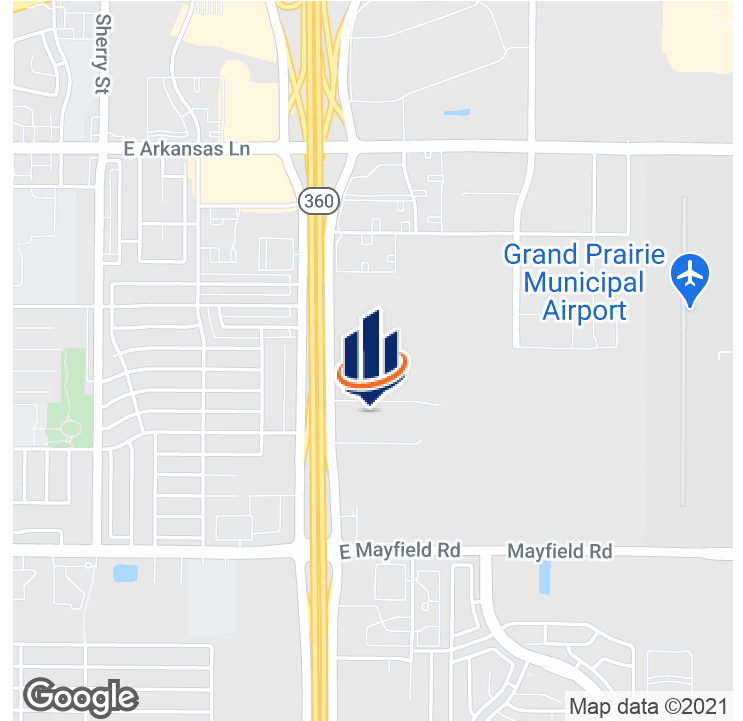


3007-3017 RED HAWK

3007 RED HAWK DR.
GRAND PRAIRIE, TX 75052



Property Summary



OFFERING SUMMARY

| | |
|----------------|--------------------|
| Lease Rate: | \$6.95 SF/yr (NNN) |
| Building Size: | 48,600 SF |
| Available SF: | 16,200 SF |
| Lot Size: | 2.35 Acres |
| Zoning: | LI, Grand Prairie |
| Market: | Dallas/Ft Worth |
| Submarket: | Arlington |

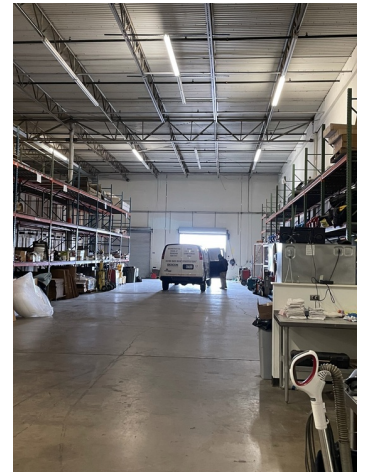
PROPERTY OVERVIEW

This 16,200 SF industrial space is perfect for a distribution company. It comes with 2 docks, 1 semi-dock, and a ramp. The building also contains several private offices along with a conference room and break room. Existing tenant will vacate within 30 days.

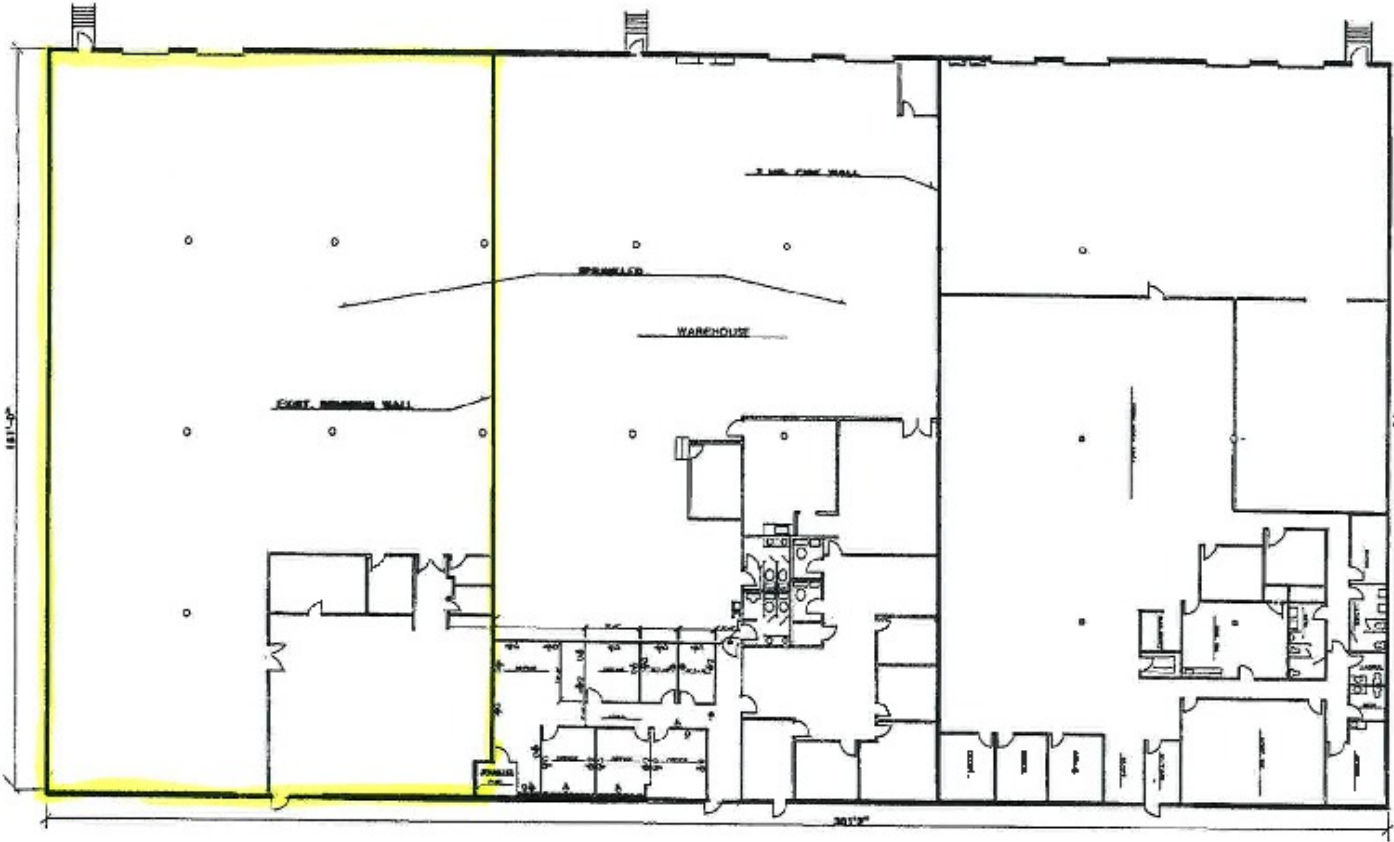
PROPERTY HIGHLIGHTS

- 22' Clear Height
- Dock High, Semi-Dock & Grade Level
- Freeway Visibility
- Rear Load
- Large Truck Court
- 2,500 Sq Ft of Office

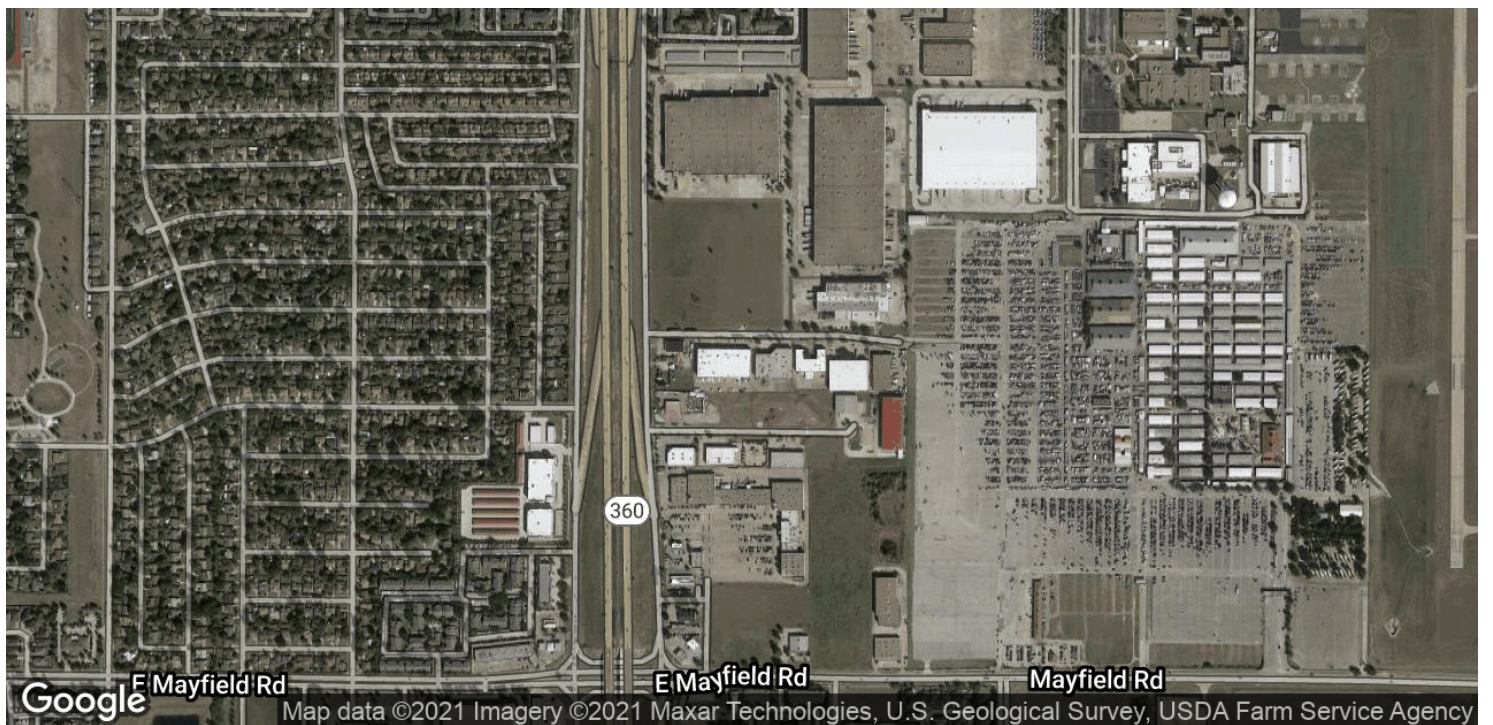
Additional Photos



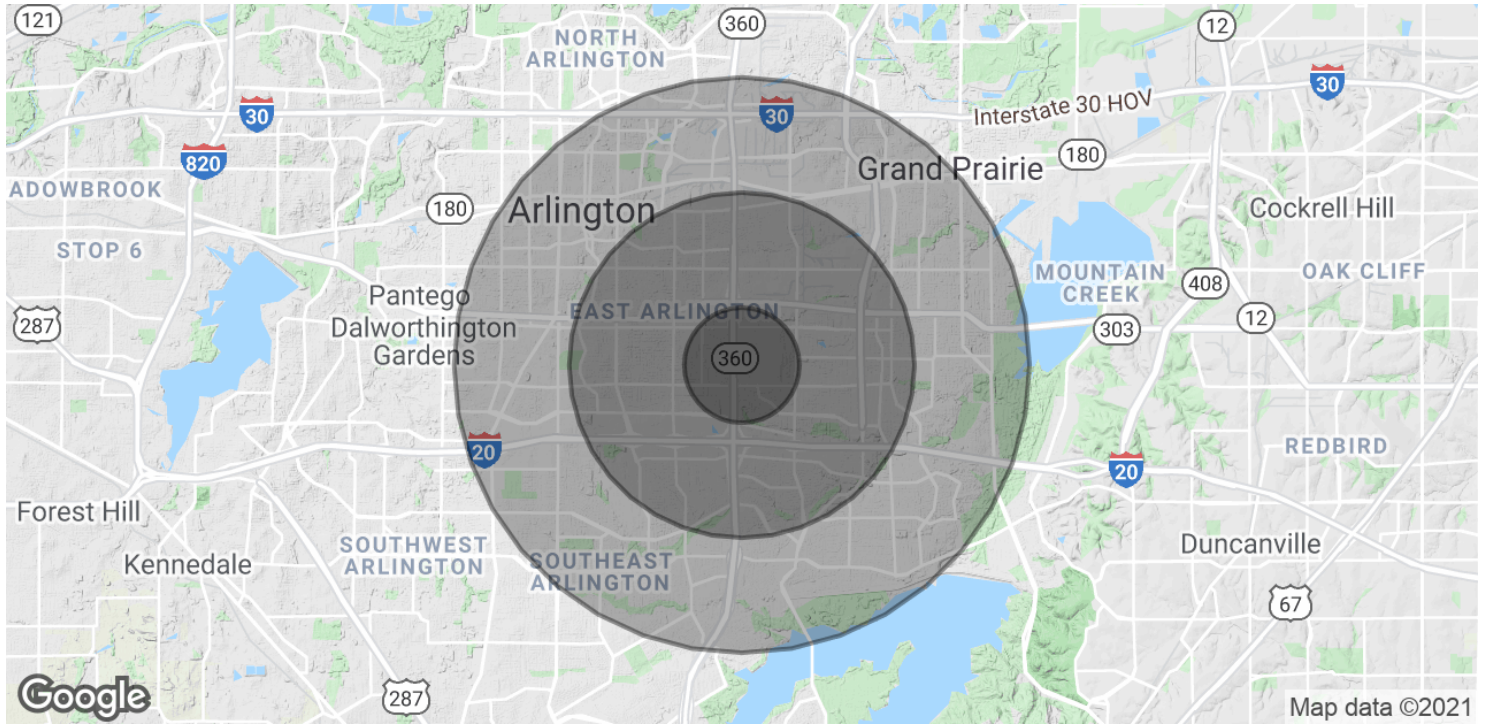
Site Plan



Location Map



Demographics Map & Report



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 15,292 | 124,903 | 294,061 |
| Average age | 27.2 | 28.5 | 29.6 |
| Average age [Male] | 25.5 | 27.9 | 28.6 |
| Average age [Female] | 28.6 | 29.1 | 30.6 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 5,188 | 40,256 | 98,202 |
| # of persons per HH | 2.9 | 3.1 | 3.0 |
| Average HH income | \$49,882 | \$53,583 | \$55,061 |
| Average house value | \$105,733 | \$113,544 | \$128,329 |

* Demographic data derived from 2010 US Census