

- ✓ **Attractive Rental Rates**
- ✓ ***Enticing Lease Incentives***
- ✓ **Premier Visibility on Hwy 114**
- ✓ **New Concrete Panel & Steel Awning Facade**
- ✓ **Fresh Epoxy-Coated Concrete Flooring**



**Highway 114 Flex Space near
27,000 Acre AllianceTexas**

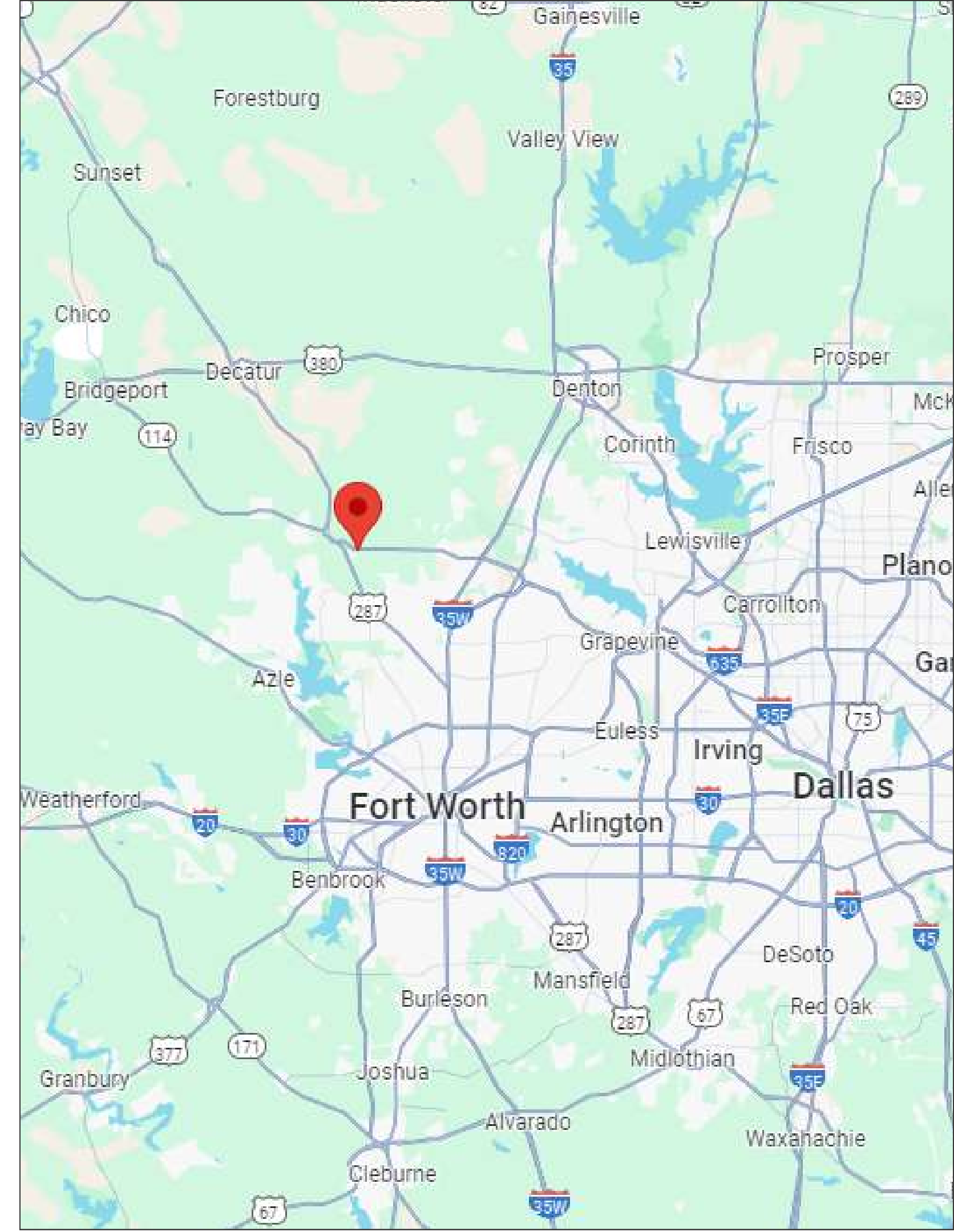
[**Virtual Tour**](#)

6225 TX-114, Rhome, TX 76078

PROPERTY PROFILE

6225 TX-114 Rhome, TX 76078

- ✓ **Total Project Size:** Eight (8) buildings, 68,300 sq ft situated on 6.91 acres
- ✓ **Available Space:**
 - Building 1: ~ 8,750 sq ft available, divisible to ~ 3,750 sq ft
 - Building 3: ~ 2,500 sq ft available
- ✓ **Rental Rate:** \$10.00 - \$11.00/sq ft, NNN
- ✓ **Zoning:** Unincorporated Wise County
- ✓ **Year Built:** 2018 - 2024
- ✓ **Clear Height:** ~ 18' clear
- ✓ **Power:** 600 amps
- ✓ **Drive-in loading doors:** Grade-level doors with 14' clearance (2 in Building 1; 2 in Building 3)







PROPERTY HIGHLIGHTS

6225 TX-114 Rhome, TX 76078

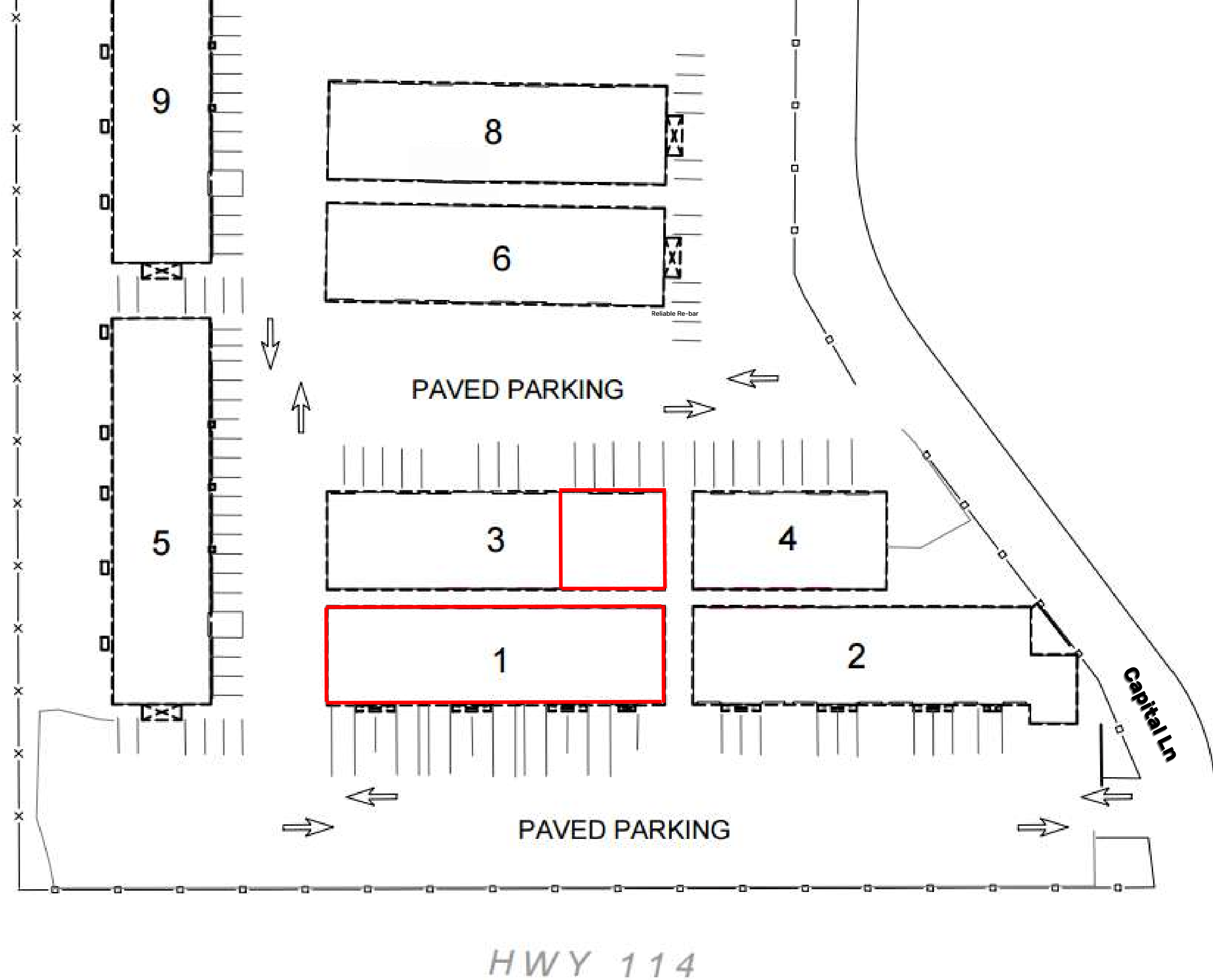
- ✓ Unincorporated Wise County zoning with limited use restrictions
- ✓ **15-minute drive from master-planned AllianceTexas**, the 27,000-acre region home to 575 companies with 58 million sq ft of development, that includes Meta (formerly Facebook), Amazon, BNSF Railway, Mercedes Benz, and many others
- ✓ Multi-use property including fabrication, assembly, warehousing & distribution, bodyshop repair, automotive services, and sports training & development
- ✓ **New concrete paneled facade, steel awnings, insulated buildings, sealed concrete floors**, large and plentiful grade-level doors
- ✓ Rapidly developing area with new housing starts, growth in goods & services, and population expansion
- ✓ Impressive *3-mile population growth of 17.12% from 2020 - 2024 and 5-mile 2024 median household income of \$103,437*

SITE PLAN

Availability:

Building 1: ~ 3,750 - 8,750 sq ft

Building 3: ~ 2,500 sq ft



6225 TX-114
Rhome, TX 76078

View facing North

- Distance to:
- Texas Health Harris Methodist Hospital - 25 minutes
 - AT&T Stadium: 50 minutes
 - Downtown Dallas - 45 miles
 - Legacy West, Plano - 45 miles



6225 TX-114

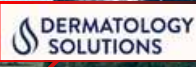
Rhome, TX 76078

View facing East

Distance to:

- AllianceTexas - 15 minutes
- DFW Airport - 35 minutes
- Love Field Airport (DAL) - 55 minutes
- City of Fort Worth - 30 minutes





8,750 SF

2,500 SF

2,756 SF





Hwy 114 Rd

8,750 SF

2,500 SF

Capital Ln



6225 HWY 114 DEMOGRAPHICS

The Community (5-Mile Radius)

- 👤 Population (2024 Est.): 25,260
 - Population Growth (5-Mile Radius, 2020-2024): 14.49%
- 📅 Median Age (2024 Est.): 36.0
- 💰 Median Household Income (2024 Est.): \$103,437

- 🏠 Households (2024 Est.): 8,093
- 🎓 Population W/ Bachelor's Degree: 22.92%

Consumer Spending & Daytime Employment (5-Mile Radius)

👤 Total Daytime Employment: 2,891

👤 Largest Daytime Employment Sectors:

- Construction:
 - # of Businesses: 80
 - # of Employees: 778
- Leisure & Hospitality:
 - # of Businesses: 54
 - # of Employees: 651

- 👤 Total Consumer Spending: \$330,880,330
 - Food and Alcohol: \$34,323,000 (highest spending category)
 - Transportation/Maintenance: \$86,362,649
 - Food & Alcohol: \$84,174,938



6225 TX-114

Rhome, TX 76078

2,500 - 8,750 SF of Flex Space
Industrial / Flex / Special Purpose

Contact us for more information.

ProperTx Property Information

p: (214) 214-4118

e: info@proper-tx.com

It is expressly stated that the Converd Consulting Inc. (the "Advertiser") is acting solely as an information source in providing this information and does not represent the property's ownership, or warrant accuracy, completeness, or reliability of the property or any of the details provided. Recipients should exercise caution and seek independent verification of any information provided before relying upon it for any purposes.



www.proper-tx.com