



EBG

EUREKA BUSINESS GROUP

FOR SALE

11578 Airway Blvd

Roanoke, TX 76262

INDUSTRIAL / FLEX

16,800 SF

Total Building

1.4AC Lot

2 + IOS

Units

*11,200 + 5,600 SF
0.25AC IOS*

2002

Year Built

Contact:

Joseph Gozlan, Managing Principal

joseph@ebgtexas.com · (903) 600-0616 · www.EBGTX.com

CONFIDENTIAL, NOT FOR DISTRIBUTION WITHOUT PRIOR WRITTEN CONSENT



OWNER-USER OPPORTUNITY

THE OPPORTUNITY

Run Your Business. Collect Rent.

This 16,800 SF industrial flex building at 11578 Airway Blvd offers a compelling owner-user scenario. The property is divisible into two fully independent units of 11,200 SF and 5,600 SF, each with its own front and rear rollup doors, finished air-conditioned offices, and restrooms in both office and warehouse areas.

An owner-occupant can take over one unit for their own operations while continuing to collect rental income from the tenant in the other unit, offsetting carrying costs from day one. The property sits outside municipal city limits, which significantly reduces regulatory constraints on the types of businesses that can operate here. Note that county, state, and federal regulations still apply, and buyers should verify any restrictions with the appropriate authority.

Heavy 3-phase, 400-amp electrical service, fenced and gated yards, and a metal roof resealed within the last five years round out a building that is ready to support manufacturing, fabrication, distribution, storage, or general flex operations.

Occupy + Earn

Take one unit for your business and lease the second unit to offset your mortgage and operating costs.

Heavy Infrastructure

3-phase 400-amp power, 4 rollup doors, fenced yards. Built for industrial and flex operations.

Minimal Restrictions

Located outside city limits. Reduced municipal zoning constraints compared to properties within city jurisdiction.

Alliance Corridor

NE Tarrant/Alliance is North Texas' largest industrial submarket, near Perot Field and BNSF Intermodal.

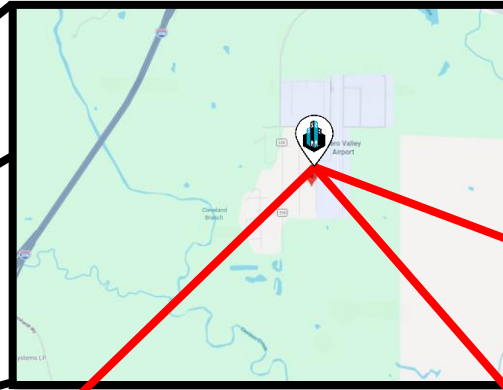
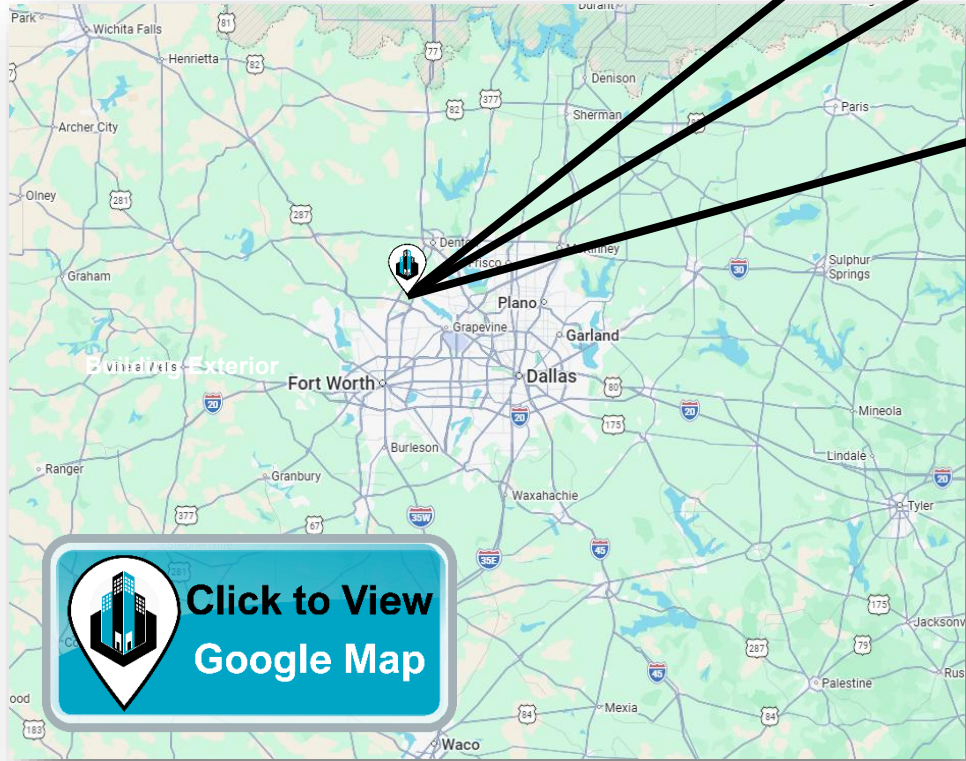
PROPERTY OVERVIEW

11578 Airway Blvd, Roanoke, TX 76262

Total SF	16,800
Type	Flex / Light Industrial / Storage
Year Built	2002
Units	Unit A: 11,200 SF Unit B: 5,600 SF
Office Finish	Built-out with HVAC in both units
Restrooms	In office and warehouse areas, both units
Rollup Doors	4 total (front and rear per unit)
Power	3-phase, 400-amp service
Roofs	Metal, resealed within last 5 years
Security	Fenced and gated yards
Land	1.4 acres
Jurisdiction	Outside city limits (Denton County)



LOCATION



11578 AIRWAY BLVD. ROANOKE, TX

THE BUILDING



Aerial View



Office - Unit A



Kitchen / Break Room



Office - Unit B



Warehouse Interior



Warehouse - Wide View

Click to Watch
the Video Tour



 **EBG**
EUREKA BUSINESS GROUP

**Industrial/Flex
For Sale**
16,800 SF



Roanoke, TX

Contact Us Today
Joseph Gozlan
(903) 600-0616
Joseph@EBGTexas.com

To Schedule an In-Person Tour Call: (903) 600-0616

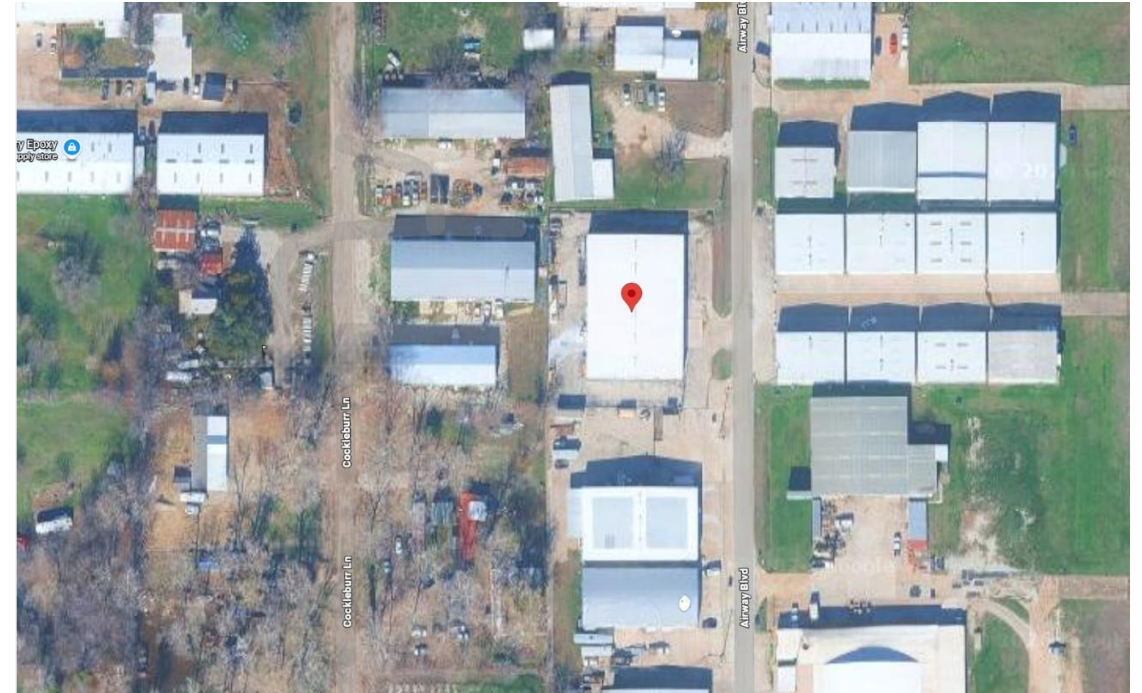
LOCATION

NE Tarrant / Alliance Industrial Corridor

11578 Airway Blvd sits in the Aero Valley Airport industrial area of Roanoke, within the NE Tarrant/Alliance submarket. The property benefits from direct access to Interstate 35W and US Highway 377, connecting users to the full DFW metroplex.

The Alliance corridor has emerged as North Texas' largest industrial submarket, adding 57.6 million SF of inventory over the past decade. Demand drivers include Perot Field Fort Worth Alliance Airport (the world's first dedicated industrial airport), the BNSF Alliance Intermodal Facility, and major occupiers such as Amazon Air, Ariat, and Lennox.

The property's location outside municipal city limits in unincorporated Denton County provides operational flexibility that is increasingly difficult to find in the rapidly urbanizing Alliance corridor. Buyers should independently verify all applicable jurisdictional regulations.



I-35W

1.5 miles

US-377

2 miles

Alliance Airport

4 miles

DFW Airport

18 miles

Downtown Fort Worth

22 miles

NE Tarrant / Alliance Industrial Submarket

The NE Tarrant/Alliance industrial submarket is absorbing the impact of a construction cycle that delivered roughly 13 million SF in the first half of 2024. Over half of that inventory was concentrated in projects of 1 million SF or larger across seven buildings. Occupancy on those large-format deliveries hovered near 30% as of early 2025, though major lease-ups by Ariat (1.2 million SF at 35 Eagle Business Park) and Lennox are improving that trajectory.

Recent quarters produced mixed signals. Lumber Liquidators and DHL returned over a million SF to the market in Q4 2024, and Google announced it would exit its million-SF Northlake 35 lease, creating the submarket's largest single vacancy. At the same time, Hillwood broke ground on the 1.1 million SF Alliance Westport 24 in January 2025, signaling continued developer confidence in the corridor's long-term demand.

For smaller-format flex and light industrial properties like 11578 Airway Blvd, the dynamics differ. New construction increasingly targets mid-sized projects of 250,000 SF or less, and the sub-20,000 SF segment has historically maintained tighter vacancy. The building's divisible layout, heavy power, and outside-city-limits flexibility position it well within this niche.

Forecasts project vacancy recovery within two to three years based on historical absorption patterns and continued demand from the Alliance Airport and intermodal logistics ecosystem.

DEMOGRAPHICS

Surrounding Area Profile

	3 Miles	5 Miles	10 Miles
2020 Population	14,499	54,651	298,868
2024 Population	21,572	74,404	339,928
2029 Projection	26,699	90,797	386,436
Annual Growth 2020-2024	12.2%	9.0%	3.4%
Annual Growth 2024-2029	4.8%	4.4%	2.7%
Median Age	38.8	39.1	40.4
Bachelor's Degree+	52%	49%	52%

	3 Miles	5 Miles	10 Miles
Avg Household Income	\$140,069	\$145,370	\$159,989
Median Household Income	\$118,038	\$118,433	\$130,894

4.4%

Projected Annual Population Growth (5 mi)

\$118K+

Median Household Income (5 mi)

49%

Bachelor's Degree or Higher (5 mi)

90,797

2029 Projected Population (5 mi)

COMPARABLE SALES

Recent Industrial Sales - NE Tarrant/Alliance Submarket

Address	Type	Size (SF)	Land	Year Built	Sale Date	Est. Price	Source
11978 Cleveland Gibbs Rd	Manufacturing	12,000	1.70 AC	2017	10/22/2025	~\$2.13M	CREXi
14475 Day Rd - Bldg 1	Lt. Manufacturing	5,000	5.00 AC	1984	7/2/2025	~\$1.9M	CoStar Est.
11354 Airway Blvd	Warehouse	5,400	0.50 AC	2024	6/20/2025	~\$800K	Public Record
101 Travis St	Lt. Manufacturing	5,800	0.44 AC	1995	6/3/2024	\$1,075,000	Confirmed
14475 Old Denton Rd	Industrial	24,450	5.99 AC	2016	05/21/2026	~\$4.5M	Broker

Notes: Sale prices for Comps 1-3 are estimates from third-party sources (CREXi, CoStar, public records) and have not been independently verified. Comp 4 price is confirmed through completed research. Comp 5 is under contract with an estimated price per the listing broker. Comp 2 includes 5.00 AC of land, which significantly influences its per-SF pricing. Buyers should conduct independent comparable analysis as part of their due diligence.

Comparable Analysis Summary

The only confirmed sale (101 Travis St) reflects \$185/SF for a 5,800 SF light manufacturing building built in 1995. Subject property at 16,800 SF with newer construction (2002), heavier power, and divisible units offers a differentiated owner-user value proposition within this comparable set.

CONTACT INFO & ADVISORY TEAM



JOSEPH GOZLAN
Managing Principal



(903) 600-0616



Joseph@EBGTexas.com



www.EBGTX.com

THE RETAIL NAVIGATOR®

\$85M+

Texas Closed

18+ YRS

DFW Market

B.Sc.

Information Systems
Engineering

Eureka Business Group · 1400 N. Coit Rd. Suite 602, McKinney, TX 75071 · TREC License #593483-B

EUREKA BUSINESS GROUP

DFW Retail, Land & Net Lease Investment Advisory

Active Investor, Not Just a Broker

The principals of Eureka Business Group are experienced commercial real estate investors with assets in the DFW market. We bring investor-operator perspective to every transaction.

1031 Exchange & Net Lease Capability

Dedicated 1031 buyer outreach through QI networks. Buyer relationships spanning institutional funds to private HNW investors in the \$3M to \$25M band.

Hyperlocal DFW Expertise

18+ years of ground-level DFW real estate experience. Based in McKinney, we understand the local Dallas – Fort Worth market dynamics that national brokerages cannot replicate.

EBG Commercial Management

Eureka Business Group has a commercial property management division operating in the DFW Metroplex, managing properties across different asset classes such as retail, industrial, office, etc.

LEGAL DISCLAIMER

All materials and information received or derived from Eureka Business Group its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the business, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the business, projected financial performance of the business for any party's intended use or any and all other matters.

Neither Eureka Business Group its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Eureka Business Group will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eureka Business Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Eureka Business Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the business.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the business and whether the business complies with applicable governmental requirements should be discussed by the party with

appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties, businesses and services are marketed by Eureka Business Group in compliance with all applicable fair housing and equal opportunity laws.

INFORMATION ABOUT BROKER SERVICES



NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

EXHIBIT "C"

11-2-2015

INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensee 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.

Eureka Business Group

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joseph Gozlan	593483-B	Joseph@EBGTexas	(903)600-0616
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

©Copyright 2022 NTCAR - (11/2022) -- EXHIBIT "C"

IABS 1-0