

[www.TAG-Industrial.com](http://www.TAG-Industrial.com)

OFFERING  
MEMORANDUM

1200 & 1310  
SOUTHEAST PARKWAY

AZLE, TX 76020

**TAG INDUSTRIAL**  
THE ABUSHAGUR GROUP

Marcus & Millichap



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PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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THE ABUSHAGUR GROUP | Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA  
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The background of the slide is a dark blue gradient. On the left and right sides, there are vertical panels showing images of industrial buildings. The left panel shows the interior of a large warehouse with a high, corrugated metal roof and a series of vertical support columns. The right panel shows the exterior of a similar building, featuring a corrugated metal facade and a row of windows near the ground level.

## SECTION 1

# INVESTMENT OVERVIEW

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# 1200 & 1310 SOUTHEAST PARKWAY AZLE, TX 76020

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## INVESTMENT HIGHLIGHTS

- High-Traffic Location and Great Visibility on Highway 199
  - Easy Access to Major Interstates Connecting All Areas of DFW
  - Minutes from Fort Worth Meacham Airport and DFW International Airport
  - Property is Zoned Light Industrial and Has Access to City Electricity, Water and Sewer | Lift Station Installed On-Site
  - Submarket Vacancy Rate is Below Average at 2% (CoStar)
  - Submarket Population Growth is Forecast to Increase 7.5% Over the Next Five Years (CoStar)
- 

## INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present the opportunity to acquire the land located at 1200 & 1310 Southeast Parkway in Azle, Texas and is situated on approximately 16.01 acres. The subject land has easy access to major interstates connecting all areas of Dallas/Fort Worth.

Minutes from Fort Worth Meacham Airport and DFW International Airport. The subject land is in a high-traffic location with great visibility on Highway 199 and has access to city electricity, water and sewer. The Northwest Fort Worth submarket's population is forecast to grow 7.5 percent over the next 5 years (CoStar) and the vacancy rate is below average at 2 percent.

The metro is home to several higher-educational institutions including Texas Christian University and the University of Texas at Arlington, providing an educated labor force for the large and diverse employment base. Lockheed Martin Aeronautics Co. is headquartered in Air Force Plant 4 in the city of Fort Worth. It serves the Naval Air Station, also based in the metro. Healthcare is a strong economic driver, assisted by students graduating from the area's many colleges and universities. Large employers include Texas Health Resources and University of Texas. General Motors' assembly plant has been operating in the metro since 1954 and currently manufactures large SUVs for various divisions such as Chevrolet, GMC and Cadillac, providing numerous jobs. Local amenities include the Kimbell Art Museum, Modern Art Museum of Fort Worth, the National Cowgirl Museum and Hall of Fame, as well as rodeos at the Fort Worth Stockyards.





# PROPERTY DETAILS

1200 & 1310 SOUTHEAST PARKWAY, AZLE, TX 76020

Lot Size	16.01 Acres
Type of Ownership	Fee Simple
Zoning	Light Industrial
Submarket	Northwest Ft Worth

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2019 Marcus & Millichap. All rights reserved. (Activity ID: ZAA0061051)



# OFFERING HIGHLIGHTS

1200 & 1310 SOUTHEAST PARKWAY  
AZLE, TX 76020

OFFERING PRICE

\$2,090,000

CAP RATE

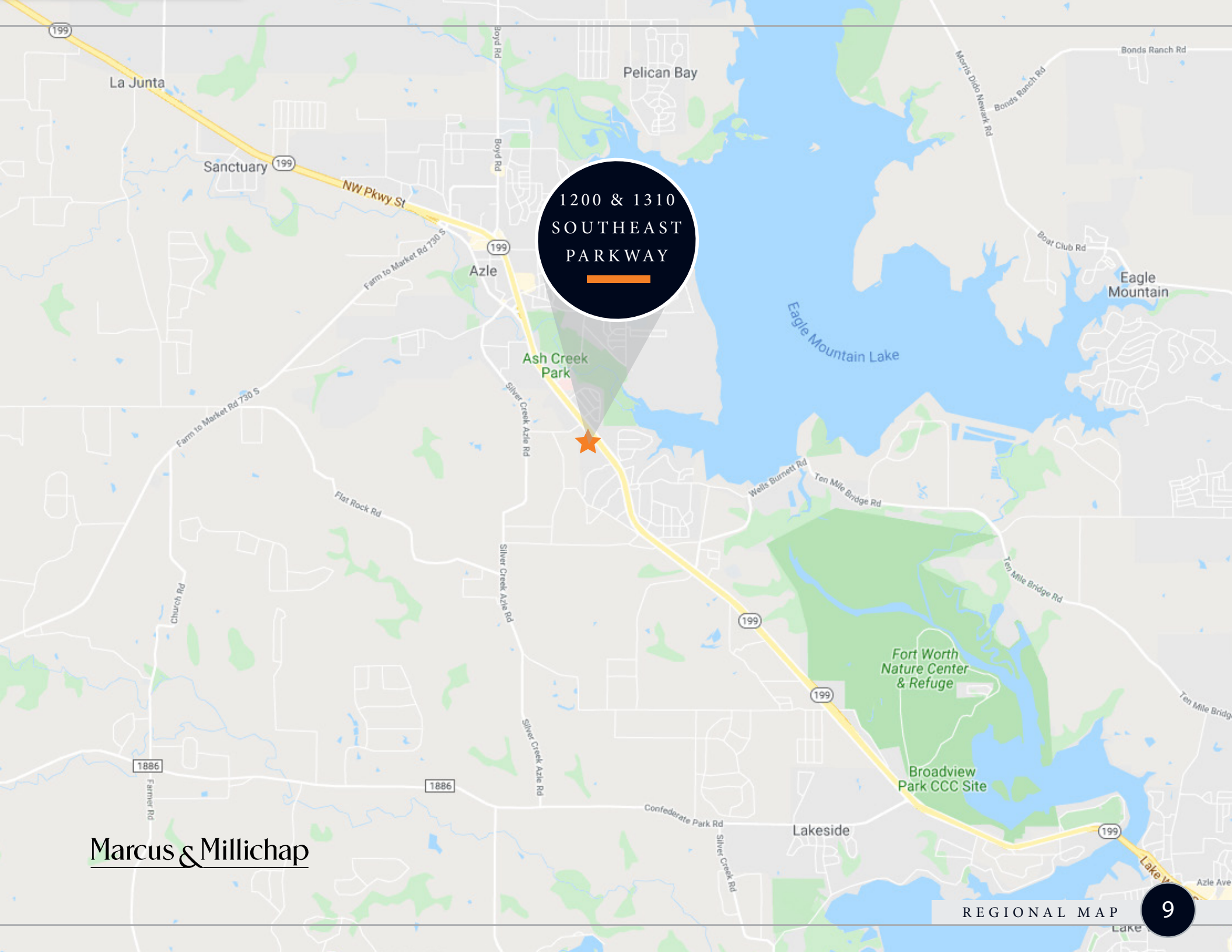
-0.48%

Offering Price	\$2,090,000
Cap Rate	-0.48%
Price/Acre	\$130,625
Total Acres	16.01
Occupancy	0.00%

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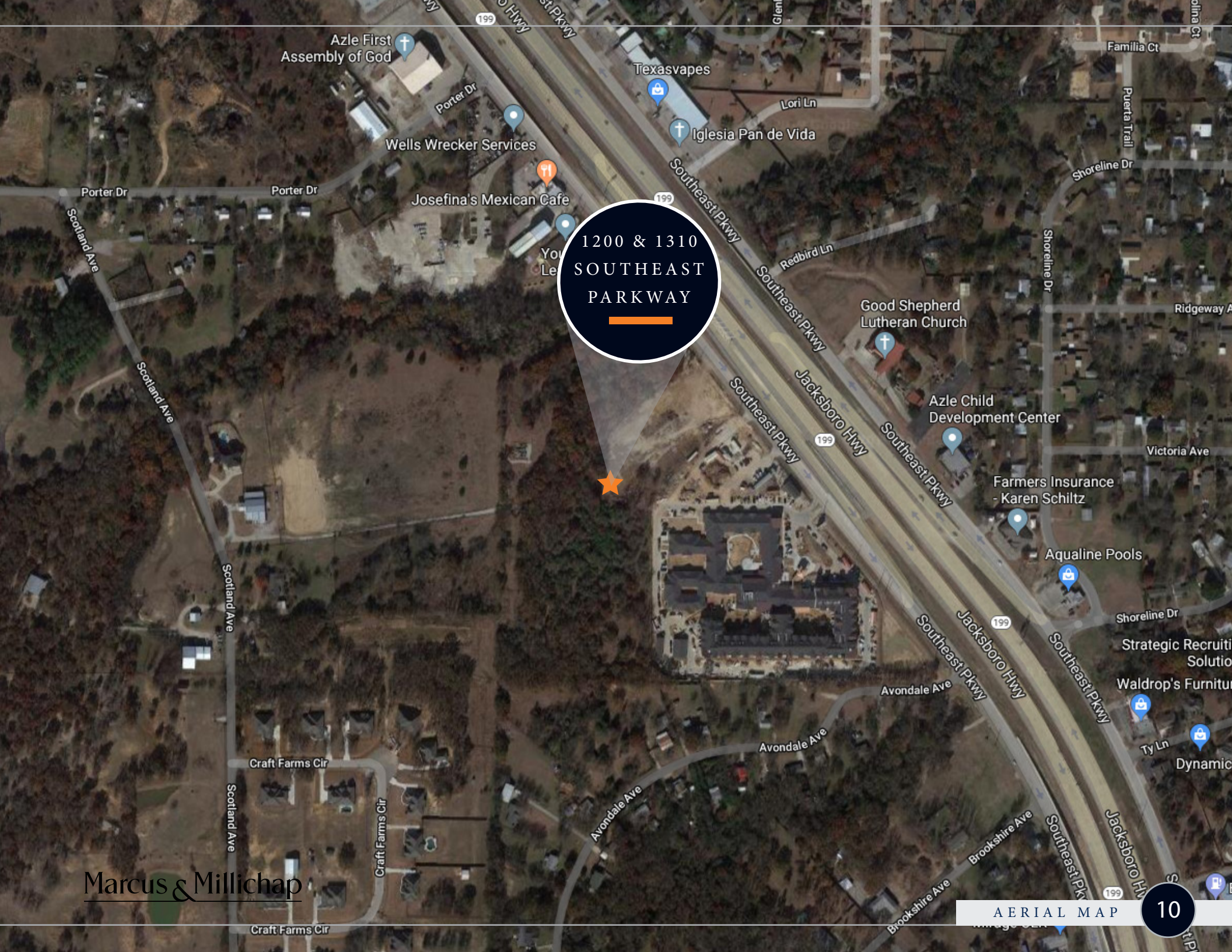
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1200 & 1310  
SOUTHEAST  
PARKWAY





1200 & 1310  
SOUTHEAST  
PARKWAY



# MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage out prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Closed 1,707 debt and equity financings in 2017



National platform operating within the firm's brokerage offices



\$5.63 billion total national volume in 2017



Access to more capital sources than any other firm in the industry

## WHY MMCC?

Optimum financing solutions to enhance value

Enhanced control through MMCC's ability to qualify investor finance contingencies

Enhanced control through quickly identifying potential debt/equity sources, processing, and closing buyer's finance alternatives

Enhanced control through MMCC's ability to monitor investor/due diligence and underwriting to ensure timely, predictable closings



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## SECTION 2

# MARKET OVERVIEW

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# CITY OF FORT WORTH

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The Fort Worth metro is a part of the Dallas/Fort Worth metroplex and consists of Tarrant, Hood, Johnson, Parker, Wise and Somervell counties. The most populous cities in the metro are Fort Worth and Arlington, which are also some of the largest cities in the state. The metro is home to several higher-educational institutions, including the University of Texas at Arlington, which supplies an educated labor force for the large and diverse employment base.



CORPORATE BASE



WORLD-RENOWNED  
EDUCATION SYSTEM

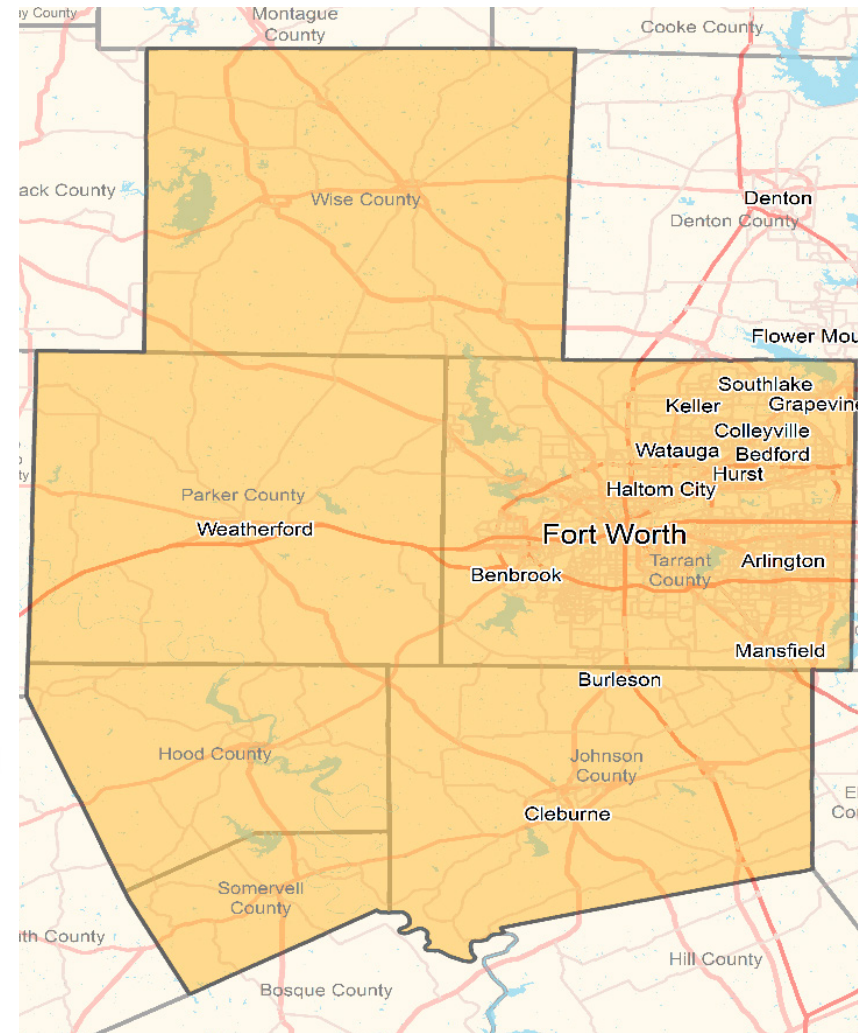


MILITARY PRESENCE

# METROPLEX GROWTH

## ECONOMY

Lockheed Martin Aeronautics Co. is headquartered in Air Force Plant 4 in the city of Fort Worth. It serves the Naval Air Station, also based in the metro. Healthcare is a strong economic driver, assisted by students graduating from the area's many colleges and universities. Large employers include Texas Health Resources and University of Texas. General Motors' assembly plant has been operating in the metro since 1954 and currently manufactures large SUVs for various divisions such as Chevrolet, GMC and Cadillac, providing numerous jobs. Local amenities include the Kimbell Art Museum, Modern Art Museum of Fort Worth, the National Cowgirl Museum and Hall of Fame, as well as rodeos at the Fort Worth Stockyards.





# METROPLEX GROWTH

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Wide array of companies growing their logistics network in Dallas/Fort Worth. As the metro has one of the nation's strongest economies, along with rapid population growth, Dallas/Fort Worth has seen business expansion that drives demand for industrial space. Even with the addition of more than 100 million square feet to the Metroplex since 2013, the vacancy rate has remained on a downward trend, falling below 6 percent in the second quarter of this year. A variety of firms have been fueling absorption, including consumer goods manufacturers such as Kohler and GE Appliances, third-party logistics firms UPS and FedEx, and e-commerce giants like Amazon and Wayfair. These companies, along with others, have added major distribution facilities to the Metroplex over the past year. As it is one of the country's largest distribution hubs, and Texas is the nation's top exporter, Dallas/Fort Worth has a massive volume of goods flowing through it. To keep up with rising space demand, 29 million square feet is scheduled for delivery this year, more than any other metro.



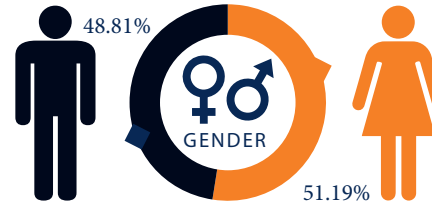
## DEMOGRAPHICS

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35,630

Total Population  
Within 5 miles



\$99,826

Average Household Income  
Within 5 miles



1,151

Employees  
Within 1 mile



# DEMOGRAPHICS

POPULATION	1 Miles	3 Miles	5 Miles
■ 2023 Projection			
Total Population	3,408	19,645	39,112
■ 2018 Estimate			
Total Population	3,370	17,886	35,630
■ 2010 Census			
Total Population	3,051	16,078	31,654
■ 2000 Census			
Total Population	2,890	12,318	24,948
■ Daytime Population			
2018 Estimate	3,312	16,890	29,221
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2023 Projection			
Total Households	1,343	7,571	15,205
■ 2018 Estimate			
Total Households	1,309	6,827	13,713
Average (Mean) Household Size	2.49	2.56	2.56
■ 2010 Census			
Total Households	1,179	6,107	12,108
■ 2000 Census			
Total Households	1,113	4,725	9,392

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2018 Estimate			
\$250,000 or More	1.76%	3.73%	4.84%
\$200,000 - \$249,999	1.54%	2.85%	3.33%
\$150,000 - \$199,999	6.74%	6.62%	7.69%
\$125,000 - \$149,999	3.54%	5.73%	6.27%
\$100,000 - \$124,999	8.29%	9.57%	10.61%
\$75,000 - \$99,999	11.15%	14.12%	13.90%
\$50,000 - \$74,999	17.66%	18.85%	18.28%
\$35,000 - \$49,999	14.63%	12.22%	10.90%
\$25,000 - \$34,999	8.50%	7.22%	7.18%
\$15,000 - \$24,999	13.10%	8.44%	8.32%
Under \$15,000	13.08%	10.65%	8.67%
Average Household Income	\$70,186	\$90,554	\$99,826
Median Household Income	\$51,003	\$65,953	\$70,466
Per Capita Income	\$27,515	\$34,834	\$38,559

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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.

11-2-2015

### 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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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date





# 1200 & 1310 SOUTHEAST PARKWAY

AZLE, TX 76020

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