



FOR SALE



**1604 & 1518 Peavy Rd
Dallas, Texas 75228**

PROPERTY OVERVIEW

PROPERTY SIZE :

1604 Peavy Rd: 19,340 SF $\pm$ on 1.24 Acres $\pm$

1518 Peavy Rd: 22,400 SF $\pm$ on 0.85 Acres $\pm$

Total Building Area: 41,740 SF $\pm$

Total Land Area: 2.09 Acres $\pm$

SALE TYPE :

Industrial Investment Portfolio

PROPERTY HIGHLIGHTS :

Originally established as SRS Roofing Supply's second ever location, the property remains a critical operating facility.

100% Leased Investment Opportunity

Two (2) Building Industrial Portfolio

Tenant: SRS Roofing Supply

Wholly-Owned Subsidiary of The Home Depot (NYSE: HD)

Investment Grade Credit ('A' Rating – S&P Global)

Tenant Occupancy Since 2008

Paved & Secured Outdoor Storage

Well-Located North East Dallas Industrial Asset

Quick Access to Major Transportation Corridors



OVERVIEW

This rare opportunity offers the acquisition of a 100% leased, two (2) building industrial investment portfolio totaling approximately 41,740 SF $\pm$ situated on 2.09 Acres $\pm$ in Northeast Dallas. The portfolio is fully occupied by SRS Roofing Supply, a wholly-owned subsidiary of The Home Depot, Inc. (NYSE: HD), an investment-grade company with an 'A' credit rating by S&P Global and approximately \$330 billion in market capitalization. Originally established as SRS Roofing Supply's second-ever location, the property has successfully operated since 2008, demonstrating a long-term commitment to the site. The portfolio features paved and secured outdoor storage, functional warehouse layouts, and excellent industrial utility, providing investors with a stable income-producing asset backed by exceptional tenant credit.

1604 PEAVY RD

BUILDING INFORMATION

Building Area: 19,340 SF ±

Land Area: 1.24 Acres ±

Approx. 12'–20' Clear Height

GRADE LEVEL DOORS

One (1) 14' H × 18' W Grade-Level Door

One (1) 12' H × 18' W Grade-Level Door

BUILDING FEATURES

Functional Warehouse Layout

Paved Outdoor Storage

Covered Outdoor Storage





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The information contained herein was obtained from sources believed reliable; however, Bates Real Estate Company makes no warranties, or representations as completeness of accuracy thereof. The presentation submitted subject to errors, omissions, change of price, or conditions, prior sale or lease, or withdrawal notice.

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TYLER MARKWOOD

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1518 PEAVY RD

BUILDING INFORMATION

Building Area: 22,400 SF $\pm$

Land Area: 0.85 Acres $\pm$

Approx. 11'-15' Clear Height

GRADE LEVEL DOORS

One (1) 10' H $\times$ 10' W Grade-Level Door

One (1) 13' H $\times$ 13' W Grade-Level Door

BUILDING FEATURES

Drive Through Buildings

Fully Sprinklered

Functional Warehouse Layout

Paved Outdoor Storage

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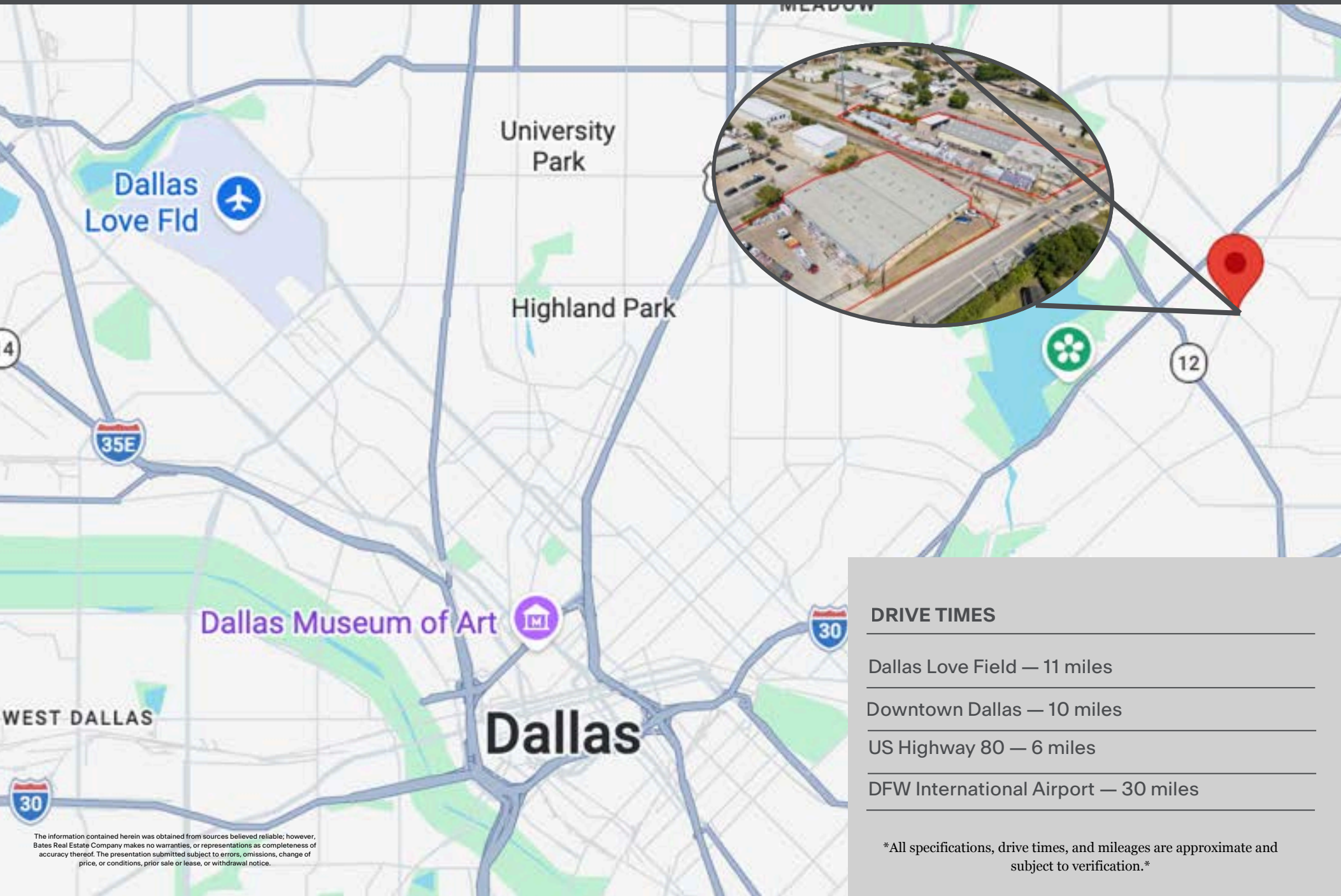
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DRIVE TIMES

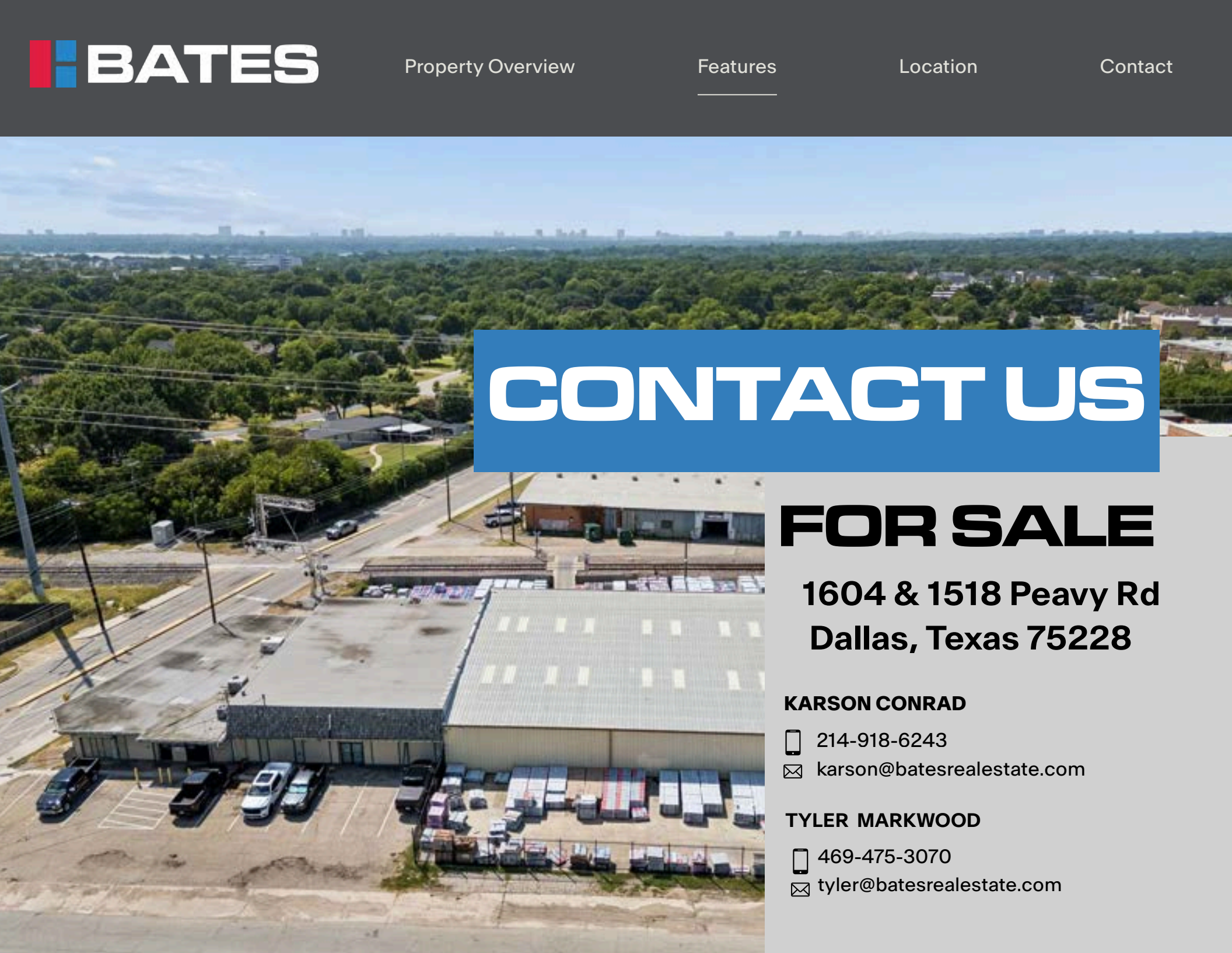
Dallas Love Field — 11 miles

Downtown Dallas — 10 miles

US Highway 80 — 6 miles

DFW International Airport — 30 miles

All specifications, drive times, and mileages are approximate and subject to verification.

An aerial photograph of a large industrial property. The main building has a light-colored corrugated metal roof and a dark-colored lower section. A large parking lot in front of the building is filled with various vehicles, including cars and trucks. The surrounding area is lush with green trees, and a city skyline is visible in the far distance under a clear blue sky.

CONTACT US

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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.

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Buyer/Tenant/Seller/Landlord Initials		Date		