

# 11224 Limestone Dr

Balch Springs, TX 75180

Industrial  
For Sale/Lease  
Offering Memorandum



**MATTHEWS**™

# Exclusively Listed By



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# Investment Highlights

## Property Highlights

- **Strategic Industrial Location in Balch Springs (East Dallas):** Great Access to Highway 635, Offering Excellent Connectivity to Major Urban Centers and Customers.
- **Functional Warehouse with Improvements:** Open warehouse space upgraded with a new fire sprinkler system and an improved parking lot featuring newly installed concrete. Ideal For Owner Operators or Value Add Investors. Suitable For Equipment Storage, Distribution, Service Providers and Contractors.
- **Flexible Zoning and Strong Upside:** Commercial Zoning Allows for a Wide Range of Commercial Uses. Strong upside with light industrial and service business.
- **Smaller Footprint** and Pricing Make This an Approachable Entry Point for Buyers Looking to Gain a Foothold in Dallas' Industrial landscape.
- **Opportunity** for long-term appreciation and stable rental income.



New Parking Lot

Siddons-Martin  
Emergency Group

FUTURE  
INFRASTRUCTURE

Arroyo Vista Apartments  
±150 Units



JM&R  
BODY WORKS

Subject Property

Lockhart Apartment Homes  
±380 Units

Binford

Architectural  
Image  
Systems, LLC

McWhorter Elementary  
±702 Students

SMB  
SPACE MAKER  
DESIGNS

FERGUSON  
WATERWORKS

PAL-SERV  
THE PLA FAMILY OF COMPANIES

SRM  
CONCRETE

Chamunda  
AUTOMOTIVES, LLC.

TRASHTRUCK  
REPAIR LLC

ACCUFAST STEEL  
A WELDING SUPPLY

VISTA  
ELECTRIC LLC

GameStop AT&T  
Church's  
PANDA EXPRESS  
CHINESE KITCHEN  
Wendy's

635

±165,000 VPD

amazon

SA  
Recycling

Chad's  
Towing  
972-777-4451

Binford

Walmart  
Supercenter  
SUBWAY  
Cane's  
MURPHY  
USA

amazon

Google Earth

**11224 Limestone Dr**  
Balch Springs, TX 75180

**1,200,000 \$6.00/SF NNN**

List Price

Lease Rate

**±16,027 SF**

GLA

**1970**

Year Built

**CI**

Zoning

**±0.78 AC**

Land Acres



# Balch Springs , TX

## Market Demographics



Dallas, TX MSA

**27,181**  
Total Population

**\$70,528**  
Median HH Income

**8,472**  
# of Households

**63.9%**  
Homeownership Rate

**12,814**  
Employed Population

**33.8**  
Median Age

**\$208,200**  
Median Property Value

## Local Market Overview

The property lies within the southeastern inner ring of the Dallas–Fort Worth metroplex, in an industrial corridor with proximity to major arterials and freeway access. The immediate submarket is increasingly attractive to distribution, light manufacturing, and logistics users seeking lower-cost footprint relative to core Dallas zones. Elevated demand for industrial space in the larger DFW market has fueled leasing activity and supported occupancy rates even in secondary areas. Meanwhile, redevelopment pressures in adjacent industrial parks are pushing tenants to expand outward, bringing incremental new users to the Balch Springs–Mesquite axis.

Demographically, the surrounding area supports a stable workforce base with middle-income households, given its residential adjacency and commuter connectivity. The site benefits from accessibility to I-635, I-20, and U.S. Highways, which enhances regional trucking logistics. While direct traffic counts at Limestone Drive may require local DOT data, the property’s visibility from nearby collectors and feeder roads supports exposure to both goods movement and local service traffic.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	14,356	121,620	278,370
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	4,092	36,749	85,630
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$82,804	\$80,264	\$84,435

±11.9 Miles to Dallas, TX



### Local Market Overview

Balch Springs, located in the southeastern quadrant of the Dallas–Fort Worth metroplex, has emerged as a strategic submarket for industrial users seeking accessibility and affordability. The area benefits from proximity to major highways, including I-635, I-20, and U.S. 175, providing seamless connectivity to regional and interstate logistics routes. Industrial demand in the DFW market remains strong, and this southeastern corridor has attracted steady interest from distribution, light manufacturing, and logistics users. With industrial land becoming increasingly scarce and expensive in core Dallas markets, Balch Springs offers a cost-effective alternative with the infrastructure necessary to support modern industrial operations.

### Economic Drivers

The regional economy is powered by a combination of logistics, manufacturing, wholesale trade, and support services, all of which align with the industrial base of Balch Springs. The city sits within reach of two major intermodal hubs and benefits from Dallas County’s deep labor pool, diverse economy, and continued population growth. Industrial development continues to be supported by municipal investment in infrastructure and zoning flexibility, encouraging adaptive reuse and infill redevelopment. As e-commerce and supply chain shifts reshape logistics patterns, Balch Springs stands to benefit from its position along key freight corridors and its affordability relative to inner-ring industrial zones.

# Dallas, TX

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Greater Dallas continues to experience substantial economic expansion, driven by population growth, corporate investment, and an increasingly diverse industry base. With an estimated 2024 population of approximately 1.3 million within the city and more than 8.1 million across the Dallas–Fort Worth metro area, the region remains one of the fastest-growing metropolitan economies in the United States.

This growth is fueled by a steady influx of businesses and residents seeking opportunity, affordability, and access to a central U.S. location that facilitates national and global connectivity. The metro’s strong employment base spans finance, technology, logistics, telecommunications, energy, and healthcare, with many Fortune 500 companies maintaining headquarters or major operations in the area.

Total Population

**1,326,087**

Annual Visitors

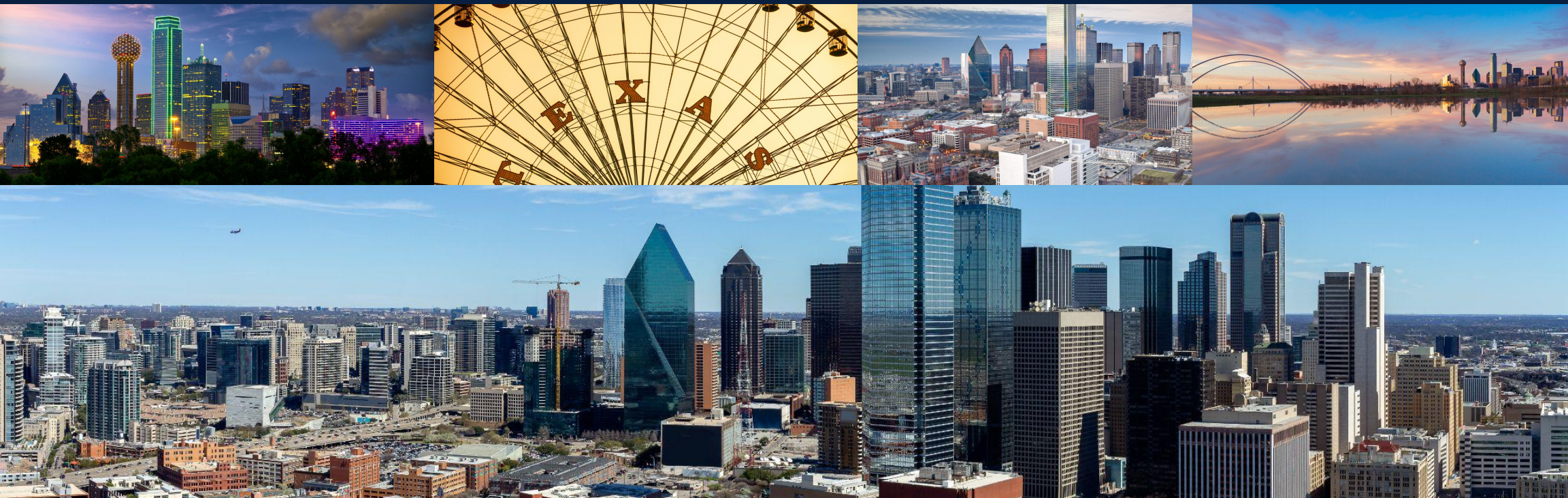
**\$11 Billion**

Tourism Economic Impact

**\$744.65 Billion**

GDP Growth

**3.2%**



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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 11224 Limestone Dr, Balch Springs, TX, 75180 ("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 Real Estate Investment Services™, 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.

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

\_\_\_\_\_  
Date