

# Property Package



**EBG**  
EUREKA BUSINESS GROUP



# FOR LEASE

**11975 Cleveland Gibbs Rd**  
Roanoke, TX 76262

**Joseph Gozlan**

P: (903) 600-0616

E: [Joseph@ebgtexas.com](mailto:Joseph@ebgtexas.com)

**1,500 SF**

**Industrial Building**

# Executive Summary



This meticulously maintained building is located in the Roanoke Airport industrial park area, which is outside city limits (no zoning!) and offers a variety of uses for your business, your storage needs, a hobby shop, big boy toys storage and more.

No autobody shops, mechanics or hazardous materials allowed!

Property Profile	
Available SF:	1,500
Type:	Flex/Industrial
Secondary Type:	Storage
Year Built:	2009
Construction:	Metal
Bay Doors:	12x12 Roll Up
Zoning:	Outside City Limits

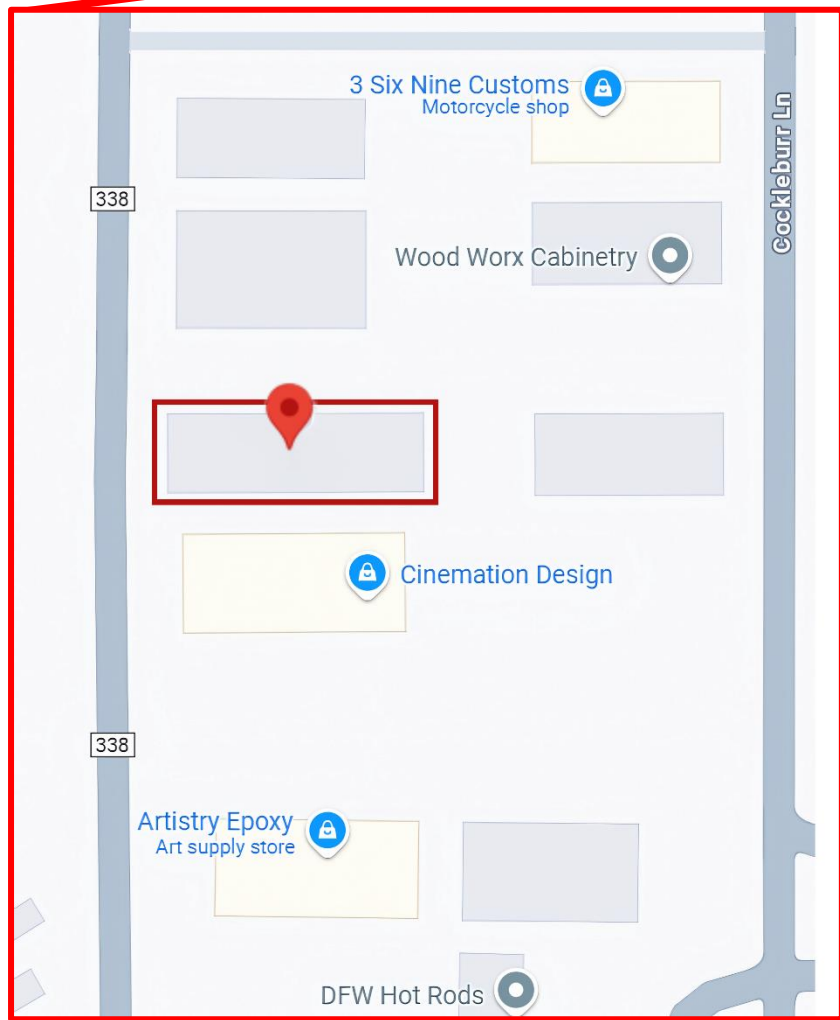
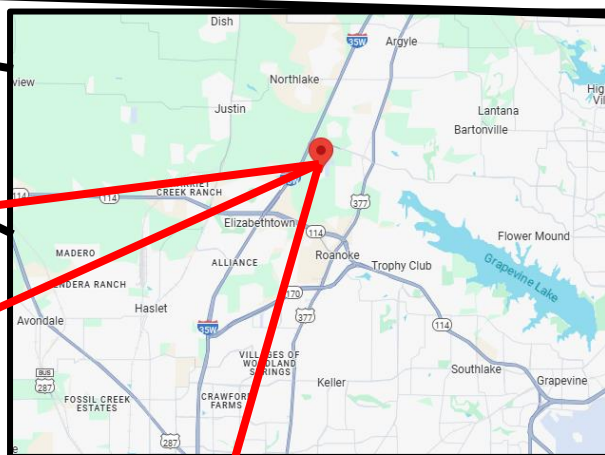
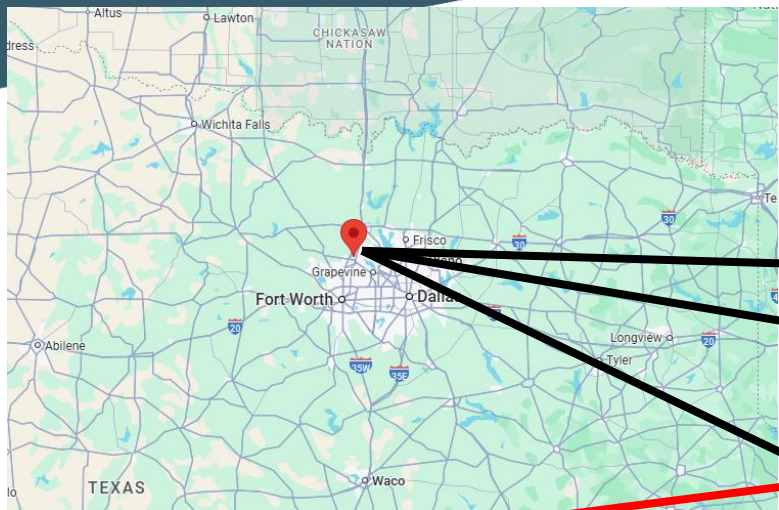
- **Term:** Negotiable
- **Rent:** \$15.60/SF/YR
- **SF available:** 1,500
- **No Zoning!**
- **Easy access to I-35**
- **Easy access to Hwy 377**
- **Available:** Immediately



# Pictures



# Location

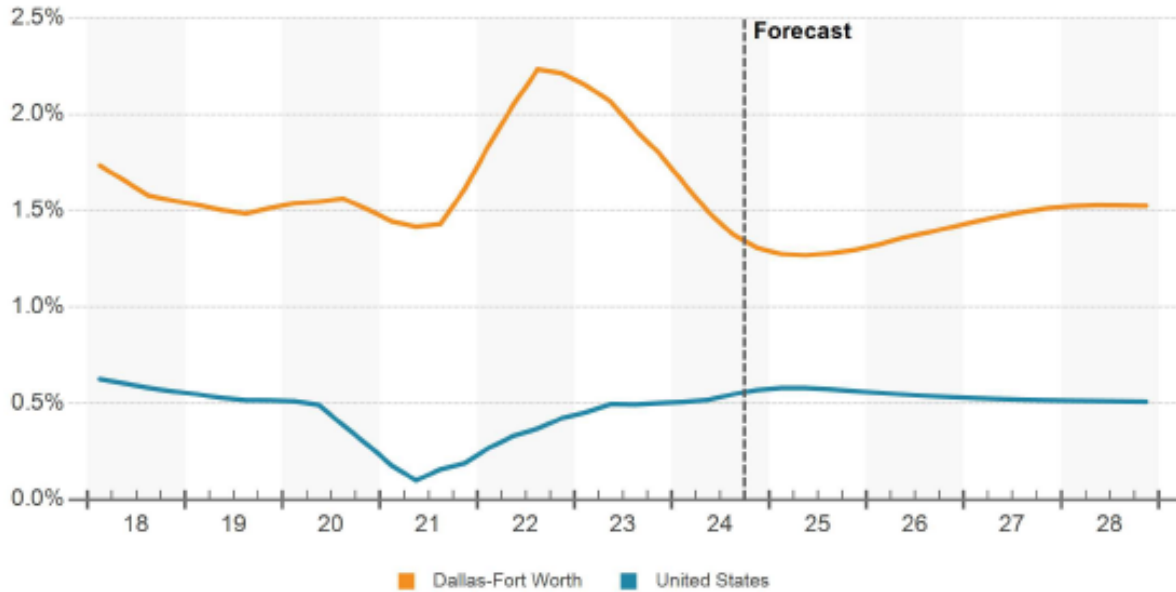


# Demographics

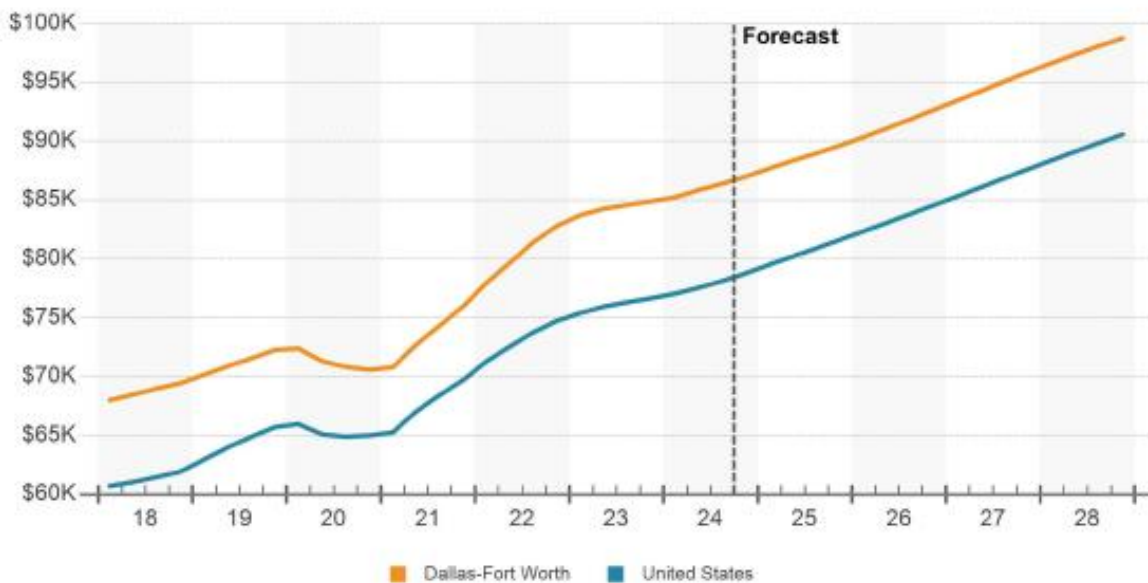
## Dallas-Fort Worth Economic Summary

Dallas-Fort Worth Industrial

### POPULATION GROWTH (YOY %)



### MEDIAN HOUSEHOLD INCOME



# Market

## NE Tarrant/Alliance Submarket Summary

NE Tarrant/Alliance Industrial

North East Tarrant/Alliance is one of Dallas-Fort Worth's primary industrial nodes, featuring some of North Texas' newest, most efficient warehouse buildings. Hillwood's 26,000-acre master-planned AllianceTexas development has made an outsized impact on the area.

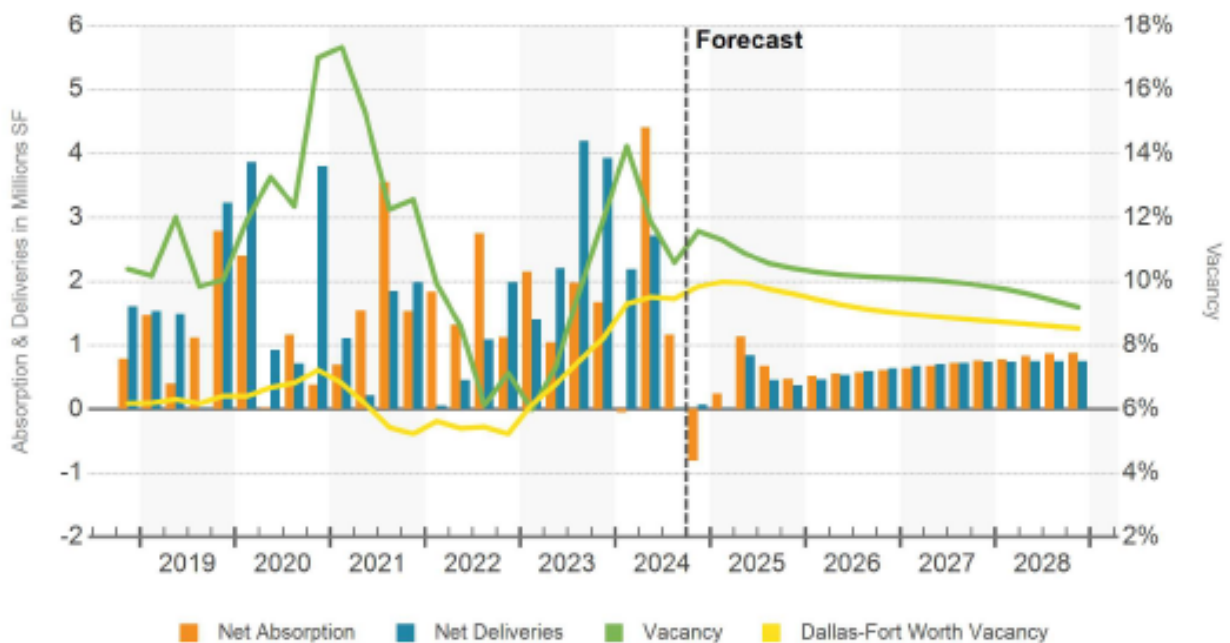
NE Tarrant/Alliance ranks among the most active in terms of new development with 49.9 million SF added in the past decade. The pace of construction is rolling over with 1.0 million SF of development currently underway. Meanwhile, demand is working to keep up with supply as tenants moved into 6.0 million over the past year. New tenants range from 3PL companies like ITS Logistics or DHL Supply Chain to large retail distribution networks like Dollar General's newly opened million-square-foot center. Users seeking vast swaths of open space built to modern specifications have no shortage of options in this submarket.

While by no means the highest in the Dallas-Fort Worth market, NE Tarrant/Alliance has seen vacancies increase in recent quarters due to supply-side pressures and a lackluster absorption period in the first quarter of 2024.

This was partly due to a significant 788,000 SF vacancy in the Alliance Gateway industrial park. Walmart, which had previously occupied all of Building 11, moved out of its space to consolidate regional distribution efforts in a new facility in Lancaster.

The submarket benefits from enhanced connectivity through air transportation provided by Perot Field Fort Worth Alliance Airport. This airport is the second-largest in Dallas-Fort Worth and serves the distinction of being the world's first dedicated industrial airport. Amazon Air has established a regional hub here to improve delivery services for Prime members and expand their existing national distribution networks. Situated on the airport's west side, the Fort Worth Air Hub encompasses a package sorting and air cargo facility. Another primary demand driver, the Alliance Global Logistics Hub (built around the BNSF Alliance Intermodal Facility), is one of the nation's premier inland ports near the airport. Solid economic underpinnings and the unique transportation infrastructure provided by rail, road, and air will serve the submarket well in the future.

### NET ABSORPTION, NET DELIVERIES & VACANCY



# Contact

**For property inquiries or tour scheduling:**



**EBG**  
EUREKA BUSINESS GROUP

**Joseph Gozlan**

**Broker**

M: (903) 600-0616

E: [Joseph@EBGTexas.com](mailto:Joseph@EBGTexas.com)

W: [www.EBGTX.com](http://www.EBGTX.com)

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## **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eureka Business Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Eureka Business Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eureka Business Group in compliance with all applicable fair housing and equal opportunity laws.







# Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **ABROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **ASALESAGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**ABROKER'SMINIMUMDUTIESREQUIREDBYLAW(Aclientisthepersonorpartythatthebrokerrepresents):**

- Put the interest 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 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.

Joseph Gozlan	0593483	Joseph@EBGTexas.com	(903)600-0616
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	LicenseNo.	Email	Phone
Designated Broker of Firm	LicenseNo.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	LicenseNo.	Email	Phone
Sales Agent/Associate's Name	LicenseNo.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	