

404 & 424 SOUTHWESTERN BLVD

COPPELL, TEXAS 75019

RARE INFILL INDUSTRIAL LAND PLAY

DFW AIRPORT INDUSTRIAL CORRIDOR

±1.54 ACRES TOTAL 214-379-1849

INDUSTRIAL REDEVELOPMENT OPPORTUNITY

**EXISTING IMPROVEMENTS • COVERED LAND PLAY • FLEXIBLE
REDEVELOPMENT POTENTIAL**

EXECUTIVE SUMMARY

404 & 424 Southwestern Blvd presents a rare opportunity to acquire two contiguous industrial parcels strategically positioned within one of the most desirable and supply-constrained industrial submarkets in the Dallas-Fort Worth Metroplex.

Located in Coppell, Texas, immediately adjacent to DFW International Airport and major regional transportation infrastructure, the property offers investors, developers, and owner-users the opportunity to secure industrial-zoned land within a mature infill industrial corridor experiencing continued redevelopment and institutional investment activity.

The offering combines existing functional improvements with highly valuable underlying industrial land, creating a true covered land play with substantial long-term redevelopment optionality.

Positioned minutes from:

- State Highway 121
- Interstate 635
- Interstate 35E
- President George Bush Turnpike
- DFW International Airport

the property benefits from exceptional regional accessibility and logistical advantages throughout the Dallas-Fort Worth Metroplex.

As industrial-zoned land inventory throughout the airport corridor continues to diminish, opportunities to acquire infill industrial redevelopment sites within Coppell have become increasingly scarce.

INVESTMENT HIGHLIGHTS

- Rare infill industrial assemblage in Coppell, Texas
- ±1.54-acre combined assemblage opportunity
- Strategic DFW Airport corridor positioning
- Immediate access to SH-121, I-635, I-35E & PGBT
- Existing improvements provide interim operational utility
- Covered land play with long-term redevelopment upside
- Flexible industrial redevelopment potential
- Strong industrial market fundamentals
- Surrounded by established industrial and logistics users
- Exceptional regional accessibility throughout DFW
- Minutes from DFW International Airport

PROPERTY INFORMATION

PROPERTY DETAILS	INFORMATION
Addresses	404 & 424 Southwestern Blvd
City	Coppell, Texas
ZIP Code	75019
Property Type	Industrial Land / Redevelopment Opportunity
Offering Type	Investment Sale
Sale Structure	Properties Offered Together
Existing Improvements	Functional Existing Structures

Market	DFW Airport Industrial Corridor
Positioning	Light Industrial Land Play
Total Site Area	±1.54 Acres
Tract 1	±1.08 Acres
Tract 2	±0.46 Acres
Zoning	Industrial
Utilities	Water/Sewer
Parcel IDs	65129685010120000/65129685010200000
Pricing	\$1,400,000

LOCATION OVERVIEW

COPPELL, TEXAS

Coppell remains one of the premier industrial and logistics submarkets within the Dallas-Fort Worth Metroplex due to its strategic positioning adjacent to DFW International Airport and direct connectivity to the region's primary transportation infrastructure.

The Southwestern Blvd corridor is characterized by:

- Established industrial tenancy
- Mature infrastructure
- Strong roadway accessibility
- Continued industrial investment activity
- Long-term institutional demand
- Limited remaining industrial land inventory

The property's positioning allows efficient access throughout the Metroplex and creates substantial logistical advantages for industrial, contractor service, warehouse, and distribution-oriented users.

REGIONAL ACCESSIBILITY

DESTINATION	APPROXIMATE DRIVE TIME
DFW International Airport	±10 Minutes
SH-121	Immediate Access
I-635	±5 Minutes
I-35E	±15 Minutes
President George Bush Turnpike	±10 Minutes
Downtown Dallas	±25 Minutes
Downtown Fort Worth	±35 Minutes



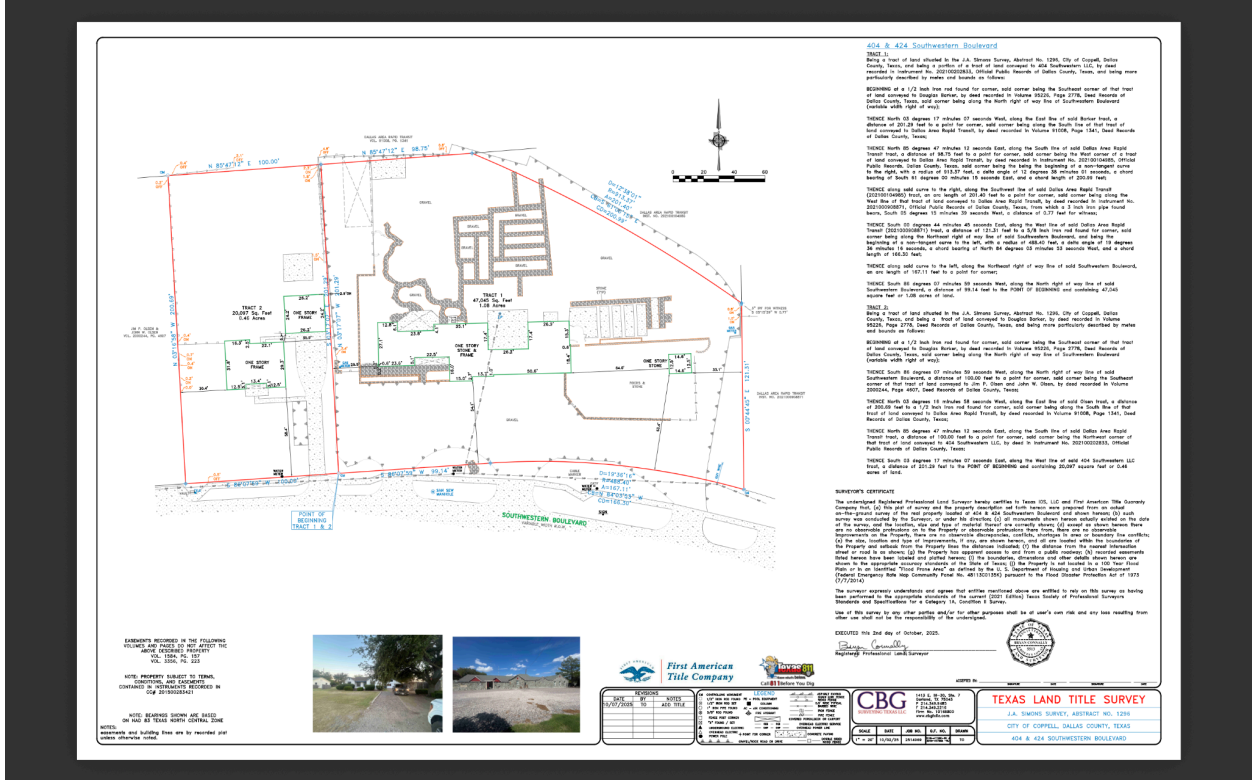
AERIAL SITE ANALYSIS

The property occupies a strategic infill location within an established industrial corridor surrounded by:

- Warehouse facilities
- Distribution operations
- Flex-industrial developments
- Service-industrial businesses
- Contractor-oriented industrial users
- Logistics infrastructure

The surrounding area continues to experience industrial reinvestment and redevelopment activity driven by sustained tenant demand and diminishing industrial-zoned land inventory throughout the DFW Airport corridor.

BOUNDARY SURVEY & LEGAL EXHIBIT



4

The property is supported by a current boundary and improvement survey illustrating parcel boundaries, existing improvements, frontage along Southwestern Boulevard, access points, easements, and legal descriptions.

The survey reflects the existing site configuration and further supports the property's redevelopment flexibility and underlying industrial land value within the highly constrained DFW Airport industrial corridor.

SURVEY HIGHLIGHTS

±0.46 Acres — Tract 2

±1.08 Acres — Tract 1

±1.54 Acres Combined

Existing Site Features Include:

- Existing structures
- Frontage along Southwestern Boulevard
- Defined parcel boundaries
- Utility and access easements
- Existing access configuration
- Existing paved operational areas

ADD TO SURVEY OVERLAY:

- Red parcel outlines
 - Parcel labels
 - “404 Southwestern Blvd”
 - “424 Southwestern Blvd”
 - Access arrows
 - Existing improvement labels
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EXISTING SITE CONFIGURATION

The existing site configuration provides interim operational functionality while preserving long-term redevelopment optionality. The assemblage benefits from established frontage, defined access, existing improvements, and strategic positioning within a mature industrial corridor immediately adjacent to DFW International Airport.

CONCEPTUAL REDEVELOPMENT POTENTIAL

Based on the property’s strategic positioning and industrial market dynamics, the site appears well-positioned for several industrial-oriented redevelopment scenarios.

Potential Redevelopment Concepts

- Small-bay industrial development
- Flex-industrial conversion
- Contractor service facility

- Industrial outdoor storage (IOS)
- Distribution-oriented occupancy
- Service industrial operations
- Warehouse redevelopment
- Long-term industrial investment hold

The existing improvements provide interim operational utility while preserving long-term redevelopment flexibility and underlying land value appreciation potential.

INDUSTRIAL MARKET OVERVIEW

The Dallas-Fort Worth industrial market continues to rank among the strongest industrial markets in the United States due to:

- Sustained population growth
- Corporate relocations
- Logistics infrastructure expansion
- E-commerce demand growth
- Central U.S. distribution advantages

Institutional developers continue to aggressively pursue infill industrial opportunities throughout the airport corridor because of limited remaining land inventory and strong long-term tenant demand fundamentals.

HIGHEST & BEST USE ANALYSIS

The property appears well-positioned for:

- Small-bay industrial redevelopment
- Flex-industrial occupancy
- Contractor yard operations
- Service industrial uses
- Warehouse repositioning
- Industrial outdoor storage
- Long-term covered land investment

Few remaining industrial-zoned infill opportunities of this nature remain available within Coppell and the surrounding DFW Airport corridor.

DEVELOPMENT NARRATIVE

Industrial-zoned infill land opportunities within the DFW Airport corridor have become increasingly scarce due to sustained institutional acquisition activity and continued industrial demand throughout North Texas.

Most remaining development sites throughout the corridor have already been absorbed by large-scale industrial groups, logistics operators, and long-term investment ownership.

404 & 424 Southwestern Blvd provides investors the opportunity to secure strategically positioned industrial-zoned land within one of the highest-barrier-to-entry industrial submarkets in North Texas.

The combination of:

- Strategic location
- Existing site utility
- Strong industrial demographics
- Airport accessibility
- Flexible redevelopment potential
- Transportation infrastructure

creates a compelling long-term industrial investment opportunity.

BROKER CONTACT INFORMATION

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GOOGLE MAP PIN

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