



PROPERTY PROFILE

- Name:** Sunbelt West
- Availability:** Build-to-suit for lease or ground lease
- Location:** Northside of 4201 Sunbelt Drive, approximately 200 feet north of Westgrove Drive in the Town of Addison, Texas 75001 (Dallas County)
- Land Area:** Approximately 3.8426 gross acres or 167,382 square feet
- Building Area:** 42,855 sf available, divisible into three suites, 24-foot clear height
- Parking:** Ample parking for high-density uses (3.5:1,000)
- Loading:** Dock-height and ramp-to-grade will be available
- Maintenance:** Tenant is responsible for and pays directly for its janitorial service, utilities, interior maintenance, and waste disposal. Landlord is responsible for and Tenant reimburses Landlord for the exterior walls, roof, common areas, building insurance, and real estate taxes. Building is owned and managed locally.
- Signage:** Monument and building signage will 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 593.85'± 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 the 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"	SWC of property	Addison
Storm		Northside of Sunbelt	Addison
Gas		Northside of Sunbelt	Atmos
Electric		Northside of Property	Oncor

Zoning:

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

Current Use:

Agriculture



- Adjoining uses:** The property is located in the Sunbelt Business Park
- West: 70,000± square foot, tilt-wall, aggregate, multi-tenant office warehouse building
 - North: 94,000± square-foot, tilt-wall office warehouse
 - East: 11,000± square-foot, brick office building
 - South: 25,000± square-foot, tilt-wall office warehouse

- 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, Farmer's Branch, TX 75244

- 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)
 - There is creek on the east edge of the property



- 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. There is a creek on the east property line.
- 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
- Price:** Call agent to discuss build-to-suit or ground lease options
- Information:** Hope Realty. Attention: Michael S. Hope
US Mail: Post Office Box 427, Addison, TX 75001
Delivery: 15842 Addison Road, Addison, TX 75001
Telephone: 972/239-1325
E-mail: E-mail: mike@hwktx.com
Web: www.HopeRealty.com
- Exhibits:** The following exhibits are available on this property's home page:
- Street Map
 - Aerial Map
 - Site Plan
 - Drive Time Map
 - Flyer