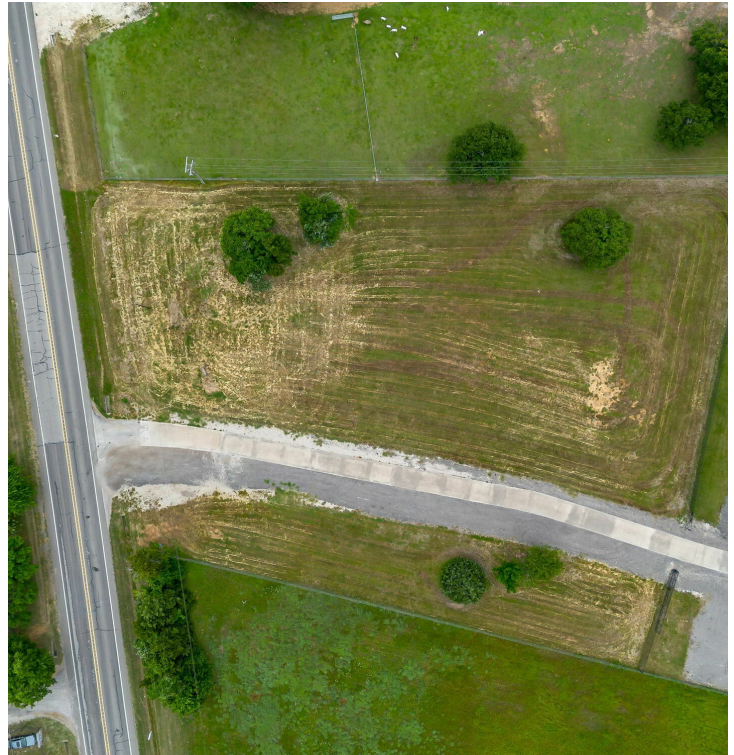
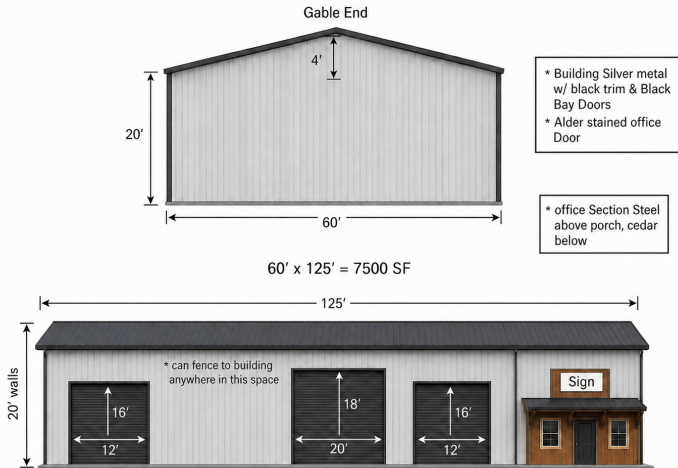


917 Business Ranch

| 8625 E Farm To Market Road 917, Alvarado, TX 76009

1 grid = 2.5'



PROPERTY DESCRIPTION

This industrial lease at 8625 E Farm to Market Road 917 offers 2 brand new 7,500 ft single-tenant facilities designed to maximize operational efficiency for Flex Space, Warehouse/Distribution, Showroom, or Manufacturing. These 2 buildings will offer 3 phase power and 20 ft side walls with a 24 ft clear heights. Large oversize bay doors two at 16'x12' and one at 18'x20'. Open clear-span interior space allows flexible racking and production layouts while ample drive-in loading accommodates a range of freight handling needs. On-site parking and yard storage areas support elevated employee and fleet requirements, and the attractive metal exterior delivers durability with minimal long-term maintenance. The Property offers business owners a great location with yard space and easy access. Fully spray foamed Building allows for cooler summer temps and winter warmth. Property currently anchored with existing high end facility. Buildings 1 & 2 scheduled to be finished for occupancy by Q4 of 2026

PROPERTY HIGHLIGHTS

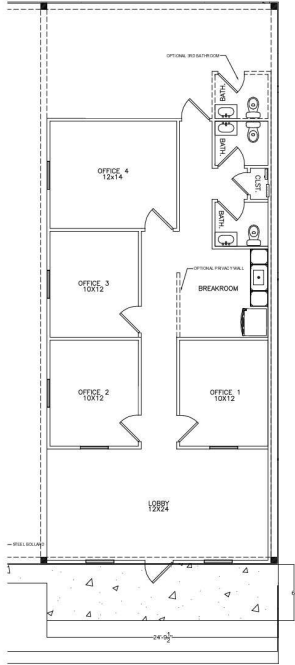
- Brand New Construction 2026
- Yard space for storage needs
- 3 Phase Power
- Spray Foam Insulated 100%
- Single-tenant industrial building with efficient floor plan
- Expansive grade level doors for easy of entry
- Oversized truck court accommodates multiple trailers simultaneously
- Generous parking field for employees and visitors
- Attractive Metal construction minimizes maintenance
- High ceiling height allows optimal racking configuration

OFFERING SUMMARY

Lease Rate:	\$16.50 SF/yr (Gross)
Number of Units:	2
Available SF:	7,500 - 15,000 SF

Additional Photos

917 Business Ranch | 8625 E Farm To Market Road 917, Alvarado, TX 76009



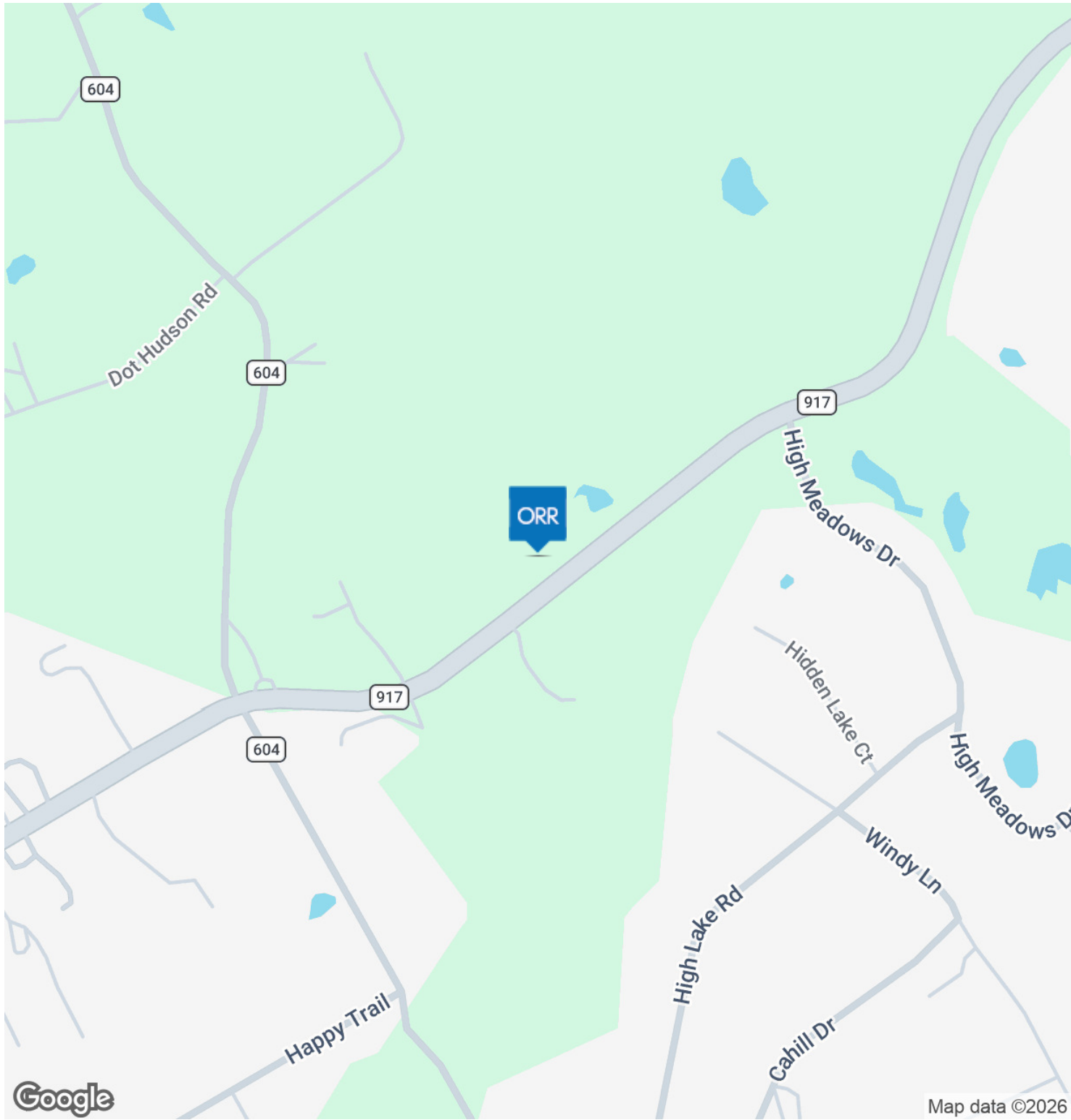
Site Plans

917 Business Ranch | 8625 E Farm To Market Road 917, Alvarado, TX 76009



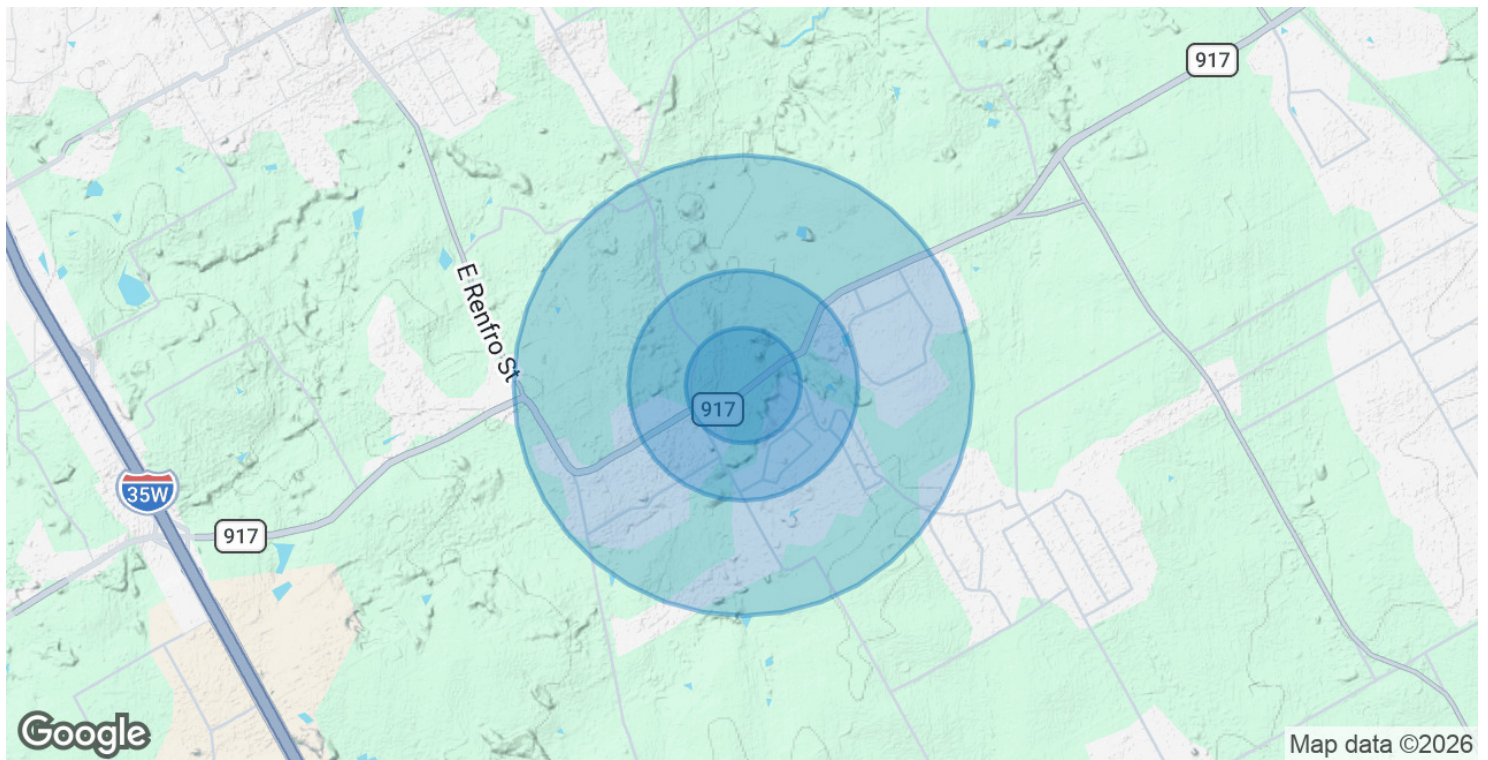
Location Map

917 Business Ranch | 8625 E Farm To Market Road 917, Alvarado, TX 76009



Demographics Map & Report

917 Business Ranch | 8625 E Farm To Market Road 917, Alvarado, TX 76009



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	62	259	990
Average Age	42.4	39.8	39.2
Average Age (Male)	44.1	40.8	39.9
Average Age (Female)	42.5	40.6	40.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	20	82	316
# of Persons per HH	3.1	3.2	3.1
Average HH Income	\$115,350	\$107,264	\$104,177
Average House Value	\$367,520	\$324,656	\$312,099

2023 American Community Survey (ACS)