



KROGER DRIVE MULTI TENANT WAREHOUSE

MULTI-TENANT INDUSTRIAL PROPERTY IN
FORT WORTH, TEXAS

Marcus & Millichap

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An aerial photograph of a large industrial facility, identified as a multi-tenant warehouse. The image shows several large, rectangular buildings with flat roofs. The roofs are divided into sections with different colors: brown, tan, and grey. Numerous skylights are visible on the roofs. Surrounding the buildings are extensive parking lots filled with cars and several large semi-trucks. In the background, there are other commercial buildings and a road with more vehicles. The image is overlaid with a semi-transparent blue and green geometric design on the right side.

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MULTI-TENANT INDUSTRIAL PROPERTY IN
FORT WORTH, TEXAS



SECTION 1

EXECUTIVE SUMMARY

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OFFERING SUMMARY

Address	5650 Kroger Drive, Fort Worth, TX 76244
Number of Suites	2
Number of Buildings	1
Total Square Feet	79,190
Year Built	2000
Lot Size	5.18 Acres
Type of Ownership	Fee Simple

KROGER DRIVE MULTI TENANT WAREHOUSE



SUMMARY OF TERMS

INTEREST OFFERED

The fee simple interest in 5650 Kroger Drive, an industrial property in Fort Worth, Texas.

TERMS OF SALE

5650 Kroger Drive is being offered at a price of \$7,560,000.

PROPERTY TOURS

All property tours must be arranged with the Marcus & Millichap listing agents. At no time shall the tenants, on-site management or staff be contacted without prior approval.

KROGER DRIVE MULTI-TENANT WAREHOUSE

79,190 SF INDUSTRIAL
PROPERTY IN NORTH
DALLAS–FORT WORTH

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 5650 Kroger Drive in Fort Worth, Texas. The subject property consists of approximately 79,190 square feet of space and is situated on 5.18 acres of land. The asset is highly functional with 21'-24' clear heights, 11 dock-high doors, paved outside storage area, and is fully sprinklered. This attractive Class B asset is priced below replacement cost of land and improvements. The multi-tenant warehouse is fully leased with both tenants on long-term, triple-net leases, minimizing landlord responsibilities to the roof and structure. Altitude Trampoline Park, one of the world's largest trampoline parks, recently extended their lease an additional two years with a guarantee, showing their commitment to the site since 2012. Flawless Gymnastics signed a brand-new, five-year, triple-net lease with a personal guarantee, which has allowed them to double in size from their previous facility to accommodate their growing business. The property's prime location gives immediate access to Interstate 35, Highway 377, Interstate 820, and Alliance Gateway Freeway.

The NE Tarrant/Alliance Submarket is dominated by Hillwood's 26,000-acre, master-planned AllianceTexas development. Alliance has emerged as one of Dallas-Fort Worth's primary industrial nodes, featuring some of North Texas' newest, most-efficient warehouse products. The submarket has been one of the most active in the Metroplex in terms of new supply this cycle. Since 2010, the area has added over 17.7 million SF of new space, encompassing 14 percent of the industrial construction in the market during this period. The connectivity provided by the airport cannot be overstated. Amazon Air opened a regional hub, hiring 300 people to operate the facility. The Fort Worth Air Hub is located on the west side of the airport and will include a package sorting facility and the ability to handle multiple flights daily. The high proportion of big-box inventory in NE Tarrant/Alliance makes the submarket attractive to institutional investors, and buildings often change hands as part of national or multi-market portfolio sales. Over the past decade, the submarket has emerged as one of the premier industrial submarkets in the country. (CoStar)



INVESTMENT HIGHLIGHTS



FULLY LEASED MULTI-TENANT WAREHOUSE SITUATED ON 5+ ACRES



PRIME LOCATION WITH IMMEDIATE ACCESS TO INTERSTATE 35, HIGHWAY 377, INTERSTATE 820 AND ALLIANCE



HIGHLY FUNCTIONAL ASSET: 21'-24' CLEAR HEIGHTS, 11 DOCK HIGH DOORS, FULLY SPRINKLERED AND PAVED OUTSIDE STORAGE



ALTITUDE TRAMPOLINE PARK, ONE OF THE WORLD'S LARGEST TRAMPOLINE PARKS, RECENTLY EXTENDED THEIR LEASE TWO YEARS UNDER A GUARANTEE SHOWING THEIR COMMITMENT TO THE SITE SINCE 2012



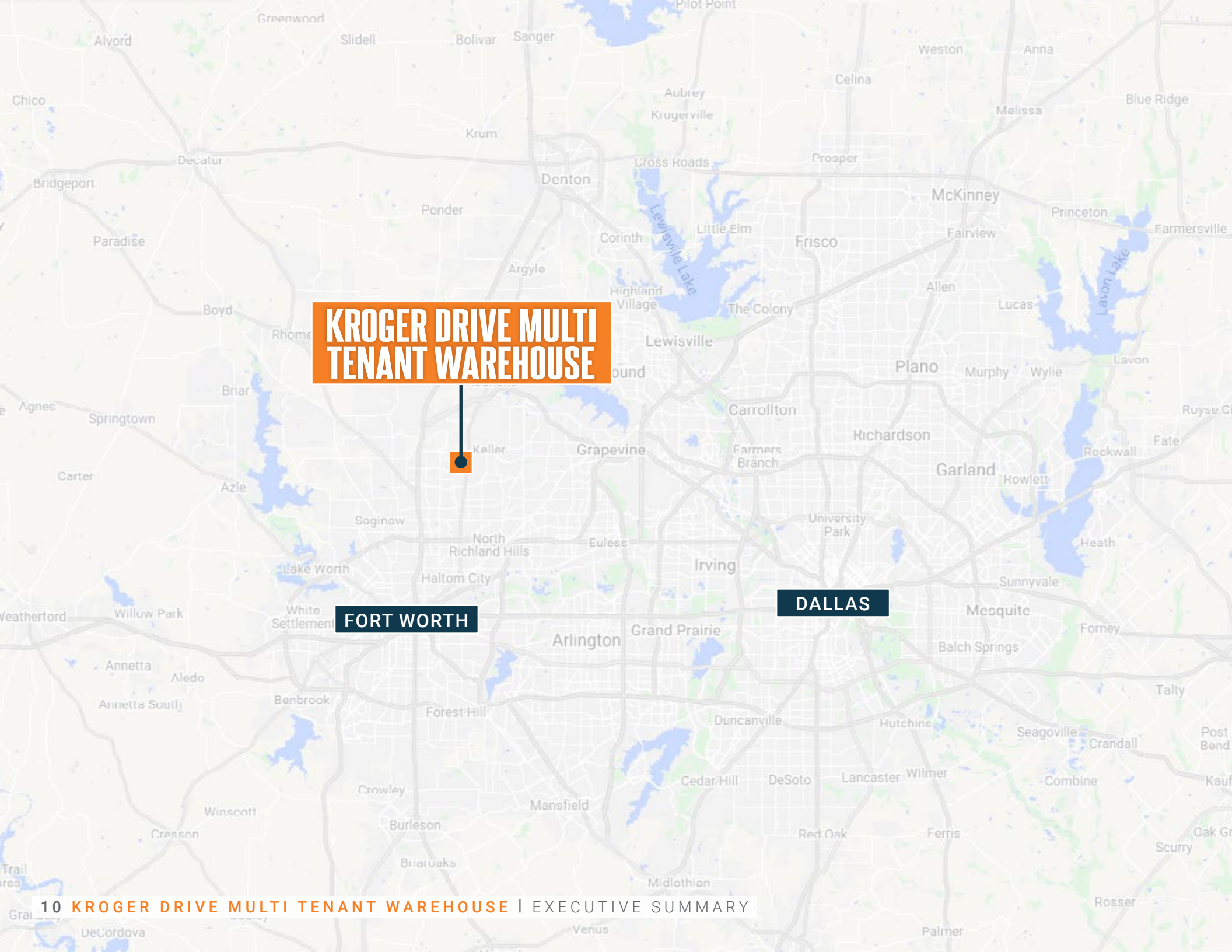
BOTH TENANTS ARE ON LONG-TERM TRIPLE-NET LEASES, MINIMIZING LANDLORD RESPONSIBILITIES TO ROOF AND STRUCTURE



FLAWLESS GYMNASTICS SIGNED A BRAND NEW FIVE YEAR TRIPLE-NET LEASE WITH A PERSONAL GUARANTEE, WHICH HAS ALLOWED THEM TO DOUBLE THE SIZE OF THEIR PREVIOUS FACILITY TO ACCOMMODATE THEIR GROWING BUSINESS



ATTRACTIVE CLASS B CONSTRUCTION PRICED BELOW REPLACEMENT COST OF LAND AND IMPROVEMENTS



KROGER DRIVE MULTI TENANT WAREHOUSE

FORT WORTH

DALLAS



KROGER DRIVE MULTI TENANT WAREHOUSE



KROGER DRIVE MULTI TENANT WAREHOUSE

MULTI-TENANT INDUSTRIAL PROPERTY IN
FORT WORTH, TEXAS



SECTION 2

PROPERTY DESCRIPTION

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PROPERTY DETAILS

Address	5650 Kroger Drive, Fort Worth, TX 76244
Type of Ownership	Fee Simple
Price	\$7,560,000
Number of Suites	2
Number of Buildings	1
Total Square Feet	79,190
Warehouse Square Feet	Approx. 76,281
Office Square Feet	Approx. 2,909
Year Built	2000
Lot Size	5.18 Acres
Number of Parking Spaces	317
Clear Height	21'-24'
Building Class	B
Dock High Doors	11
Grade Level Doors	1
Sprinklers	Yes
Construction	Masonry
Type of Lighting	Fluorescent
Submarket	NE Tarrant/Alliance Ind



FORT WORTH

14 MILES

DOWNTOWN DALLAS

34 MILES



TENANT SUMMARY



Over 75 locations around the world and over 40 under construction!

Altitude is the fastest-growing trampoline park company in the world. With parks opening on three separate continents and numerous cities around the globe, ATP has become the industry leader in experience for both the visitor and potential park owners.

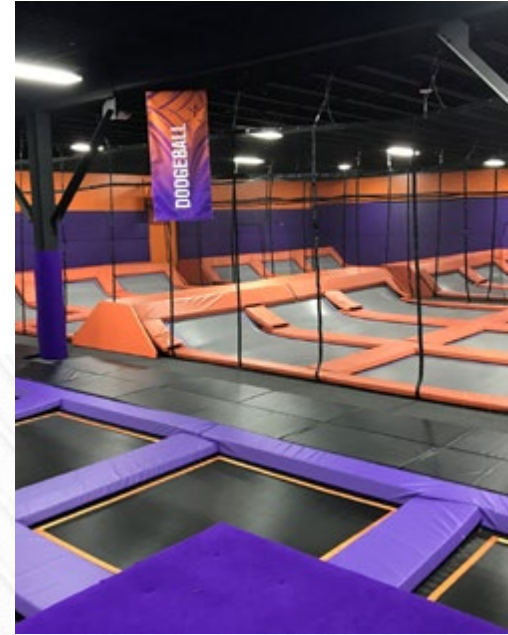
Altitude Trampoline Parks are the world's premier trampoline facilities that offer fun and exercise for people of all ages. With brand new facilities and custom-designed parks, visitors find it hard to find an experience anywhere like one that Altitude provides.

With facilities including over 35,000 square feet of indoor jumping space, their facilities accommodate all ages and group sizes and offer activities that range from regular jumping to dodgeball, fitness classes to competitive jumping, and parties for birthdays, group events, or just about any other type of event you can think of!

In less than six years, Altitude has become the second largest trampoline park in the United States in both number of locations and total revenue. Additionally, their per-customer revenue is the highest of any other trampoline park in the world.

Altitude Trampoline Park company had an estimated revenue of \$150 million in 2019.

Altitude was founded in 2012 and is headquartered in Southlake, Texas.





Flawless Gymnastics, Fitness, & Cheer is a unique and private club that offers services including gymnastics, tumbling, cheerleading, aerobics, dance, parkour, and training skills for Ninja Warrior to all ages. The campus' mission is to not only improve the physical and mental health of their clients, but to build and sustain good discipline and character. Their goal is to provide a safe and fun environment, while promoting a healthier lifestyle and community.

Since its establishment in 2018, the gym has since outgrown their previous 25,000 square-foot facility and has recently doubled in size at their new location that can accommodate their expanding business. Their newest facility offers state-of-the-art training equipment including: trampolines and trampettes, portable tumble tracks, vaulting boxes, low and high beams, and several others. The facility also includes a premium seating/viewing area, a business center, as well as a fitness center for customers and an area for parents and visitors to watch the athletes.

Their high priority of safety, coupled with their state of-the-art equipment, has allowed them to be recognized as one of the most outstanding gymnastics centers in the United States. All memberships require a monthly commitment and are offered to those as young as 18 months old. Each class is taught by certified and licensed professionals and each class is fully insured by the establishment.







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SECTION 3

FINANCIAL ANALYSIS

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OFFERING HIGHLIGHTS & DEBT OPTIONS

PROPERTY DESCRIPTION

Address	5650 Kroger Drive
City, State & Zip Code	Fort Worth, TX 76244
Total Rentable Area (SF)	79,190

PRELIMINARY QUOTE (INVESTOR)

Max LTV:	65%
5 Year Fixed:	3.75% - 3.95%
Amortization:	25-30 Years

*rates/terms as of 08/10/2020

PRICING

Sales Price	\$7,560,000
Sale Price/SF	\$95.47

VALUATION CAP RATES

Current Cap Rate	8.00%
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*Based on Sept. 2021 Rent for Flawless Gymnastics and Jan 2022 Rent for Altitude Trampoline Park

OPERATING STATEMENT

Income	Current	Per SF
Scheduled Base Rental Income	604,375	7.63
Expense Reimbursement Income		
Net Lease Reimbursement		
CAM	10,814	0.14
Insurance	17,622	0.22
Real estate Taxes	92,405	1.17
Total Reimbursement Income	\$120,841	\$1.53
Effective Gross Revenue	\$725,216	\$9.16

Operating Expenses	Current	Per SF
CAM	10,814	0.14
Insurance	17,622	0.22
Real Estate Taxes	92,405	1.17
Total Expenses	\$120,841	\$1.53
Expenses as % of EGR	16.7%	
Net Operating Income	\$604,375	\$7.63

*Based on Sept. 2021 Rent for Flawless Gymnastics and Jan 2022 Rent for Altitude Trampoline Park

CASH FLOW

For the Years Ending	Year 1 Aug-2021	Year 2 Aug-2022	Year 3 Aug-2023	Year 4 Aug-2024	Year 5 Aug-2025
Potential Gross Revenue					
Base Rental Revenue	\$ 495,251	\$ 595,828	\$ 655,313	\$ 699,006	\$ 763,005
Scheduled Base Rental Revenue	\$ 495,251	\$ 595,828	\$ 655,313	\$ 699,006	\$ 763,005
Expense Reimbursement Revenue					
Insurance	\$ 17,596	\$ 18,001	\$ 18,415	\$ 18,838	\$ 19,272
Real Estate Taxes	\$ 92,270	\$ 94,392	\$ 96,563	\$ 98,784	\$ 101,057
CAM	\$ 10,798	\$ 11,046	\$ 11,301	\$ 11,560	\$ 11,826
Total Reimbursement Revenue	\$ 120,664	\$ 123,439	\$ 126,279	\$ 129,182	\$ 132,155
Total Potential Gross Revenue	\$ 615,915	\$ 719,267	\$ 781,592	\$ 828,188	\$ 895,160
Effective Gross Revenue	\$ 615,915	\$ 719,267	\$ 781,592	\$ 828,188	\$ 895,160
Operating Expenses					
Insurance	\$ (17,622)	\$ (18,027)	\$ (18,442)	\$ (18,866)	\$ (19,300)
Real Estate Taxes	\$ (92,405)	\$ (94,530)	\$ (96,705)	\$ (98,929)	\$ (101,204)
CAM	\$ (10,814)	\$ (11,063)	\$ (11,317)	\$ (11,577)	\$ (11,844)
Total Operating Expenses	\$ 120,841	\$ 123,620	\$ 126,464	\$ 129,372	\$ 132,348
Net Operating Income	\$ 495,074	\$ 595,647	\$ 655,128	\$ 698,816	\$ 762,812
Cash Flow Before Debt Service & Taxes	\$ 495,074 =====	\$ 595,647 =====	\$ 655,128 =====	\$ 698,816 =====	\$ 762,812 =====

LEASE ABSTRACT

BASIC						
	Section					
Landlord Entity	1.02					5650 Kroger LLC
Tenant d/b/a	1.03					Altitude Trampoline Park
Guarantor						Jeffrey Alan Rutton, Curtis Lerey Skallerup
Property Address	1.03					5650 Kroger Dr, Fort Worth, TX 76244
Rentable/Useable Square Feet	1.04-D					34,190
Pro Rata Share	1.04-E					43.02%
TERM						
	Section					
Lease Commencement Date	1.05					11/1/2012
Rent Commencement Date	4th Amendment					7/1/2020
Lease Expiration Date	4th Amendment					12/31/2025
Term	1.05					66 Months
Security Deposit	1.08/3.04					\$18,149.18
RENT						
	Section	Period	\$/SF/YR	\$/Year	\$/Month	Notes
Base Rent	4th Amendment- Sec B1	7/1/2020	\$6.00	\$205,140.00	\$17,095.00	NNN lease
	4th Amendment- Sec B1	1/1/2021	\$8.81	\$301,213.92	\$25,101.16	NNN lease
	4th Amendment- Sec B1	1/1/2022	\$9.56	\$326,856.36	\$27,238.03	NNN lease
	4th Amendment- Sec B1	1/1/2023	\$10.31	\$352,498.92	\$29,374.91	NNN lease
	4th Amendment- Sec B1	1/1/2024	\$11.06	\$378,141.36	\$31,511.78	NNN lease
	4th Amendment- Sec B1	1/1/2025	\$11.81	\$403,783.92	\$33,648.66	NNN lease
TI Allowance	Addendum G-10	Landlord shall provide Tenant with a finish-out allowance in an amount not to exceed \$400,000 to be applied toward the total cost of construction				
ADDITIONAL RENT						
	Section					
CAM/Operating Expenses	Addendum A-1	Tenant shall pay landlord as additional rent a portion of the CAM/ Operating expenses				
Operating Expenses Defined	Addendum A-1	Real Estate Taxes/ Insurance Premiums/ Common Area Maintenance/ Management Fees				
Real Estate Taxes	4.01/4.04	Landlord shall pay the real estate taxes on the premises during the Term, subject to reimbursement by Tenant. Tenant shall pay all taxes assessed against trade fixtures, furnishings, equipment, inventory, products, or any other personal property belonging to Tenant				
Insurance	5.01/5.03	During the term, landlord shall maintain insurance policies covering damage to the premises. Tenant shall, at tenant expense obtain and maintain insurance on tenant's fixtures, equipment and improvements. During the term, Tenant shall maintain a commercial general liability insurance policy at tenant's expense				
Utilities	6.03	Tenant shall pay the cost of all utility services use for the premises				
Repairs/Maintenance	7.03	Landlord will not be required to perform any maintenance or repairs, or manage services				
TENANT OPTIONS						
	Section					
Renewal	Addendum B	Landlord grants to Tenant two (2) option(s) to extend the term for an additional term of sixty (60) months. Each option may be exercised only by written notice delivered to the landlord no earlier than 270 days before, and no later than 180 days before the expiration of the term. The base rent during the extensions will be determined by the fair market rental rate.				

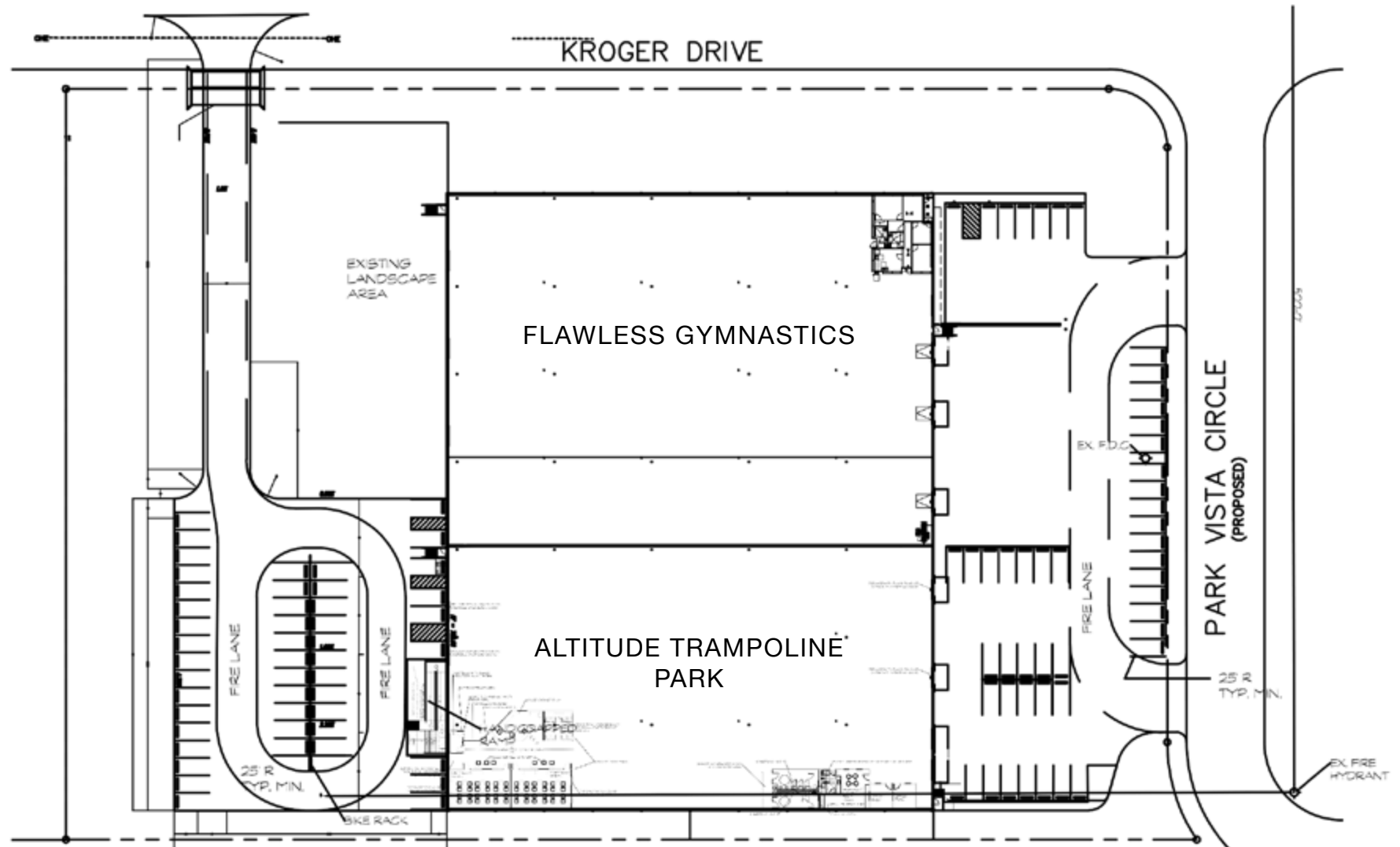
LEASE ABSTRACT

BASIC		Section					
	Landlord Entity	Sec 1-a	5650 Kroger LLC				
	Tenant d/b/a	Sec 1-b	Flawless Gymnastics				
	Guarantor		Persus A Carter				
	Property Address	Sec 1-c	5650 Kroger Dr, Fort Worth, TX 76244				
	Rentable/Useable Square Feet	Sec 1-d	45,000				
	Pro Rata Share	Sec 1-m	56.98%				
TERM		Section					
	Lease Commencement Date	Sec 1-e	8/1/2020				
	Rent Commencement Date	Sec 1-e	8/1/2020				
	Lease Expiration Date	Sec 1-e	8/31/2025				
	Term	Sec 1-e	61 Months				
	Security Deposit	Sec 1-h	\$14,665.63				
RENT		Section					
			Period	\$/SF/YR	\$/Year	\$/Month	Notes
	Base Rent	Sec 1-g	9/1/2020	\$4.31	\$194,037.48	\$16,169.79	NNN lease
		Sec 1-g	9/1/2021	\$6.17	\$277,518.60	\$23,126.55	NNN lease
		Sec 1-g	9/1/2022	\$6.92	\$311,362.44	\$25,946.87	NNN lease
		Sec 1-g	9/1/2023	\$7.32	\$329,412.36	\$27,451.03	NNN lease
		Sec 1-g	9/1/2024	\$8.17	\$367,768.80	\$30,647.40	NNN lease
	TI Allowance						N/A
ADDITIONAL RENT		Section	Amount				
	Operating Expenses	Sec 5-a		Tenant agrees to pay to Landlord, as a part of Rent, Tenant's Prorata Share of all Operating Expenses, meaning (i) all taxes, assessments, including all assessments made pursuant to restrictions and covenants applicable to the Project, and governmental charges of any kind and nature whatsoever (hereinafter collectively referred to as "taxes") lawfully levied or assessed against the Project, (ii) all insurance obtained by Landlord pursuant to the terms of this Lease and (iii) all expenses of operating, maintaining and repairing the Building, Project and Common Areas not otherwise expressly excluded hereunder.			
	Common Areas Defined	Sec 5-b		As used in this Lease means all landscaped areas, parking areas, service roads, loading facilities, sidewalks and other improvements and facilities in the Building and Project, if any, which are designated by Landlord, or other owners in the Project, from time to time for the common use and enjoyment of all tenants in the Building or Project.			
	Utilities	Sec 7		Landlord agrees to provide water, electricity, and telephone service connections to the Premises; but Tenant shall pay for all water, gas, heat, light, power, telephone, sewer, sprinkler charges and other utilities and services used on or from the Premises, together with any taxes, penalties, surcharges or the like pertaining thereto and any maintenance charges for utilities and shall furnish all electric light bulbs and tubes. Landlord shall in no event be liable for any interruption or failure of utility services on the Premises unless such interruption is caused solely by Landlord's failure to provide the required service connections or an uncured default by Landlord of its construction obligations hereunder.			
	Estimated Operating Expenses	Sec 1-i	\$7,934.48	Initially \$7,934.48 per month, adjusted as hereinafter provided, based on current year Estimated Operating Expenses of \$2.11 per square foot.			

RENT ROLL

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Comm	Dates Exp	Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Changes On	Rent Increases	Lease Type
Altitude Trampoline Park	100	34,190	43.2%	11/1/12	12/31/25	\$9.56	\$27,238	\$326,856	Jan-2023	\$29,375	NNN
Flawless Gymnastics	150	45,000	56.8%	8/1/20	8/31/25	\$6.17	\$23,127	\$277,519	Sep-2022	\$25,947	NNN
Total		79,190				\$7.63	\$50,365	\$604,375			
		Occupied Tenants: 2		Unoccupied Tenants: 0		Occupied GLA: 100%		Occupied GLA: 0.00%			
				Total Current Rents : \$50,365		Occupied Current Rents: \$50,365		Unoccupied Current Rents: \$0			

FLOOR PLAN





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MULTI-TENANT INDUSTRIAL PROPERTY IN
FORT WORTH, TEXAS



SECTION 4

MARKET OVERVIEW

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FORT WORTH, TEXAS

PART OF THE DALLAS-FORT WORTH METROPLEX

The Dallas/Fort Worth Metroplex is the fourth-most populous metro in the nation with an aggregate of nearly 7.5 million residents. It is composed of 13 counties stretching nearly 10,000 square miles. The city of Dallas houses 1.3 million people, followed by Fort Worth with 864,000 residents. Strong job growth continually draws new residents to the region. To accommodate the additional traffic, the region's transportation network is evolving. Traffic flow is improved as freeways are expanded and miles are being added to tollways and turnpikes. The growth of the transportation network is vital to supporting commuters to the metro's numerous corporations and growing industries.

METROPLEX GROWTH

Roughly 698,800 new people are expected through 2024, fueled by robust job growth, natural increases and north-to-south migration. The Metroplex is projected to add 271,500 households during the same period, generating the need for additional housing options. A younger population resides in the Metroplex as indicated by a median age that is well below that of the U.S. An educated population provides a skilled labor pool and higher incomes. Nearly 33 percent of residents age 25 and older have at least a bachelor's degree, compared with 30 percent for the nation. The median income is nearly \$7,000 above the national level. More residents are choosing to rent as indicated by a contracting homeownership rate. During 2019, approximately 57 percent of residents own their home on par with the U.S. rate.

TRANSPORTATION

The area is connected to the rest of the nation by way of Interstates 20, 30, 35, 45, 635 and 820. DART, Dallas Area Rapid Transit covers Dallas and 12 surrounding cities, and consists of busses and a 93-mile light rail system. Freight serving lines in the region include Union Pacific, BNSF and Kansas City Southern. BNSF is headquartered in Fort Worth. Trinity Railway Express and Amtrak provide passenger rail service. Via rail to Houston Port, and Highways 20 and 45, the International Inland Port of Dallas (IIPOD) connects the region to global markets and trade. Airports include Dallas/Fort Worth International, Dallas Love Field, Fort Worth Alliance and 13 smaller airports.

ECONOMY

The Metroplex's temperate climate, no state income tax and a right-to-work labor policy attract employers. Dallas/Fort Worth is one of the nation's largest employment markets, with nearly 3.7 million jobs. The region is home to 22 Fortune 500 companies in a variety of sectors, including ExxonMobil, American Airlines Group, Southwest Airlines, Fluor, AT&T, Tenet Healthcare, Kimberly-Clark and J.C. Penney. The area is forecast to add jobs at an annual rate of 2.0 percent through 2022, well above the U.S. level. Economic expansion will be further fueled by a rise in financial services and high-tech companies.





SURROUNDING EMPLOYERS

RANCHETTE
ESTATES

**KROGER DRIVE MULTI
TENANT WAREHOUSE**

1

2

3

4

8

7

5

6

9

HIGH

THE LAKES OF
HIGHLAND OAKS



Lucky Dog Training Center

SURROUNDING EMPLOYERS

ENTERTAINMENT LOCALE

High demand for similar retail industries creates substantial upside for industrial space

Employers

- 1 GatSplat Indoor Paintball
- 2 Dana's Studio of Dance
- 3 Dogs Rule Resort
- 4 Lucky Dog Training Center
- 5 D-BAT Keller
- 6 Celebration Party & Event Center
- 7 Young Musicians, Inc
- 8 Suddenly Sewing
- 9 Go Power Sports

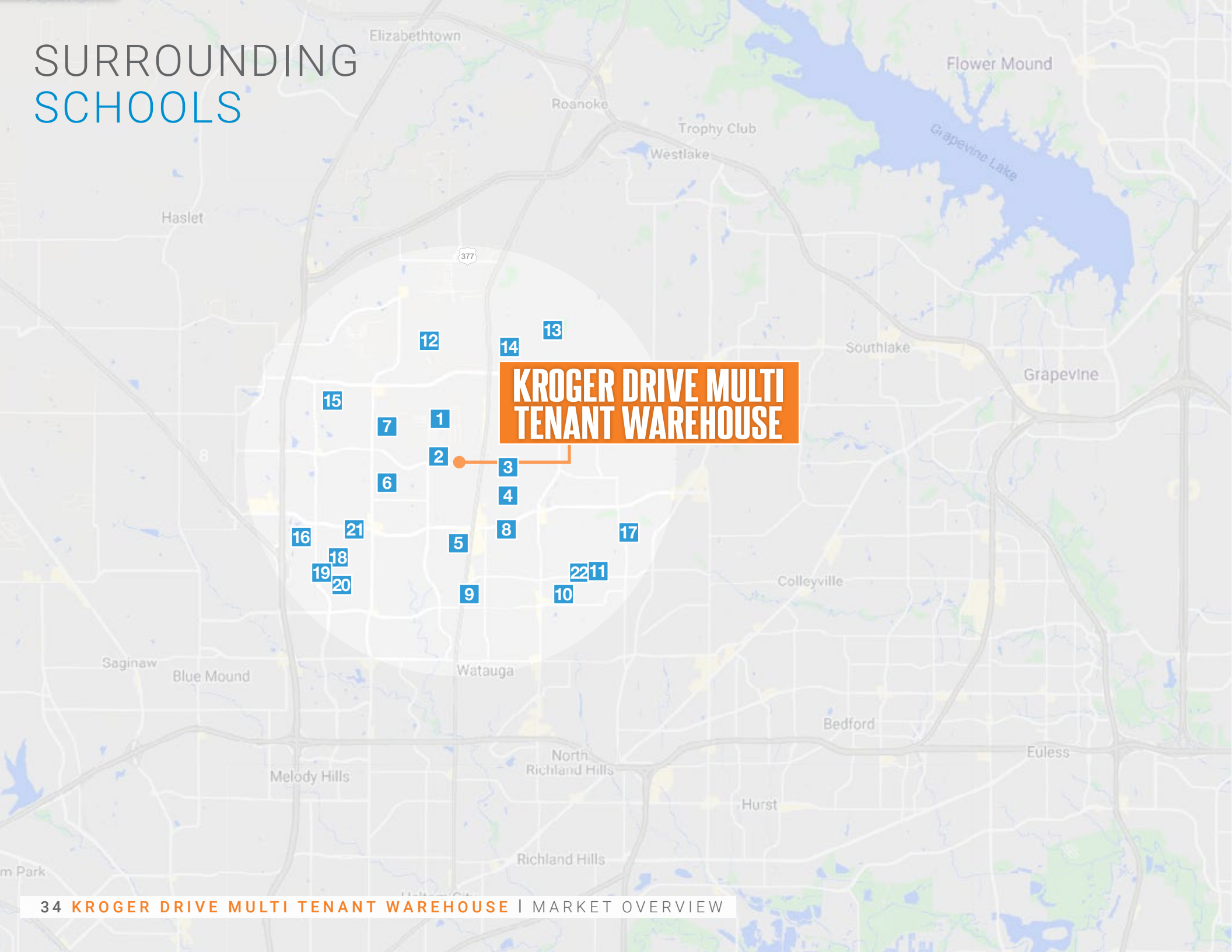


GatSplat Indoor Paintball



Celebration Party & Event Center

SURROUNDING SCHOOLS



**KROGER DRIVE MULTI
TENANT WAREHOUSE**

EDUCATION

Over 20 Schools within 5 miles

- 1 Freedom Elementary School
- 2 Central High School
- 3 Willis Lane Elementary School
- 4 St. Ann Seton Catholic School
- 5 Hillwood Middle School
- 6 Lone Star Elementary School
- 7 Eagle Ridge Elementary School
- 8 Indian Springs Middle School
- 9 Harvest Christian Academy
- 10 Foster Village Elementary School
- 11 North Ridge Elementary School
- 12 Kids "R" Kids Learning Academy
- 13 Keller High School
- 14 Keller Middle School
- 15 Timberview Middle School
- 16 Vista Ridge Middle School
- 17 Green Valley Elementary School
- 18 Chisholm Trail Intermediate
- 19 North Riverside Elementary
- 20 Fossil Hill Middle School
- 21 Fossil Ridge Middle School
- 22 North Ridge Middle School



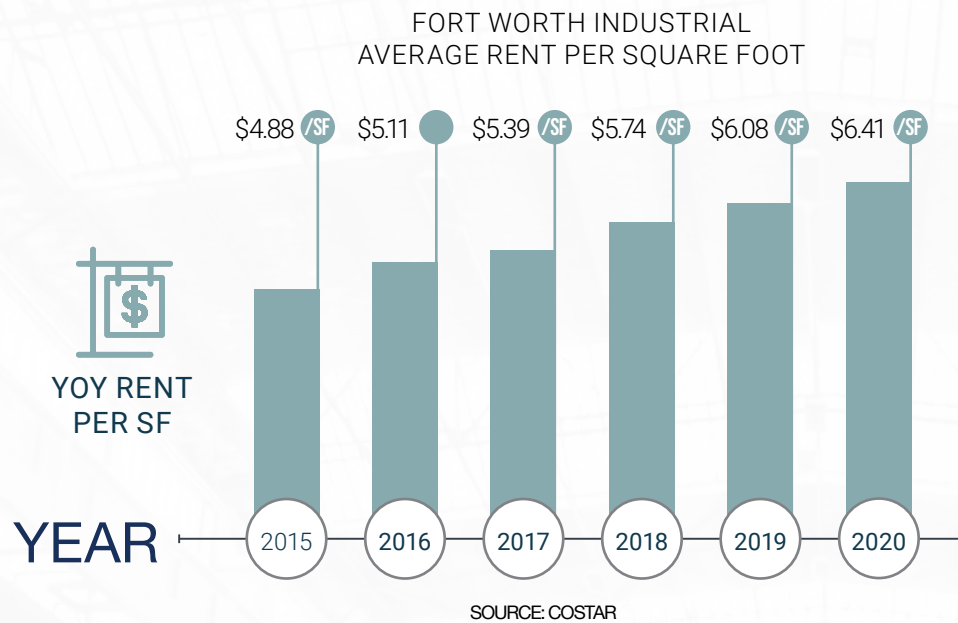
143 SCHOOLS

HIGHLY SOUGHT-AFTER ENTERTAINMENT RETAIL SECTOR
SUPPORTED BY LUCRATIVE DEMOGRAPHIC INTERESTS

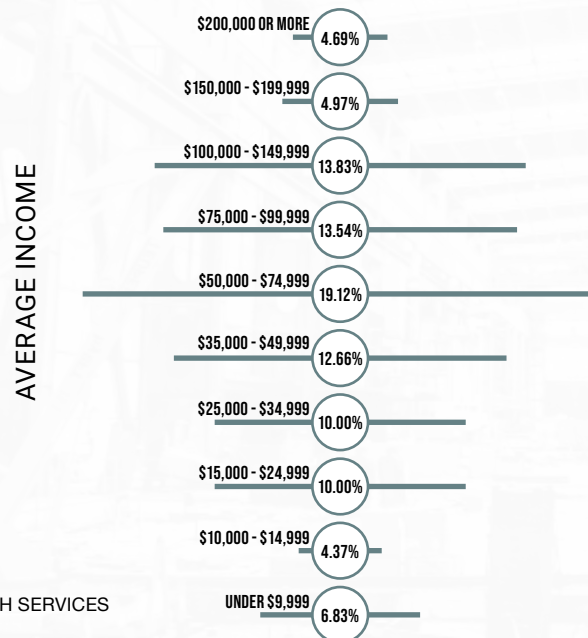
87,000+ STUDENTS

STRONG EDUCATION DISTRICT SURROUNDING RETAIL BUSINESSES,
SUCH AS ALTITUDE TRAMPOLINE PARK & FLAWLESS GYMNASTICS,
ALLOWS INVESTOR TO INCREASE BELOW MARKET RENTS

There is high demand for recreational activities in this area of the Northeast Tarrant/Alliance Industrial submarket of Fort Worth. This demand is represented by the large youth demographic in the area, with nearly nine similar retail businesses and over 20 public schools surrounding the subject property. The current below-market rents, incentives the current tenants to remain at the property on long-term leases, keeping vacancy down. With a strong market for their products/services and the companies' solid financials, the tenants would not have much reason to leave. This area of Northeast Fort Worth represents a family-friendly pocket of the city with a strong educational presence and ongoing population growth. Usually a downside for some, the increased traffic associated with multiple schools supports the tenants of the area.

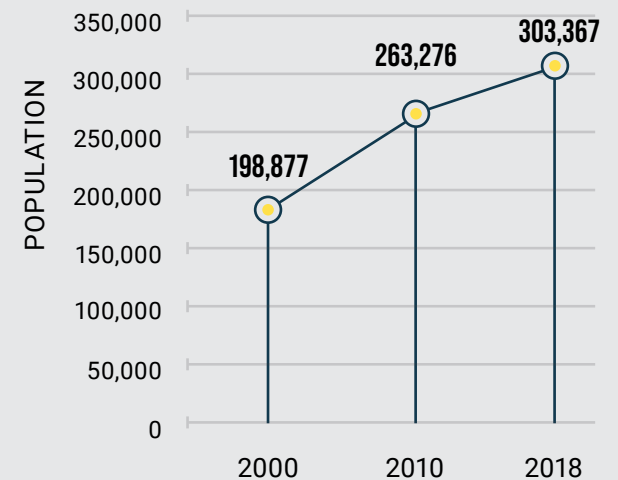


FORT WORTH AVERAGE HOUSEHOLD INCOME DISTRIBUTION



FORT WORTH TEXAS

FORT WORTH POPULATION GROWTH



SOURCE: MARCUS & MILLICHAP RESEARCH SERVICES

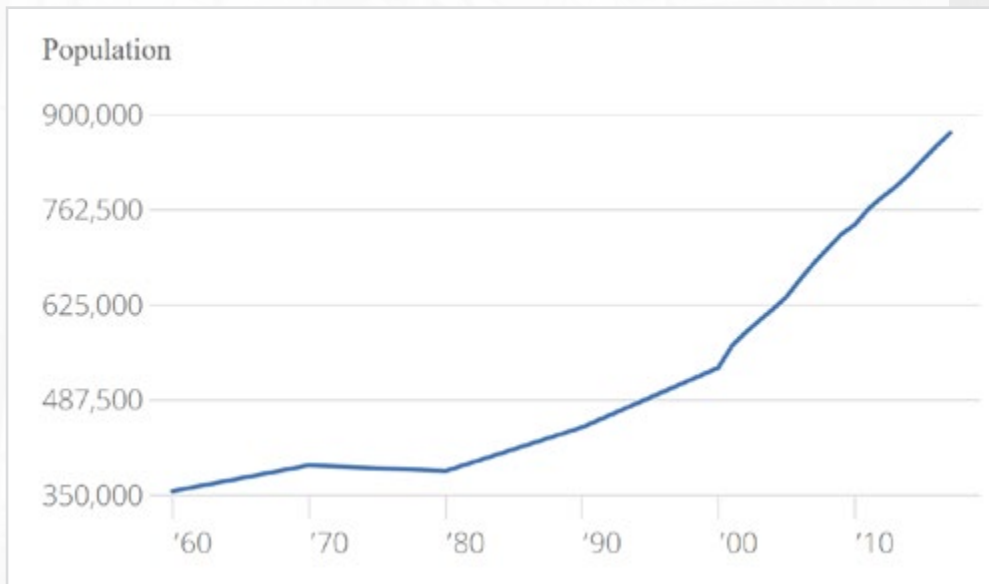
DEMOGRAPHICS

**MARKET
VACANCY
RATE 4.59%**

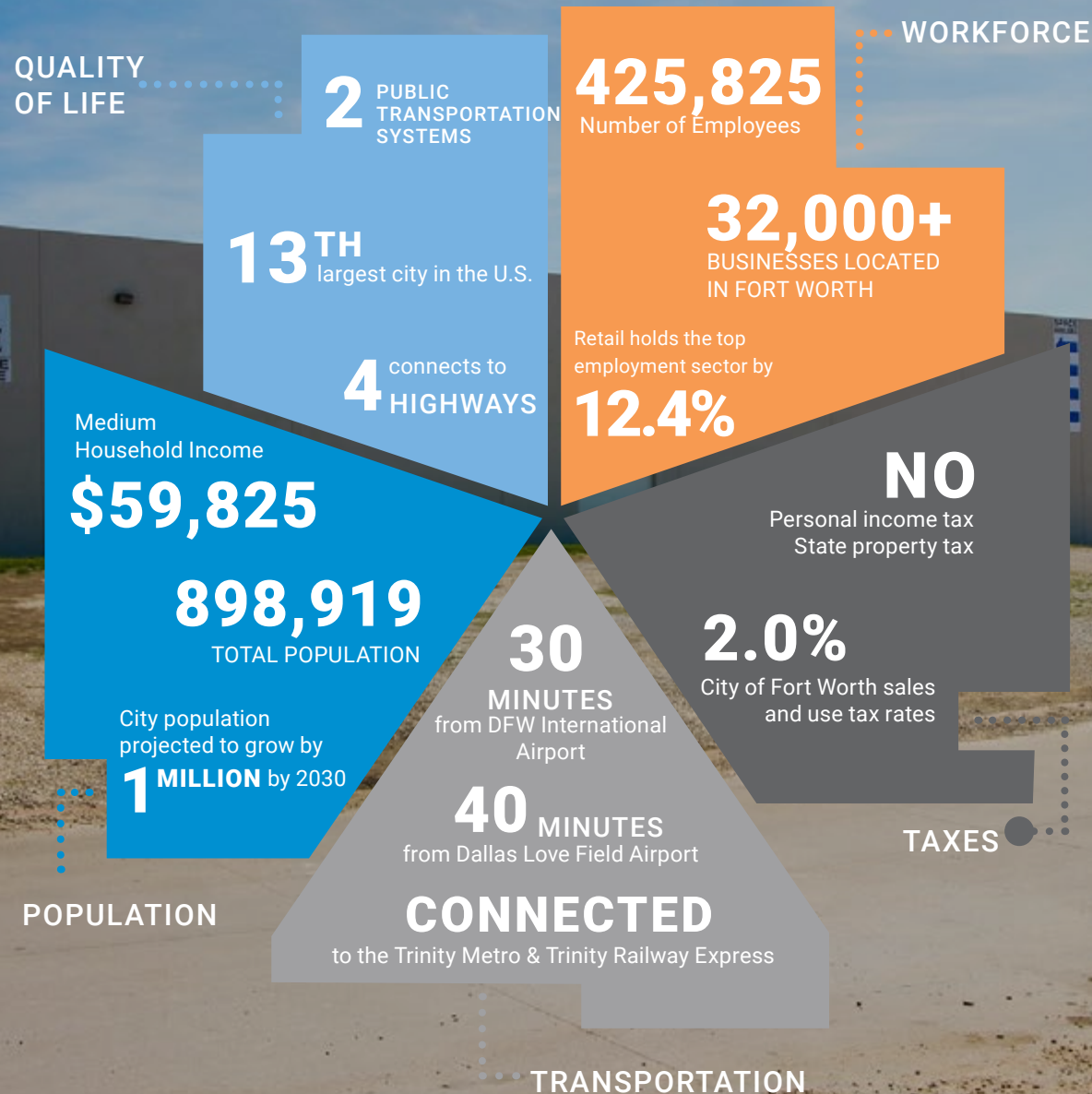
From 2010-2018, Dallas-Fort Worth was the No. 1 MSA by number of people (1,087,683) in population growth, an increase of 16.9 percent. North Fort Worth and the Alliance submarket are among the top areas for relocation in the metro. Over that period of time, Fort Worth was the third fastest growing city in the nation, trailing only Seattle and Austin. The area has done extremely well at attracting and retaining millennials and people of color. The U.S. Census estimates that in 2018, Fort Worth gained 20,000 people compared to Dallas' 2,000. Fort Worth's employed population jumped up by 21.5 percent, putting it at third in the country for growth.

Fort Worth's growth rate is 12%, with Dallas at 8.1%. The Dallas-Fort Worth Metro as a whole is adding people at a rate that pegs it as 7th among metros at 11.3%, showing that our region is buoyed by the growth of our neighbors rather than its largest city. (D Magazine)

The North Fort Worth Area in particular is growing and developing at a fast pace. From the historic Stockyards area to Alliance Texas and Texas Motor Speedway, the I-35 corridor has seen several business parks, hotels, and new neighborhoods spring up on the vast real estate available. It is also home to Meacham International Airport, intermodal terminals and, to the northwest, Eagle Mountain Lake. Transportation and workforce development are the two primary issues identified by the North Area Council (NAC) board. (fortworthchamber.com)



FORT WORTH'S IMPRESSIVE FUNDAMENTALS



POPULATION	1 Mile	3 Miles	5 Miles
2023 Projection			
Total Population	17,975	155,340	318,375
2018 Estimate			
Total Population	13,688	129,437	272,284
2010 Census			
Total Population	10,596	111,109	228,324
2000 Census			
Total Population	1,390	57,058	127,845
Daytime Population			
2018 Estimate	11,196	86,130	205,184
HOUSEHOLDS			
2023 Projection			
Total Households	5,555	52,380	111,123
2018 Estimate			
Total Households	4,239	43,371	94,139
Average (Mean) Household Size	3.17	2.99	2.88
2010 Census			
Total Households	3,270	37,001	78,906
2000 Census			
Total Households	437	18,391	43,353
HOUSEHOLDS BY INCOME			
2018 Estimate			
\$200,000 or More	7.78%	8.37%	8.36%
\$150,000 - \$199,000	11.23%	10.59%	9.27%
\$100,000 - \$149,000	29.04%	25.57%	22.81%
\$75,000 - \$99,999	19.14%	17.77%	17.91%
\$50,000 - \$74,999	17.57%	19.14%	19.13%
\$35,000 - \$49,999	6.08%	8.23%	9.85%
\$25,000 - \$34,999	3.65%	4.41%	5.42%
\$15,000 - \$24,999	3.51%	3.17%	4.06%
Under \$15,000	2.02%	2.74%	3.19%
Average Household Income	\$119,471	\$117,918	\$113,515
Median Household Income	\$97,459	\$91,981	\$86,207
Per Capita Income	\$37,000	\$39,537	\$39,271

DEMOGRAPHICS

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2018 Estimate Total Population	13,688	129,437	272,284
Under 20	39.64%	34.06%	32.49%
20 to 34 Years	18.13%	17.15%	18.74%
35 to 39 Years	9.34%	8.09%	7.86%
40 to 49 Years	15.72%	16.32%	15.35%
50 to 64 Years	12.35%	16.92%	17.25%
Age 65+	4.83%	7.47%	8.32%
Median Age	30.04	34.18	34.19
Population 25+ by Education Level			
2018 Estimate Population Age 25+	7,541	78,522	168,960
Elementary (0-8)	1.25%	1.48%	1.67%
Some High School (9-11)	3.30%	3.81%	4.10%
High School Graduate (12)	17.64%	18.92%	20.31%
Some College (13-15)	26.59%	26.26%	26.50%
Associate Degree Only	7.76%	7.83%	7.98%
Bachelors Degree Only	31.06%	30.26%	28.16%
Graduate Degree	11.41%	10.61%	10.47%
Time Travel to Work			
Average Travel Time in Minutes	33	32	31

Source: Marcus & Millichap Research Services



KROGER DRIVE MULTI TENANT WAREHOUSE

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