



# HARRY HINES INDUSTRIAL

2604 Freewood Dr.  
Dallas, TX 75220

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**12** HARRY HINES INDUSTRIAL  
SUB-MARKET

EXCLUSIVELY PRESENTED BY:

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# INVESTMENT HIGHLIGHTS

Harry Hines Industrial is a ~24,000 square foot industrial property located at 2604 Freewood Dr. Dallas, TX 75220. The property is strategically located at the hard-corner of Freewood Dr. and Shady Trail in the Harry Hines Industrial sub-market, one of the strongest industrial sectors in Dallas / Ft. Worth. HH Industrial offers extra-heavy power, a grease-trap for food production, ample parking, and features three (3) main open interior areas.

The building will be conveyed vacant at closing presenting the chance for an owner/user to customize the space to meet their business needs, or for an investor looking for their piece of this strong sub-market.



# PROPERTY SUMMARY

Offering Price	ASK AGENT
Price PSF	ASK AGENT
Occupancy	VACANT at closing
Building Sq. Ft.	~23,250 sq. ft. (per appraisal district)
Year Built	1965
Lot Size	~0.95 AC (41,482 sq. ft.)
County	Dallas

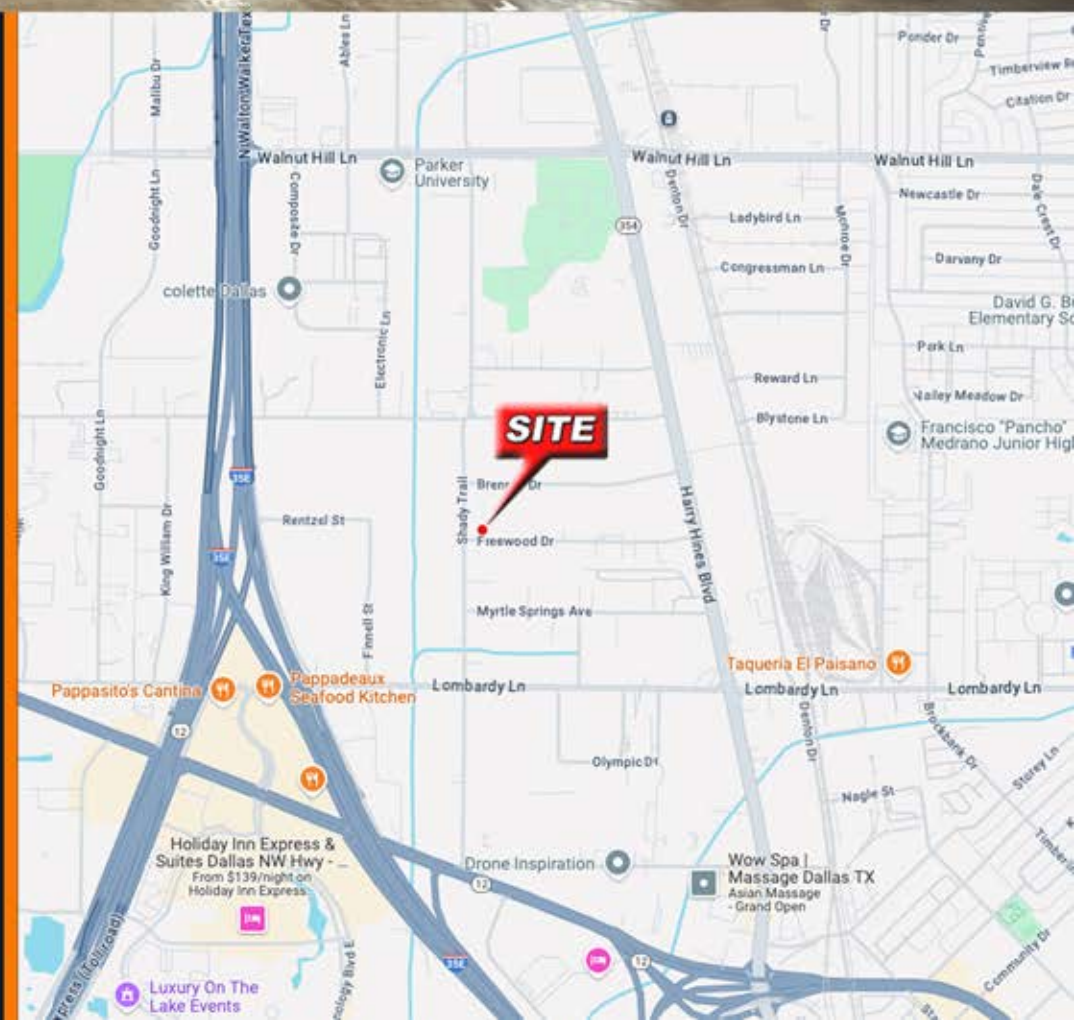




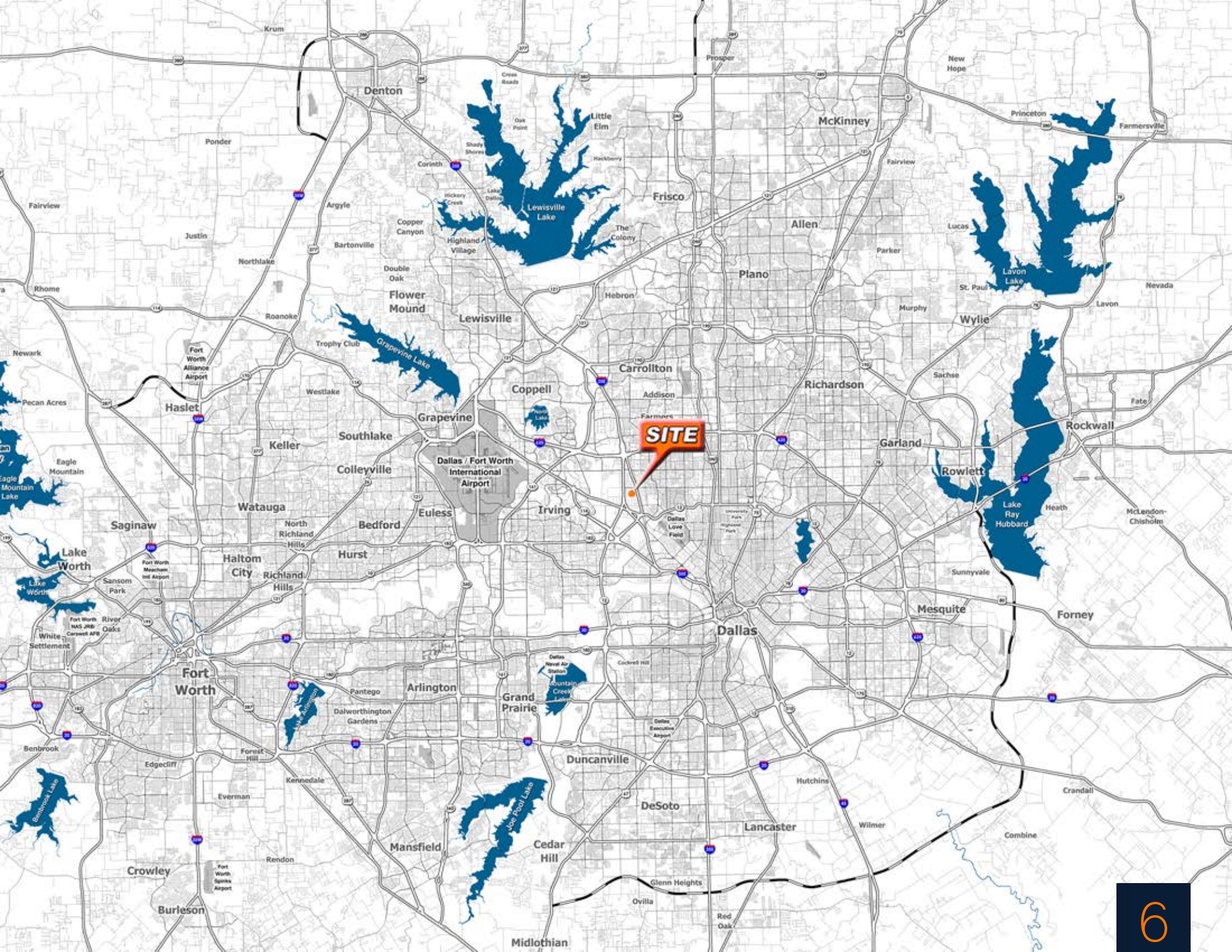


## BUILDING HIGHLIGHTS

- The build was previously occupied by a food-production company and has the infrastructure for such use (including building layout, power, exhaust, grease trap, etc).
- Parking exists in both the front and back of the property making it easy for both employees and visitors to conveniently park.
- Clear heights throughout the building range from 16' to 18' with 3 main open areas throughout the property.
- ~ 5,000 sq ft of air-conditioned office space including private office, conference room, break room, bathrooms, and private shift-manager office.
- HVAC, roof, foundation, and all in good condition.







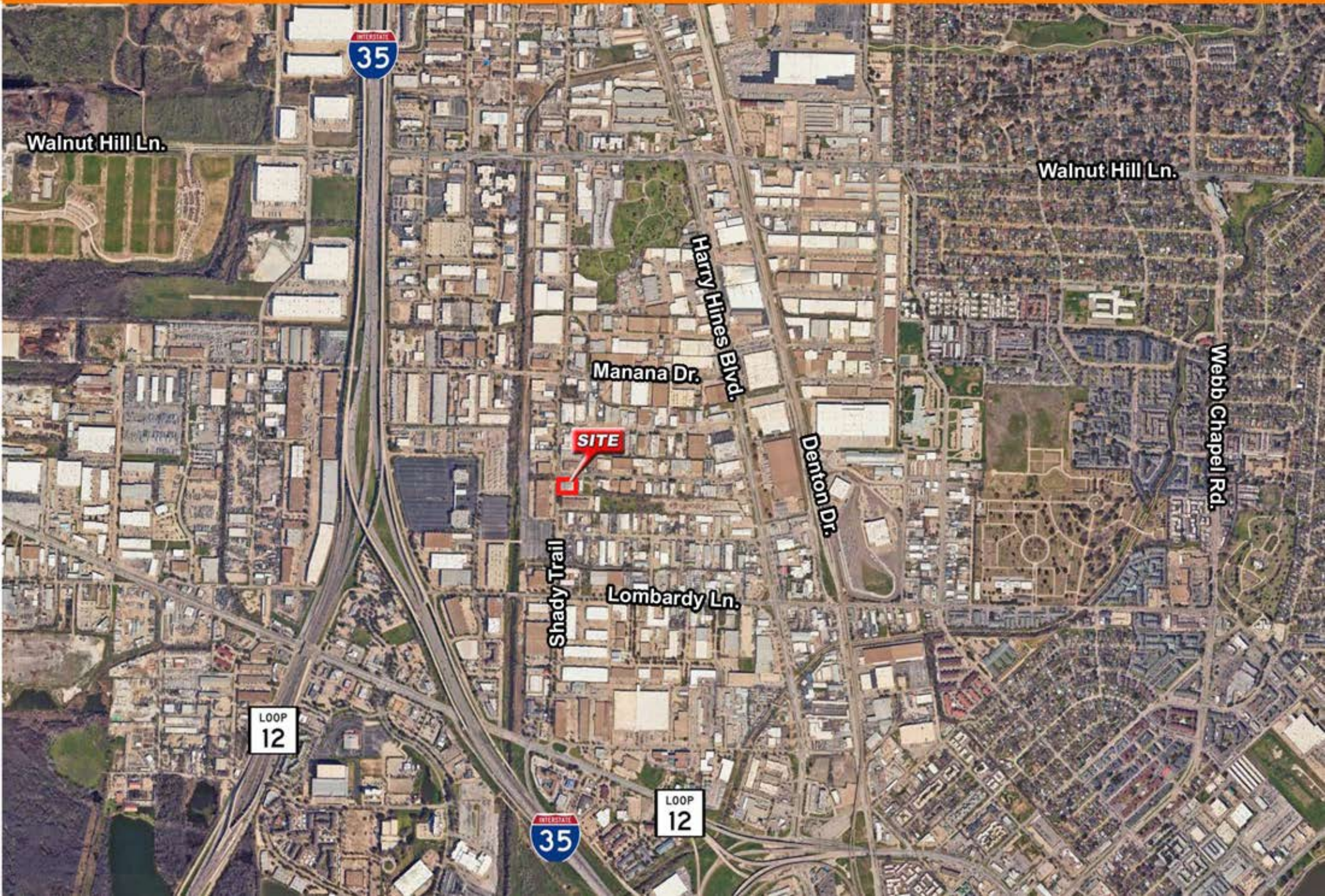


# AERIAL





# AERIAL



Walnut Hill Ln.

Walnut Hill Ln.

Webb Chapel Rd.

Harry Hines Blvd.

Manana Dr.

Denton Dr.

Lombardy Ln.

Shady Trail

INTERSTATE  
35

LOOP  
12

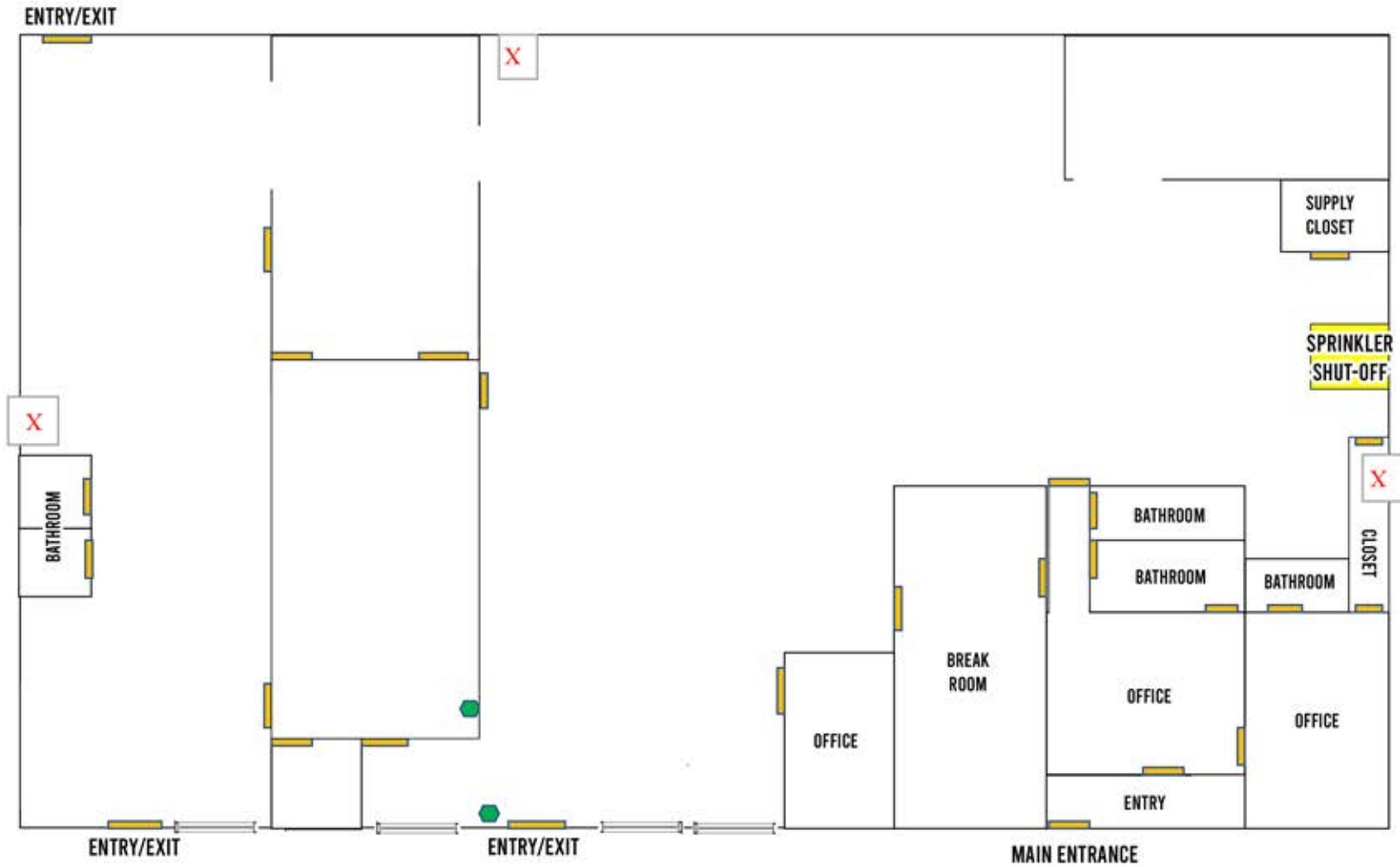
INTERSTATE  
35

LOOP  
12

SITE



# FLOOR PLAN









INCOME	2024 (ACTUAL)	PRO FORMA (year 1)
Net Income		\$ 209,250.00
<b>NET OPERATING INCOME (NOI)</b>		<b>\$ 209,250.00</b>

### REIMBURSABLE EXPENSES

		est. 3% annual increase
Real Estate Taxes	\$ 26,323.88	\$ 27,113.60
Insurance	\$ 24,177.69	\$ 24,903.02
Common Area Maintenance (CAM)	\$ -	\$ -
Management Fee	\$ 3,000.00	\$ 3,090.00
Repairs & Maintenance	\$ -	\$ -
Other	\$ 1,250.00	\$ 1,287.50
<b>TOTAL REIMBURSABLE EXPENSES</b>	<b>\$ 54,751.57</b>	<b>\$ 56,394.12</b>

### TENANT EXPENSES

Utilities	
Water	requested from previous Tenant
Gas	requested from previous Tenant
Electric	requested from previous Tenant
Landscaping	requested from previous Tenant
<b>TOTAL UTILITY EXPENSES</b>	<b>\$ -</b>

### LOAN ASSUMPTIONS (OPTION 1)

Loan Amount:	\$2,600,000.00
Down Payment (Cash @ Closing)	\$ 650,000.00
Amortization (# years)	30
Interest Rate:	7%

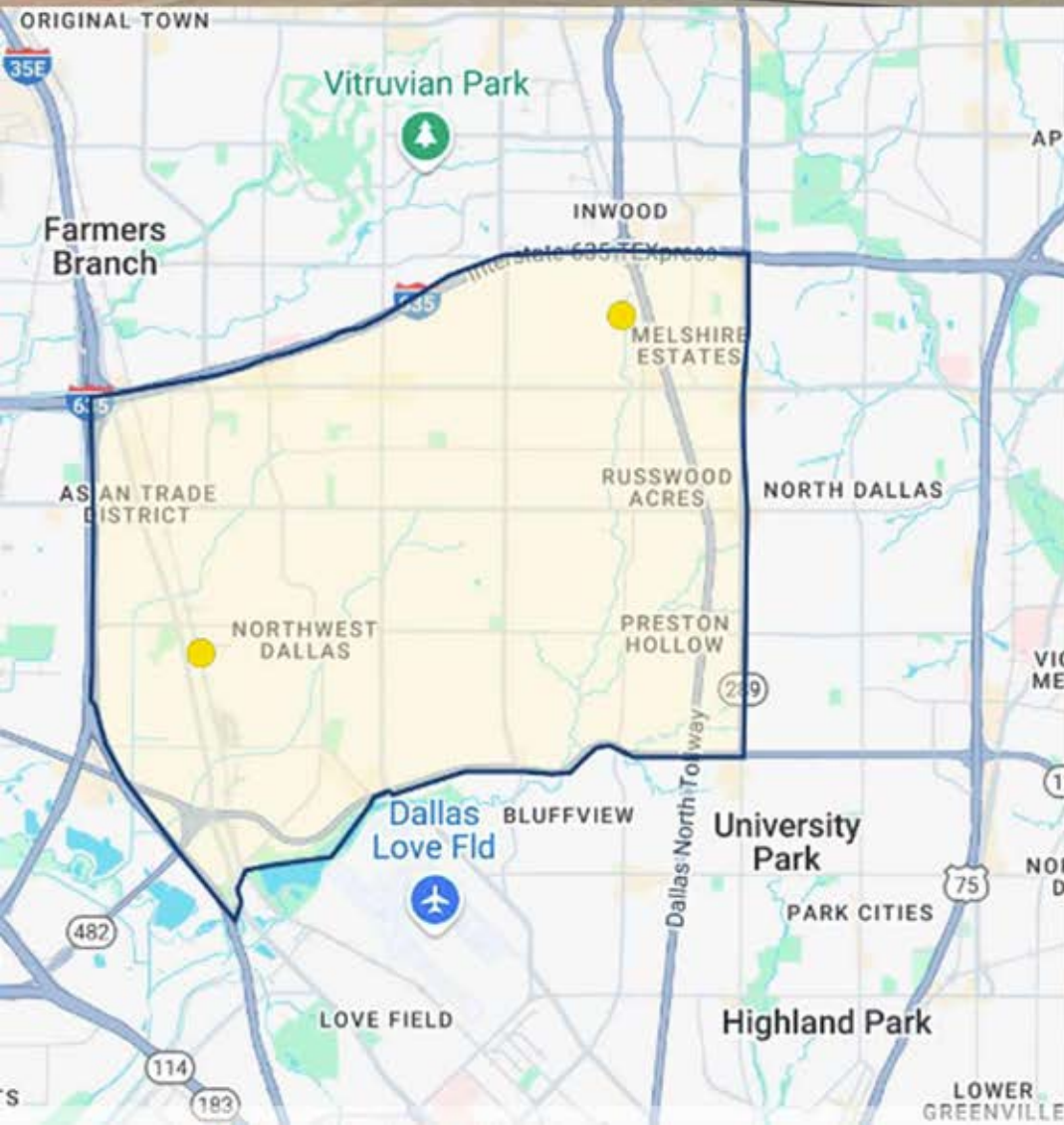
<b>Principal + Interest (annual)</b>	<b>\$ 207,576.00</b>
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### LOAN ASSUMPTIONS (OPTION 2)

Loan Amount:	\$2,250,000.00
Down Payment (Cash @ Closing)	\$1,000,000.00
Amortization (# years)	30
Interest Rate:	7%

<b>Principal + Interest (annual)</b>	<b>\$ 179,628.00</b>
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## About Harry Hines Industrial

East Hines North is an in-town industrial submarket totaling 22.8 million SF of inventory. Most industrial stock comprises industrial facilities of 100,000 SF or smaller built during previous construction cycles in the 1980s, making it more attractive for local users and manufacturers over major distributors or 3PLs. Most of this industrial inventory runs along Harry Hines Blvd. and North Stemmons Freeway (I-35), offering tenants direct access to many of Dallas's largest population centers.

The lack of supply has contributed to tighter vacancies within this submarket. East Hines North carries a vacancy of 5.6%, compared to the Dallas-Fort Worth average of 9.4%, which has expanded dramatically in the last several years thanks partly to a slew of speculative construction in outer submarkets. In comparison, East Hines North has been relatively insulated from new supply for decades, a trend that is unlikely to change due to high land costs and a lack of large tracts suitable for modern industrial facilities.

### KEY INDICATORS

On the opposite end of the supply side, it has also been spared from widespread demolitions that are more common in other submarkets closer to the urban core. This is partially explained by the strong tenant base and low vacancies, but also thanks to the geography of most of this inventory. Unlike areas like the Design District, there are very few industrial-heavy portions of this submarket that would make for attractive redevelopment opportunities for conversion into office or multifamily, keeping the pressure to demolish limited. If absorption follows a similar trend to what was observed in 2024, the negative net absorption could encourage some developers to consider renovations or demolitions.

At \$10.70/SF, rents in East Hines North are marginally above the market average. Compared to peer submarkets, like the nearby North Stemmons/Valwood, rents are typically higher but still trail behind more in-town submarkets like North Trinity and Central East Dallas. Annual rent growth continues to trend positively at 3.6%. Over the short term, rent growth is anticipated to normalize.

INFORMATION PROVIDED BY COSTAR AND DEEMED RELIABLE BUT NOT VERIFIED.



# CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from LOW SKY COMMERCIAL REAL ESTATE CO. and it should not be made available to any other person or entity without the written consent of LOW SKY COMMERCIAL.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to LOW SKY COMMERCIAL. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. LOW SKY COMMERCIAL has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, LOW SKY COMMERCIAL has not verified, and will not verify, any of the information contained herein, nor has LOW SKY COMMERCIAL conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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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.

**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.

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Designated Broker of Firm & Sales Agent	License #	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date