# IOS FACILITY FOR LEASE

4010 Forney Rd | Mesquite, TX 75149

**Industrial**
**Leasing Opportunity**
Offering Memorandum

**Office/Warehouse Facility on ±2 AC of Land**

MATTHEWS™

*AI Rendered Asphalt

## Exclusively Listed By


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**Broker of Record**
Patrick Graham
Lic. No. 9005919 (TX)
Firm Lic. No.: 9005919 (TX)


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# Office


# Warehouse



# Exterior


# Property Highlights

| Contact Broker | 12,000 | 2.00 AC |
|---|---|---|
| Lease Rate | Total Building SF | Lot Size |

## Property Summary

| | |
|---|---|
| Address | 4010 Forney Rd \| Mesquite, TX 75149 |
| RBA | ±12,000 SF |
| Lot Size | ±2.00 AC |
| Coverage | 13.80% |
| Zoning | (I) Industrial<br>Skyline Logistics Hub Overlay |
| Construction | Metal |
| Dock Doors | 2 Total |
| Drive In Doors | Four 12’W x 12’H Total |

# Property Outline

N
Dallas College Eastfield Campus
±18,000 Students | ±501 Employees
± 94,000 VPD
30
KING METALS
LOS ANGELES DALLAS BALTIMORE
Pepsi Bottling Group
Vending Machine Supplier
±87 Total Employees
FedEx Ground
80
± 83,550 VPD
635
Frito Lay
Warehouse
Union Pacific Railroad
Supports approximately ±122,800 jobs and $8.7 billion in labor income
Walmart Supercenter
SCHNEIDER NATIONAL
Transportation Service
±800 Total Employees
UPS
Distribution Center
±3,000 Total Employees
Subject Property
MAT
MIDWEST AIR TECHNOLOGIES, INC.
Manufacturer
±200 Employees
Buckner Blvd ± 38,800 VPD
± 167,000 VPD
sam's club
CHEP
A Brambles Company
Corporate Office
±75 Total Employees
IFCO
Warehouse
±120 Employees
Coca-Cola SOUTHWEST BEVERAGES
Warehouse
±300 Total Employees
Stevens Transport
DRIVER FOCUSED. PEOPLE DRIVEN.
352
± 21,880 VPD
PENGUIN PACKAGING SOLUTIONS
Veritiv
Smurfit Westrock
RAINSTAMP RM MANUFACTURING
Skyline Industrial Village
±5,000 Total Employees
Walmart Neighborhood Market
STORAGE Rentals of America
Holiday Inn
Hampton
TOWNEPLACE SUITES BY MARRIOTT
635

# Mesquite , TX

## MARKET DEMOGRAPHICS

**150,000**
Total Population

**$71,800**
Median HH Income

**80,000+**
Warehouse Workers Within 10 Miles

**75,000**
Employed Population

**18.5%**
% Bachelor's Degree

**I-20, I-30, I-635 & US-80**
Four-Highway Connectivity

### Local Market Overview

Mesquite, Texas is an established suburban community located east of Dallas, offering convenient access to the broader Dallas–Fort Worth Metroplex. The city benefits from strong regional connectivity and continues to attract residents and businesses seeking proximity to major employment centers while maintaining a suburban setting.

The local economy is supported by a diverse mix of employment drivers across retail, service, logistics, and light industrial uses. Commercial activity is concentrated along primary corridors, where established retail centers and service-oriented businesses serve both local residents and surrounding communities. Ongoing public and private reinvestment has contributed to stable market conditions and sustained demand for neighborhood-serving commercial properties.

| Population | 1-Mile | 3-Mile | 5-Mile |
|---|---|---|---|
| Current Year Estimate | 8,022 | 136,315 | 330,044 |
| **Households** | **1-Mile** | **3-Mile** | **5-Mile** |
| Current Year Estimate | 2,798 | 45,299 | 111,854 |
| **Income** | **1-Mile** | **3-Mile** | **5-Mile** |
| Average Household Income | $86,717 | $81,382 | $94,362 |

DFW, TEXAS

# DALLAS-FORT WORTH, TX

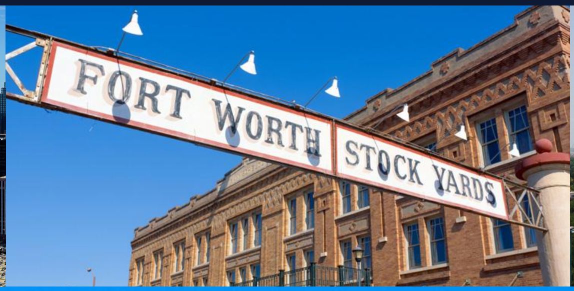
The Dallas-Fort Worth metropolitan area is distinguished by its exceptional and consistent population growth, demonstrating its strong regional allure. The Dallas-Fort Worth metroplex has witnessed exceptional growth from 2019 to 2024, solidifying its position as one of the fastest-expanding regions in the United States, at over 10% during the period. Recent data highlight this surge, with DFW adding approximately 177,922 residents from 2023 to 2024, pushing the total population to around 8.3 million. This increase, with over 650,000 new residents since 2020, is fueled by strong domestic migration, as individuals relocate for its thriving job market and affordable living. This influx of young professionals contributes to more households, underscoring the region's appeal as a prime location for long-term residence.

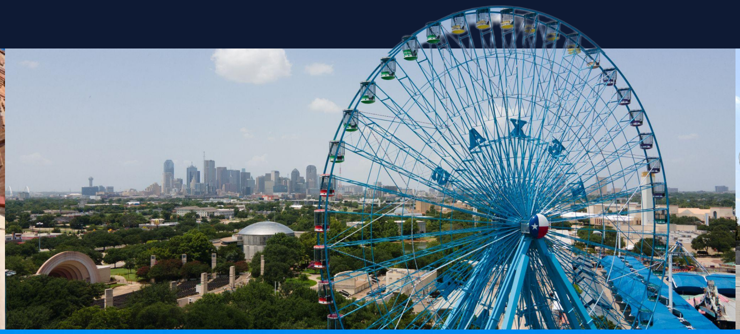
**Total Population**
8.3 million+

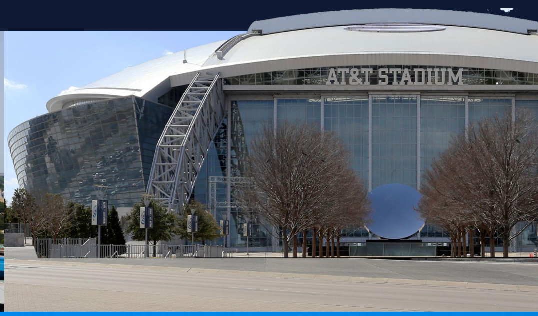
**Median HH Income**
$89,713

**Annual Visitors**
75.5 Million+

**GDP**
$745+ Billion



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TREC
TEXAS REAL ESTATE COMMISSION

# 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.*

EQUAL HOUSING OPPORTUNITY

**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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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 ____________