



PROPERTY PROFILE



- Name:** Sunbelt East
- Availability:** Build-to-suit for lease or ground lease
- Location:** Northside of 4551 Sunbelt Drive, approximately 440 feet west of Addison Road in the Town of Addison, Texas 75001 (Dallas County)
- Land Area:** Approximately 1.0382 acres or 45,226 square feet
- Building Area:** Up to approximately 15,000 sf available, divisible into four suites
- Parking:** Ample surface parking
- Loading:** At this time, loading is expected to be grade level
- Maintenance:** Tenant will be responsible for and pays directly for its janitorial service, utilities, interior maintenance, and waste disposal. Landlord to be responsible for and Tenant reimburses Landlord for the exterior walls, roof, common areas, building insurance, and real estate taxes. Building will be owned and managed locally.



Signage: Monument and building signage is expected to be available. With Landlord's written approval, Tenant may, at Tenant's expense, erect a sign on the exterior of the building and on the monument sign in quality, design, and size per Landlord's sign specifications.

Access: Frontage
Approximately 226'± on Sunbelt Drive, a two-lane, 37-foot concrete, undivided thoroughfare on a 60' ROW

Thoroughfares

- To the east is Addison Road, a north-south, four-lane, undivided thoroughfare
- To the west is Midway Road, a north-south, six-lane, divided thoroughfare
- To the north is Trinity Mills Road, an east-west, six-lane, divided thoroughfare
- To south is Keller Springs Road, an east-west, multi-lane, thoroughfare
- The Addison Airport Toll Tunnel connects Keller Springs Road from Addison Road to Midway Road by going under Addison Airport

Highways

- To the east is the Dallas North Tollway, which is a major spoke extending out of downtown Dallas. It connects to LBJ Freeway to the south and George Bush Turnpike to the north providing access to all points in the Dallas/Fort Worth area.
- To the south is LBJ Freeway (I-635) is a major loop highway around Dallas
- To the north is President George Bush Turnpike (PGBT) (SH-190) is another major loop around Dallas

Transit: The Town of Addison and Dallas Area Rapid Transit (DART) have established a transit center on the south side of the St. Louis & Southwestern Railroad and along Arapaho Road between Quorum and Addison Road. The rail line has been acquired by DART and is part of



their long-term plan for providing rail service to the area. In the short-term, the center is used as a bus transfer station and park & ride facility. Light rail service is scheduled to for 2019.

Utilities:

Utility	Size	Location	Supplier
Water	12"	South side of Sunbelt	Addison
Sanitary Sewer	8"	South side of property	Addison
Storm		North side of Sunbelt	Addison
Gas		North side of Sunbelt	Atmos
Electric		North side of Property	Oncor

Zoning:

Commercial-1. Permitting office, showroom, warehouse, and flex space

Current Use:

Vacant

Adjoining uses:

The property is located in the Sunbelt Business Park

- West: 1.0382-acre vacant tract of land
- North: 137,992± square-foot, tilt-wall office building
- East: 16,000± square-foot, tilt-wall aggregate, single-tenant office warehouse building
- South: 13,000± square-foot, office building and a 63,424 square-foot, four-building, tilt-wall office warehouse complex

Area:

Nearby are:

- Addison Circle (Urban Community District) combines extensive park and median greenscape with upscale residential condominium homes, multi-family homes, and small retail shops on both sides of Quorum Drive and high-rise office along the Dallas North Tollway.
- Addison Airport is a public facility owned by the Town of Addison. It features an FAA control tower, 24-hour customs, 7,200-foot runway, 90,000 operations annually, 700 based aircraft, and is home to the Cavanaugh Flight Museum



- Public facilities:** Emergency Services
- Police: Northwest corner of Addison Road at 4799 Airport Parkway, which is across the street from the property
 - Fire: Station #1 is at the southwest corner of Addison Road at 4798 Airport Parkway, which is across the street from the subject property
- Education
- Dallas County Community College – Brookhaven Campus is located at 3939 Valley View Lane
- Parks
- Addison Circle Park is located at 4950 Addison Circle Drive (1.6 miles away)
 - Quorum Park is located at 16201 Quorum Drive (1.1 miles away)
 - North Addison Park Trail is located at 17001 Addison Road (0.8 miles away)
- CIP:** Planned capital improvement projects in the area:
- DART has plans to bring rail service to the Addison Transit Center
- Topography:** Gently sloping from north to south
- Principals:** Texas law requires all real estate licensees to give the Texas Real Estate Commission’s (TREC) Information About Brokerage Services to prospective buyers, tenants, sellers, and landlords. In addition, the TREC also requires its licensees to post the Texas Real Estate Commission’s Consumer Protection Notice. Links to both are available on the homepage.
- Brokers:** Broker(s) and agent(s) may register their client by requesting a Registration Letter



Information:

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Exhibits:

The following exhibits are available on this property's home page:

- Street Map
- Aerial Map
- Site Plan
- Drive Time Map