



4180 CR 4111

Campbell, TX

12,000 SF | 2.94 Acres

5 Dock High Doors

4 Grade Level Doors

3 Phase Power Converters

No Zoning



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PROPERTY

overview

This 12,000 square-foot flex space is located at 4180 County Road 4111, Campbell, Texas. The property sits on just under three acres with no zoning. Located just four minutes from Highway 24 and less than 10 minutes from Interstate 30, the site has easy access to major traffic ways through Hunt County. The 10,000 square-foot warehouse features five dock high doors, four grade level doors, heating units, restroom, two Single Phase to 3 Phase Converters, and much more. The additional 2,000 square-feet of office includes a reception, break room, four private offices, restroom, and upstairs loft with three more offices. This site would be perfect for any manufacturer, distribution, or several other light industrial uses.
(The smaller structure shown on the property is not included.)









DEMOGRAPHIC

o v e r v i e w

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103,394

2021 Estimated Population
Hunt County

\$57,467

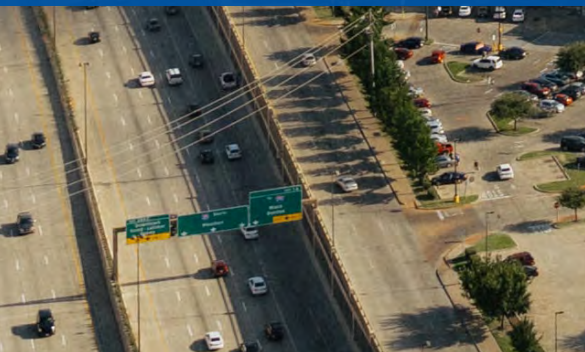
2020 Median HH Income
Hunt County

\$354,219

July '22 Average Home Value
Hunt County

Located just outside of Greenville, Texas, Campbell is situated near I-30 and about 50 miles from Downtown Dallas. Located in Northeast of DFW, Campbell is just an hour drive from Dallas Love Field Airport and DFW International Airport. Greenville has experienced an influx of jobs in various industries that support residences of Campbell. The cities' major employers on the industrial side include L3 technologies, which is the largest manufacturer in North Texas by employment, International Grains and Cereal, who ship products to over 25 countries, and many more.

Located just East of Dallas and Rockwall County, Hunt County is a growing area, home to Greenville, Commerce and Campbell, and can offer something for anyone. Hunt County has numerous opportunities including the potential for growing businesses, tourism on Lake Tawakoni and even an education at Texas A&M University-Commerce. Thanks to all these, Hunt County has seen two percent growth annually and is expected to see a 20 percent growth by 2045. Furthermore, the projected future job growth in the next 10 years is 46.7 percent, which is higher than the U.S. average of 33.5 percent. Hunt County also has more workers than the U.S. average in many industries including manufacturing, transportation and warehousing, making it an excellent location for commercial investors.



4180 County Road 4111, Campbell, TX



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MARKET overview

The DFW labor market is booming, along with the massive population growth seen by the region. Between 2019 and 2021, DFW added 59,000 workers in professional and business services, a gain of 8.9%, according to data from the U.S. Bureau of Labor Statistics. In contrast, New York, Los Angeles and Chicago had net declines in those workers over the same period (Dallas Morning News). Dallas-Fort Worth is leading every U.S. metro area in labor market performance, despite slowing national job gains, according to Dallas-based ThinkWhy's new data analysis of best-performing cities through September. According to Dallas Innovates, the city also had the 6th highest tech talent pool in the United States. Furthermore, over 110 California companies relocated to Texas between Jan. 1, 2018, to June 30, 2021, making it so the state is claiming California company headquarters at more than four times the rate of its nearest competitor, according to a study by Spectrum Location Solutions and Stanford University's Hoover Institution.



PROPERTY

overview



Location

4180 County Road 4111
Campbell, Texas
75422

Zoning

None

Size

12,000 SF

Traffic Counts

55,000 VPD in the
surrounding area

Opportunity

Option to acquire a prime
flex space in the booming
area of Hunt County.



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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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Buyer/Tenant/Seller/Landlord Initials Date