

# 8319 Chancellor Row

DALLAS, TEXAS

INFILL DALLAS, TX INDUSTRIAL OFFERING



CHANCELLOR ROW

8319 CHANCELLOR ROW

DIVIDEND DR



Infill DFW Industrial Offering – Dallas, TX



Sale Leaseback Transaction



Building Repositioning Opportunity



Single Tenant, 49,950 SF, 100% Occupied



S. Stemmons Barriers To Entry, Discount to Replacement

# 8319 Chancellor Row

DALLAS, TEXAS

## CONFIDENTIALITY STATEMENT & DISCLAIMER

The information contained in this package is furnished solely for the purpose of review by a prospective purchaser of 8319 Chancellor Row (the "Property") in Dallas, Texas, and is not to be used for any other purpose or made available to any other person without the express written consent of Stream Realty Partners, L.P., Property Owner or any of their respective affiliates ("Stream"). The information contained in this package is from sources deemed reliable, but is not guaranteed by Stream or Owner in any way and is subject to change in price, corrections, errors and omissions, prior sale, or withdrawal without notice. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather a general outline of the pertinent provisions contained herein. Prospective purchasers should rely upon their own conclusions without reliance upon the material contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property. No copies of this package may be made in whole or in part without the prior written consent of Stream or the Property Owner. This package is the property of Stream and may be used only by parties approved by Stream or the Property Owner. The Property is privately offered and, by accepting this package, the party in possession hereof agrees that the package and its contents are of a confidential nature and will be held and treated in the strictest confidence.

### JAMIE JENNINGS

JJENNINGS@STREAMREALTY.COM

M: 214.914.1809 O: 214.267.0452

### JASON MOSER

JMOSER@STREAMREALTY.COM

M: 214.267.0451 O: 214.244.6144



## TABLE OF CONTENTS

### 01

Offering Summary & Property Information

### 02

Market Information

# 01

8319 Chancellor Row

DALLAS, TEXAS

## Offering Summary & Property Information

  
STREAM

# OFFERING SUMMARY

Stream Realty Partners is pleased to present to qualified investors the opportunity to acquire 8319 Chancellor Row, Dallas, TX, a 49,950 industrial building situation on approximately 2.2 acres of land. The building is afforded an excellent location in the South Stemmons Industrial Submarket in the heart of the D/FW Metro area. The property is being offered on a 3-year sale leaseback as a single tenant, 100% occupied offering, however, seller is open to creatively structuring the transaction.

The building was recently redeveloped (2021) with class A office improvements, covered parking and other building and site improvements. The property does contain demising walls within the warehouse and could be repositioned to a multi-tenant building with 2-3 tenants. Additionally, there is an opportunity for outside secured storage on site as the truck court is fenced with excess land on the south side of the building.

## INVESTMENT SUMMARY

**Prime Location:** Located at the SWC of Chancellor Row & Dividend Drive near Interstate 35 East

**Sale Leaseback:** Existing owner would lease 100% of the building on a 3-year lease or sell the building vacant

**Stabilized Submarket:** The South Stemmons Industrial submarket is essentially built out with no remaining industrial land and a shrinking industrial supply due to change of use and vertical developments

**Discount to Replacement:** Stream's pricing guidance is at a significant discount to the cost to redevelop a like kind building

**Proximity to Population:** The location affords industrial users excellent access to the Dallas population base, excellent interstate and road infrastructure, multiple airports and major business and medical hubs

## OFFERING SUMMARY

	Total
<b>Sale Price:</b>	Unpriced, Please Call Brokers for Guidance
<b>Occupancy:</b>	100%
<b>Tenant:</b>	Shiva Exports
<b>Leaseback:</b>	Seller's operating company to sign 3-year lease at closing
<b>Lease Terms:</b>	Available in Offering Memorandum

## BUILDING SUMMARY

<b>Building Area (SF):</b>	49,950 Square Feet
<b>Land Area (Acres):</b>	2.20 Acres
<b>Office Area (SF):</b>	7,000 Square Feet
<b>Zoning:</b>	IR – Industrial Research
<b>Loading:</b>	10 Dock Doors (2 Ramps & 1 Oversized)
<b>Features:</b>	Heavy Power, Secured Truck Court, Multi-Tenant Demising, Side Yard



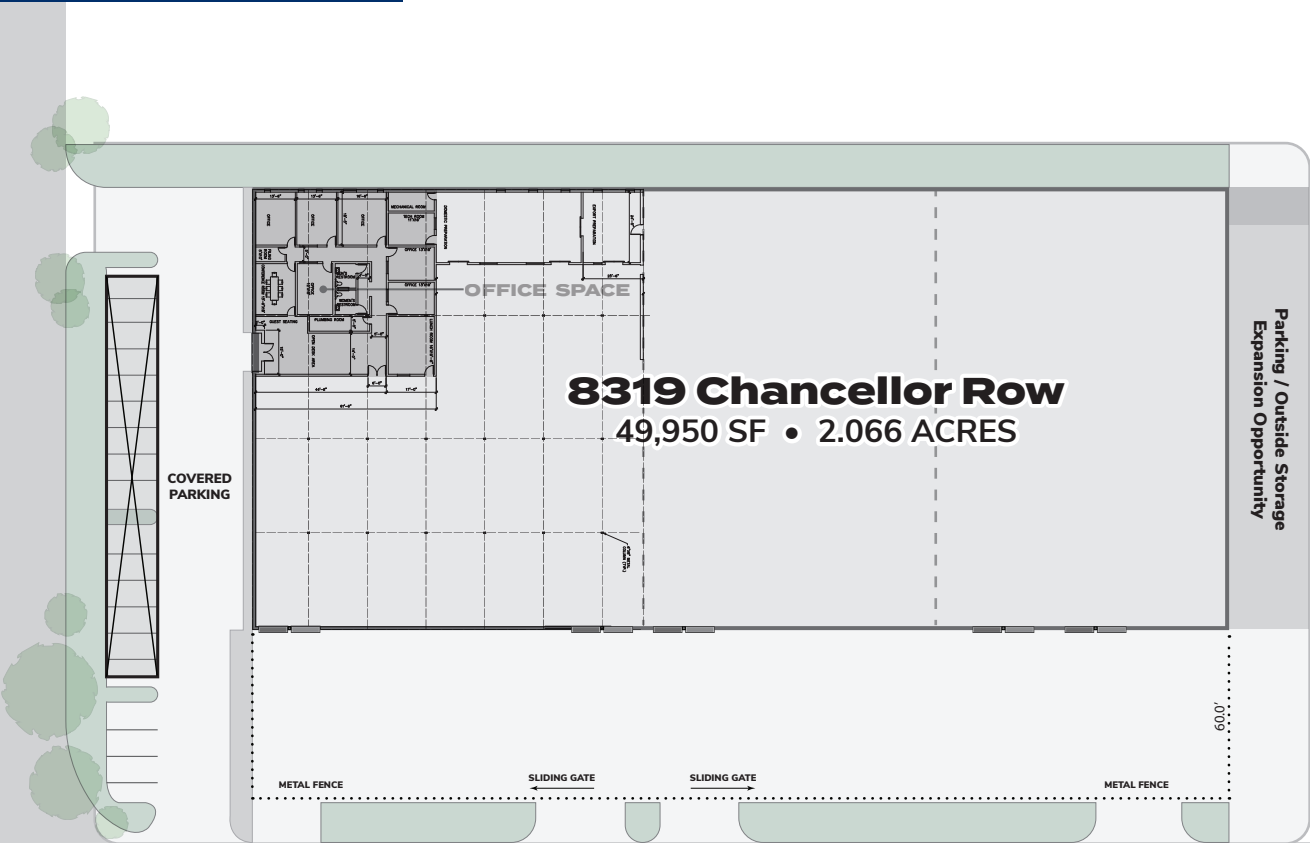
## PROPERTY LOCATION

8319 Chancellor Row • Dallas, Texas

# SITE PLAN



CHANCELLOR ROW



**8319 Chancellor Row**  
49,950 SF • 2.066 ACRES

DIVIDEND DRIVE

02

8319 Chancellor Row

DALLAS, TEXAS

Market  
Information



# WHY DFW

Dallas-Fort Worth is one of the fastest growing metropolitan areas in the United States with a population of 7.9 million people. The area's strong macroeconomic and quality of life fundamentals have been a catalyst for rapid population growth. The metroplex added more than 1.3 million residents from 2010 to 2020, and experienced both significant population and job growth during the pandemic. Texas has ranked the number one state for business culture according to Chief Executive Magazine's annual survey for 20 consecutive years, boasting 0% state and local income tax. The DFW metro alone has 23 Fortune 500 company headquarters.

The regions' central location within the United States makes it a highly desirable location for e-commerce, third-party logistics, and manufacturing firms looking to increase their national footprint. Texas' business friendly environment, in addition to DFW's central location, are two of the major demand drivers behind DFW becoming the second largest industrial market from an inventory perspective, surpassing Los Angeles in 2021.

## TOP MAJOR HQS IN DFW METROPLEX

\* Kimberly-Clark

ExxonMobil

American Airlines

Southwest

TOYOTA

MCKESSON

TEXAS INSTRUMENTS

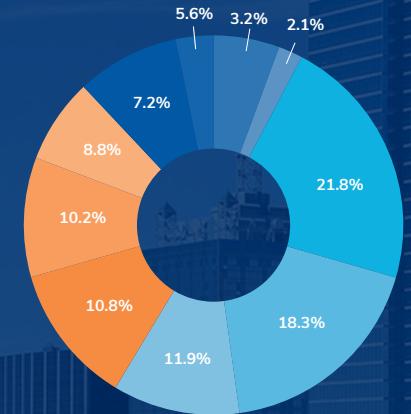
Goldman Sachs

CATERPILLAR

charles SCHWAB

## INDUSTRY SHARE OF METRO DFW EMPLOYMENT

- 21.8% Trade, Transportation, and Utilities
- 18.3% Professional and Business Services
- 11.9% Educational and Health Services
- 10.8% Government
- 10.2% Leisure and Hospitality
- 8.8% Financial Activities
- 7.2% Manufacturing
- 5.6% Mining, Logging, and Construction
- 3.2% Other Services
- 2.1% Information



Employment Growth, 000'S, Dec '19 to Dec '20  
20 Most Populated Metro Areas

# #1

Best State for Business  
**20 consecutive years**

Source: CEO Magazine

# 418



People/day move to DFW

Source: Dallas Chamber of Commerce

# 0%

State and local  
income tax

# 760+

Business expansions  
and relocation projects  
in **last 2 years**

# 7.9M

Total population  
**4th largest metro**

Source: U.S. Census Bureau

# 3.3%

Unemployment rate  
**Texas wide is 4.0%**

Source: U.S. Bureau of Labor  
Statistics

## Looking Ahead

# 11.2M+

Projected metroplex population by  
**2045 (up 42% from 2022)**

Source: Dallas Chamber of Commerce

# 1.6M



Projected new jobs **through 2045**

## GLOBAL PRESENCE



Excellent airport  
access with

# 230+

non-stop destinations

# 75M

Airport passengers  
(2020)



# 43

Fortune 1000  
Headquarters

Source: Dallas Chamber of  
Commerce



# SOUTH STEMMONS SUBMARKET

The South Stemmons submarket has continued the 2025 trajectory of negative absorption, posting a negative 160,207 square feet in the first quarter. While overall leasing velocity remained largely consistent with last year, activity in the 20,000 to 30,000 square foot range stood out as a bright spot, with seven new deals signed. Of these, five were under 25,000 square feet. Inquiry and tour activity across the market continue to indicate that tenants are going to be forced to make decisions over the next few quarters.

Despite another quarter of negative net absorption, vacancy declined. This can primarily be attributed to the reassessment of the data and how we track what is considered “industrial”. As we continue to refresh and try to provide the most accurate data, this has played a part in the decrease in vacancy.

Encouragingly, we have observed an uptick tenant activity in the market (in certain size ranges and geographical pockets). As we touched on last quarter, the significant volume of lease roll coming up has played a part in the inquiry and tour activity we’ve seen, creating a natural catalyst for decision-making. This dynamic is expected to support leasing activity in the near term and contribute to a return to positive absorption. Ownership strategy remains consistent: prioritize tenant retention, engage early on renewals, and maintain a competitive, proactive approach when pursuing new deals.

Notable new deals include an Undisclosed tenant signing a pre-lease for the full 105,314 square feet at Lincoln’s Brookhollow Business Center, and Filter King signing for 44,167 square feet at Prologis’ Cornerstone Crossing. As mentioned above, there were seven new transactions completed in the 20,000

to 30,000 square foot range, showing meaningful improvement and rebounding from no deals in the fourth quarter. Other size segments remained stable.

Renewals continued to account for a significant share of completed transactions, reflecting strong tenant commitment to the submarket. We’ve seen a trend this quarter of several of the deals in the market ending up renewing after exercising, with some tenants never really considering relocating if the first renewal proposal is aggressive enough.

When examining the individual submarkets comprising South Stemmons—Hines, Brookhollow, and Trinity/Design District—Hines reported a vacancy rate of 5.89 percent. This performance underscores the area’s infill characteristics, strong I-35 access, and sustained tenant demand for well-located, value-oriented industrial space.

We also analyze the relationship between available inventory by size category and completed transactions to identify areas of strength and softness within the market. Demand remains strongest for spaces under 20,000 square feet, which also represents the largest concentration of available supply. Under 30,000 square feet, we saw an increase of 8 total deals completed compared to the fourth quarter. Conversely, there are currently 101 available spaces in the 30,000 square foot or larger range, with only 5 completed transactions during the first quarter. As several of these spaces have been vacant for 12 to 24 months, we’ve seen a shift to a proactive, deal-oriented mindset among ownership.

South Stemmons maintains its position as one of the most active submarkets in the DFW metroplex for owner-user industrial transactions, underscoring its

sustained appeal to a broad range of buyers. Elevated pricing over the past several years slowed user-driven acquisitions, as many occupiers found leasing to be a more economical option than ownership. More recently, market pricing has adjusted, creating improved entry points that are expected to stimulate renewed interest from both owner-occupants and investors. This shift is further supported by a notable increase in institutional ownership, which has expanded from roughly 40 percent to nearly 70 percent over the last five years, signaling strong confidence in the submarket’s long-term fundamentals. It’s also worth noting that there has been a major increase in off-market sale transactions. Because they are not widely marketed, buyers are able to secure acquisitions at a competitive price point that makes lease ability less of a challenge. Key drivers of this demand include the area’s infill characteristics, diversified tenant base, relative insulation from market volatility, and consistent historical performance.

Looking ahead, our sentiment remains that South Stemmons is favorably positioned to benefit from a gradual strengthening in market sentiment and an uptick in tenant engagement. As leasing activity normalizes, a disciplined emphasis on retention strategies, thoughtful lease structuring, and continued investor participation will be critical in sustaining momentum. These factors collectively reinforce South Stemmons’ standing as a reliable, well-established industrial corridor within the DFW market.

# 8319 Chancellor Row

DALLAS, TEXAS

## CONFIDENTIALITY STATEMENT & DISCLAIMER

The information contained in this package is furnished solely for the purpose of review by a prospective purchaser of 8319 Chancellor Row (the "Property") in Dallas, Texas, and is not to be used for any other purpose or made available to any other person without the express written consent of Stream Realty Partners, L.P., Property Owner or any of their respective affiliates ("Stream"). The information contained in this package is from sources deemed reliable, but is not guaranteed by Stream or Owner in any way and is subject to change in price, corrections, errors and omissions, prior sale, or withdrawal without notice. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather a general outline of the pertinent provisions contained herein. Prospective purchasers should rely upon their own conclusions without reliance upon the material contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property. No copies of this package may be made in whole or in part without the prior written consent of Stream or the Property Owner. This package is the property of Stream and may be used only by parties approved by Stream or the Property Owner. The Property is privately offered and, by accepting this package, the party in possession hereof agrees that the package and its contents are of a confidential nature and will be held and treated in the strictest confidence.

## JAMIE JENNINGS

JJENNINGS@STREAMREALTY.COM

M: 214.914.1809 O: 214.267.0452

## JASON MOSER

JMOSER@STREAMREALTY.COM

M: 214.267.0451 O: 214.244.6144

  
STREAM

