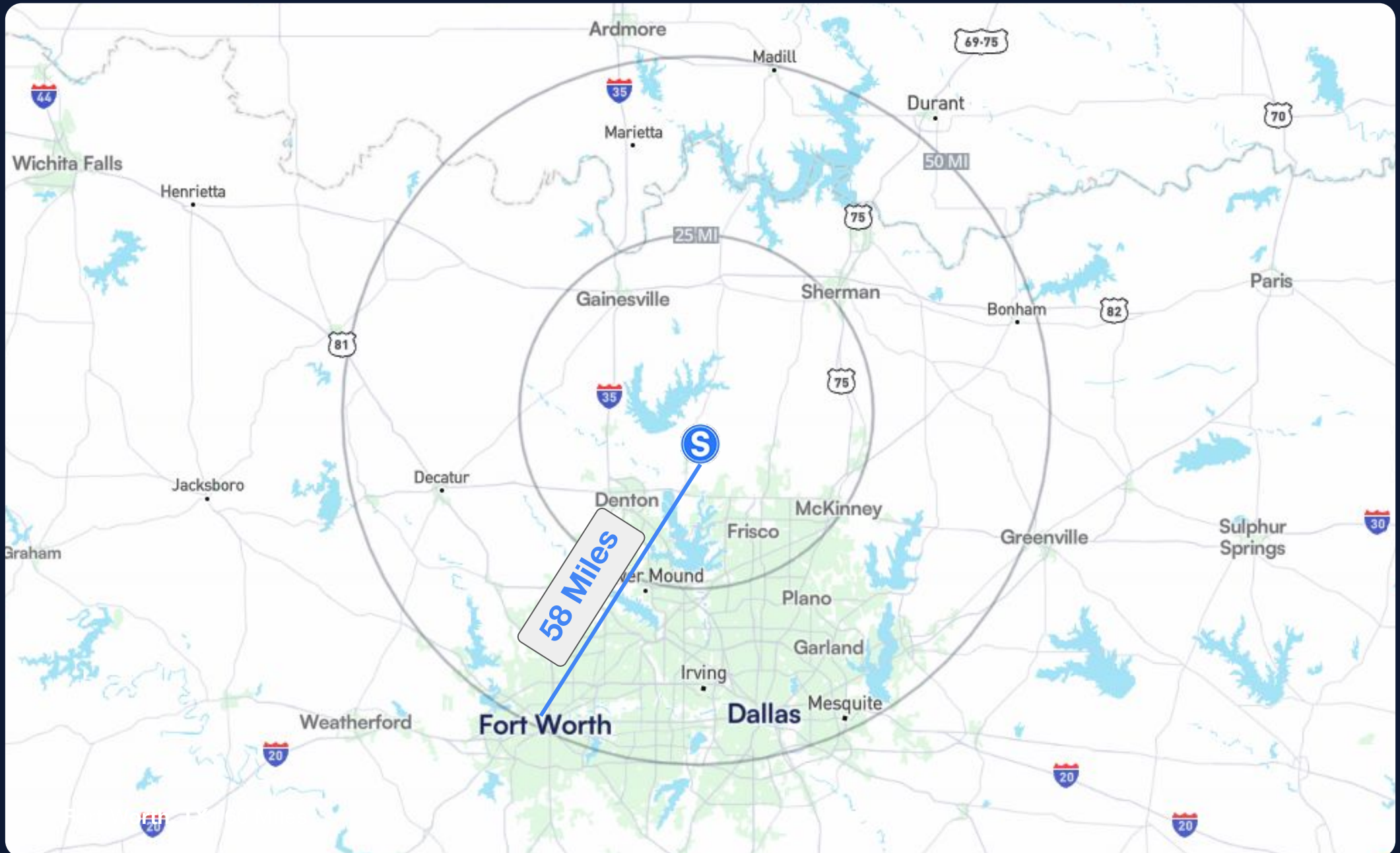
Corey Russell
+1 (817) 932-4333
corey.russell@matthews.com



MARKET OVERVIEW

Industrial Building

1324 N Saint James Rd, Pilot Point, TX 76258



Pilot Point, TX



Market Demographics

5,100
Total Population

\$84,000
Median HH Income

2,600
Employed Population

36 Years
Median Age

Local Market Overview

Pilot Point is a growing community in Denton County within the northern portion of the Dallas–Fort Worth Metroplex, one of the **fastest-expanding economic regions** in the United States. The surrounding area has experienced **strong population growth** as households and businesses migrate north along the Interstate-35 corridor seeking lower costs, improved quality of life, and access to the region’s expanding employment base. Denton County’s continued residential and commercial development has driven significant demand for logistics, flex industrial, and light manufacturing space that supports regional distribution and service providers. The area benefits from proximity to major growth nodes including **Denton, Frisco**, and **Prosper**, while maintaining access to the broader DFW labor pool. Household incomes in the region are supported by diverse employment sectors including **logistics, manufacturing, technology, and healthcare**. Denton County’s expanding residential footprint has **attracted retail, industrial, and infrastructure investment** to support population growth and increased economic activity.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,784	7,385	8,846
Current Year Estimate	4,225	6,268	7,395
2020 Census	3,606	5,260	6,406
Growth Current Year-Five-Year	13.25%	17.82%	19.63%
Growth 2020-Current Year	17.15%	19.17%	15.43%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,896	2,885	3,474
Current Year Estimate	1,617	2,377	2,829
2020 Census	1,269	1,839	2,259
Growth Current Year-Five-Year	17.25%	21.36%	22.79%
Growth 2020-Current Year	27.42%	29.29%	25.21%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$116,469	\$129,952	\$141,237

ECONOMIC DRIVERS

The Dallas–Fort Worth MSA is one of the most economically dynamic regions in the United States, supported by a diversified base of high-impact industries. Key sectors include finance, technology, logistics, defense, and healthcare—each contributing to the region’s sustained employment and population growth. The area is home to 24 Fortune 500 headquarters, with major employers such as American Airlines, Lockheed Martin, JPMorgan Chase, Texas Health Resources, and AT&T. DFW International Airport and Dallas Love Field provide critical global and domestic connectivity, reinforcing the region’s status as a central business hub. Ongoing infrastructure projects like the \$10B Terminal F expansion at DFW Airport and extensive mixed-use developments in areas like Frisco and Arlington continue to support long-term growth.

The Dallas–Fort Worth metroplex is a major cultural and entertainment hub, home to world-class attractions and institutions. It hosts professional sports teams across all major leagues, including the Dallas Cowboys (NFL), Texas Rangers (MLB), Dallas Mavericks (NBA), and Dallas Stars (NHL), drawing millions of fans annually. The region also features premier destinations such as the Fort Worth Stockyards, Kimbell Art Museum, AT&T Stadium, and the Texas Motor Speedway. Education is anchored by prominent universities including Texas Christian University (TCU), University of North Texas, and Southern Methodist University (SMU), supporting a steady influx of students, staff, and visitors.

Total Population

8.3 million+

Best Housing Market

Ranked #6

Annual Visitors

75.5 Million+

GDP

\$745+ Billion



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Associate
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brady.beasley@matthews.com
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Vice President
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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1324 N St James Rd, Pilot Point, TX, 76258 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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.

11-2-2015



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.

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 or subagent by the buyer or buyer's agent.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date