

Marcus & Millichap
TAG INDUSTRIAL GROUP

2600 MANANA DRIVE

DALLAS, TX 75220

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- 10,032-Square-Foot Industrial Warehouse Situated on a 0.43 Acre Lot, Masonry Construction
- Priced at \$94.70/SF Compared to \$100/SF Average Sales Price of Industrial Property from 5,000-15,000 Square Feet In Hines North Submarket
 - Great Owner-User Opportunity Featuring 16' Clear Height, One Grade-Level Door and One Dock-High Door
 - Hines North is an Energetic Industrial Market with a Vacancy Rate of 4.1%
 - Fantastic Location on Corner Lot on Manana Drive and Shady Trail with Ease of Access to I-35E
 - Northeast of Dallas with Proximity to DFW International, Dallas Love Field, and Medical District

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 2600 Manana Drive in Dallas, Texas. The subject property consists of approximately 10,032 square feet of space and is situated on 0.43 acres of land. The asset features masonry construction, 16' clear height, one grade-level door, and one dock-high door. A great owner-user opportunity, the subject property is priced at \$94.70/square foot compared to the \$100/square foot average sale price of industrial property (5,000-15,000 square feet) in the North Hines submarket over the past 12 months. The North Hines submarket is an energetic industrial market with a vacancy rate of 4.1 percent. The subject property is in a fantastic location on corner lot on Manana Drive and Shady Trail with ease of access to I-35E. It is located northeast of Dallas with proximity to DFW International Airport, Dallas Love Field, and the Medical District.

East Hines North is an in-town industrial submarket totaling 22.1 million square feet of inventory. The bulk of it is comprised of older industrial facilities smaller than 100,000 square feet. Virtually all industrial inventory in the submarket runs along Harry Hines Boulevard and the North Stemmons Freeway (I-35), giving tenants access to many of the major population centers in Dallas. The submarket has not seen significant supply additions in decades, a trend that is unlikely to change due to high land costs and a lack of large tracts suitable for industrial facilities. The lack of supply, coupled with a strong demand for space near the urban core, has contributed to tight vacancies. As of today, the vacancy rate is 4.3 percent. Sales activity is steady, with turnover ranging from 4 percent–8 percent annually in recent years. While most deals involve local buyers, some institutional capital has made its way to the submarket over the last decade. (CoStar).

The Dallas/Fort Worth metroplex is the fourth-most populous metro in the nation with an aggregate of more than 7.1 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 800,000 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 metros numerous corporations and growing industries. Dallas/Fort Worth's population growth in recent years ranks among the highest in the U.S. for a major metro. The Metroplex is home to 21 Fortune 500 companies and many regional headquarters, drawing workers and residents. The area's extensive network of rail and highways, along with the International Inland Port of Dallas, ensure its status as a distribution hub.

PROPERTY DETAILS

2600 MANANA DRIVE, DALLAS, TX 75220

Number of Suites	1
Number of Buildings	1
Total Square Feet	10,032
Warehouse Square Feet	9,032
Office Square Feet	1,000
Year Built	1965
Lot Size	0.43 Acres
Type of Ownership	Fee Simple
Clear Height	16'
Parking Spaces	8 Spaces
Building Class	C
Tenancy	Vacant
Dock High Doors	1
Grade Level Doors	1
Construction	Masonry
Zoning	IR
Submarket	Hines North
Submarket Vacancy	4.1%



2600 MANANA DRIVE

DALLAS, TX 75220

OFFERING PRICE

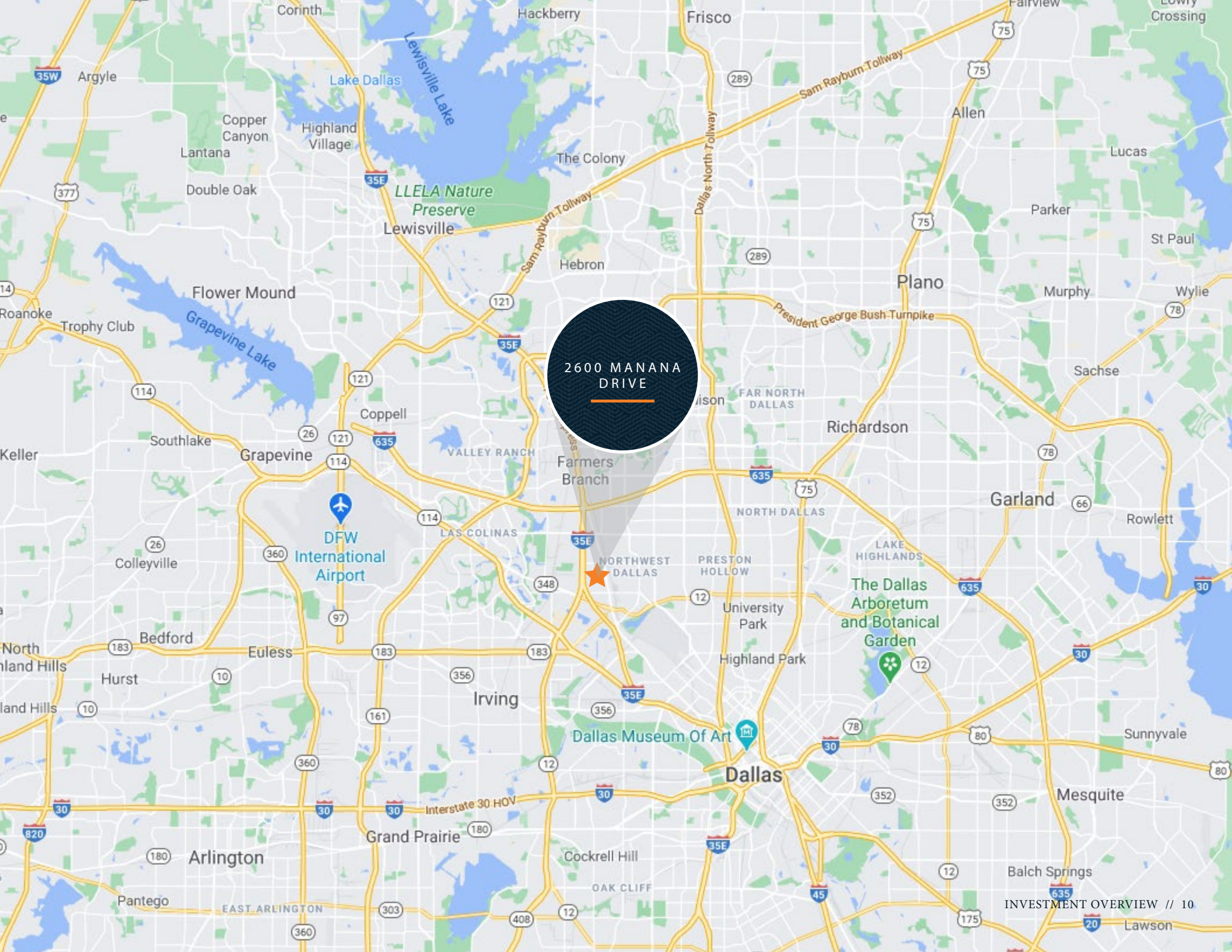
\$950,000

PRO-FORMA CAP RATE

7.63%

Offering Price	\$950,000
Pro-Forma Cap Rate	7.63%
Price/SF	\$94.70
Total Square Feet	10,032
Occupancy	0.00%

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. © 2021 Marcus & Millichap. All rights reserved. (Activity ID: ZAB0061083)



2600 MANANA
DRIVE

Brenner Dr

Brenner Dr

Brenner Dr

2600 MANANA DRIVE

Letot Cemetery

Shady Trail

Manana Dr

Manana Dr

Manana Dr

Shady Trail





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 1,944 debt and equity financings in 2019



National platform operating within the firm's brokerage offices



\$7.18 billion total national volume in 2019



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



SECTION 2

MARKET OVERVIEW

Marcus & Millichap

DALLAS TEXAS

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.



FASTEST GROWING
METRO



LARGE CORPORATE
BASE

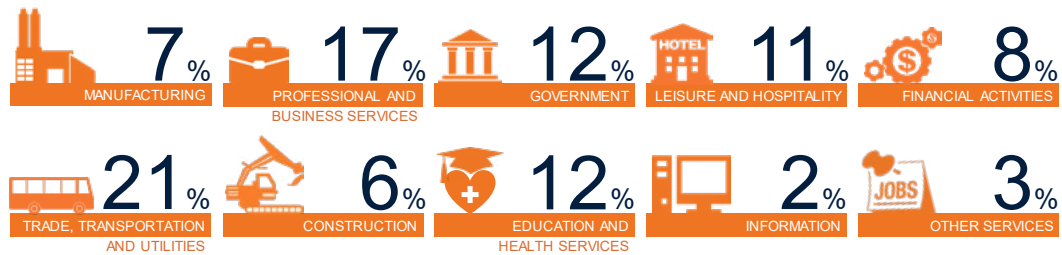


MAJOR DISTRIBUTION
CENTER

METROPLEX GROWTH

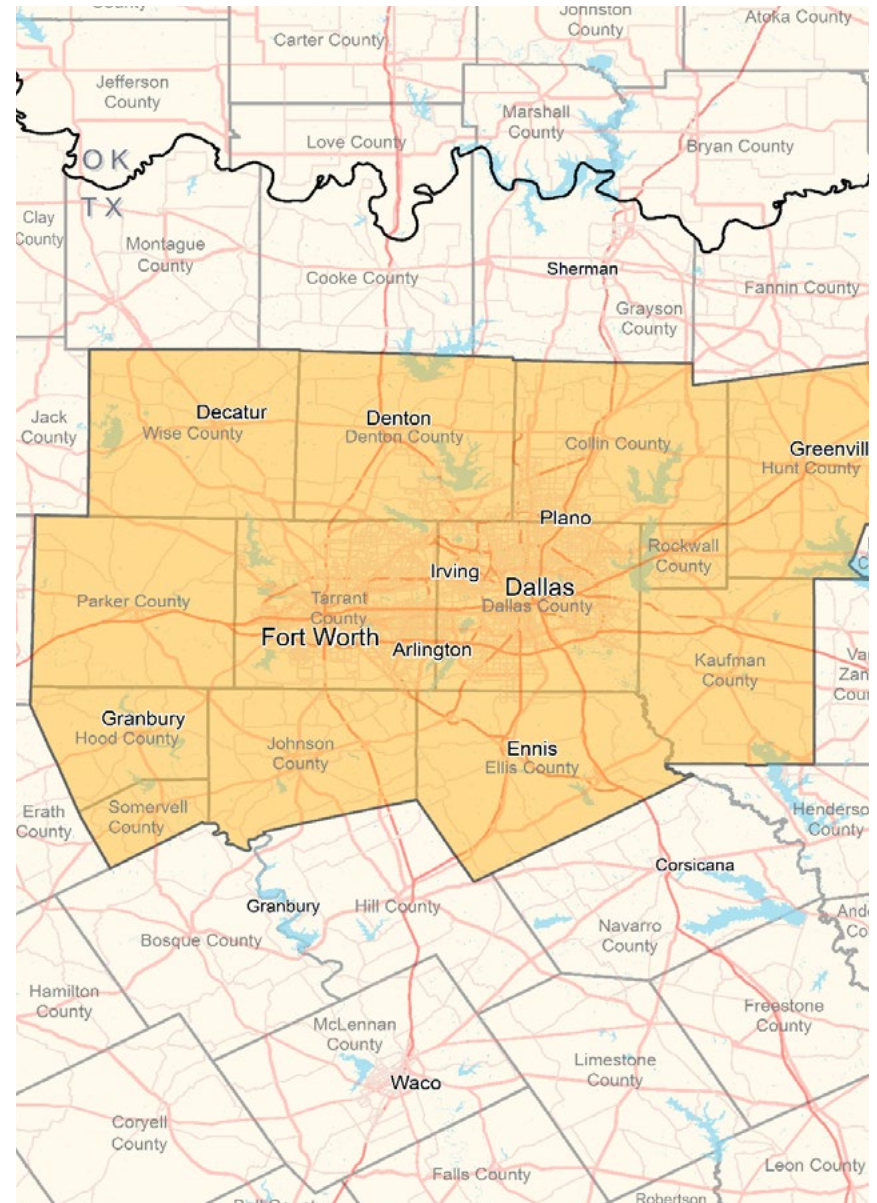
ECONOMY

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.

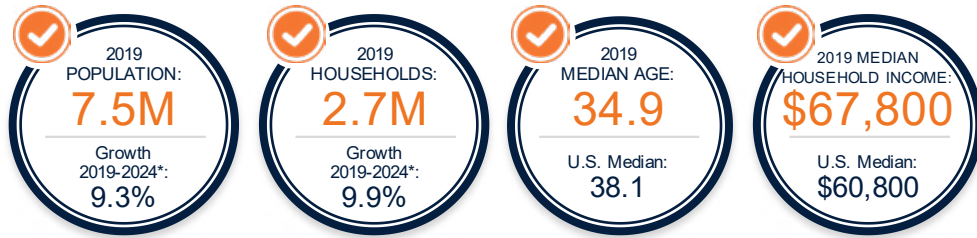


TRANSPORTATION

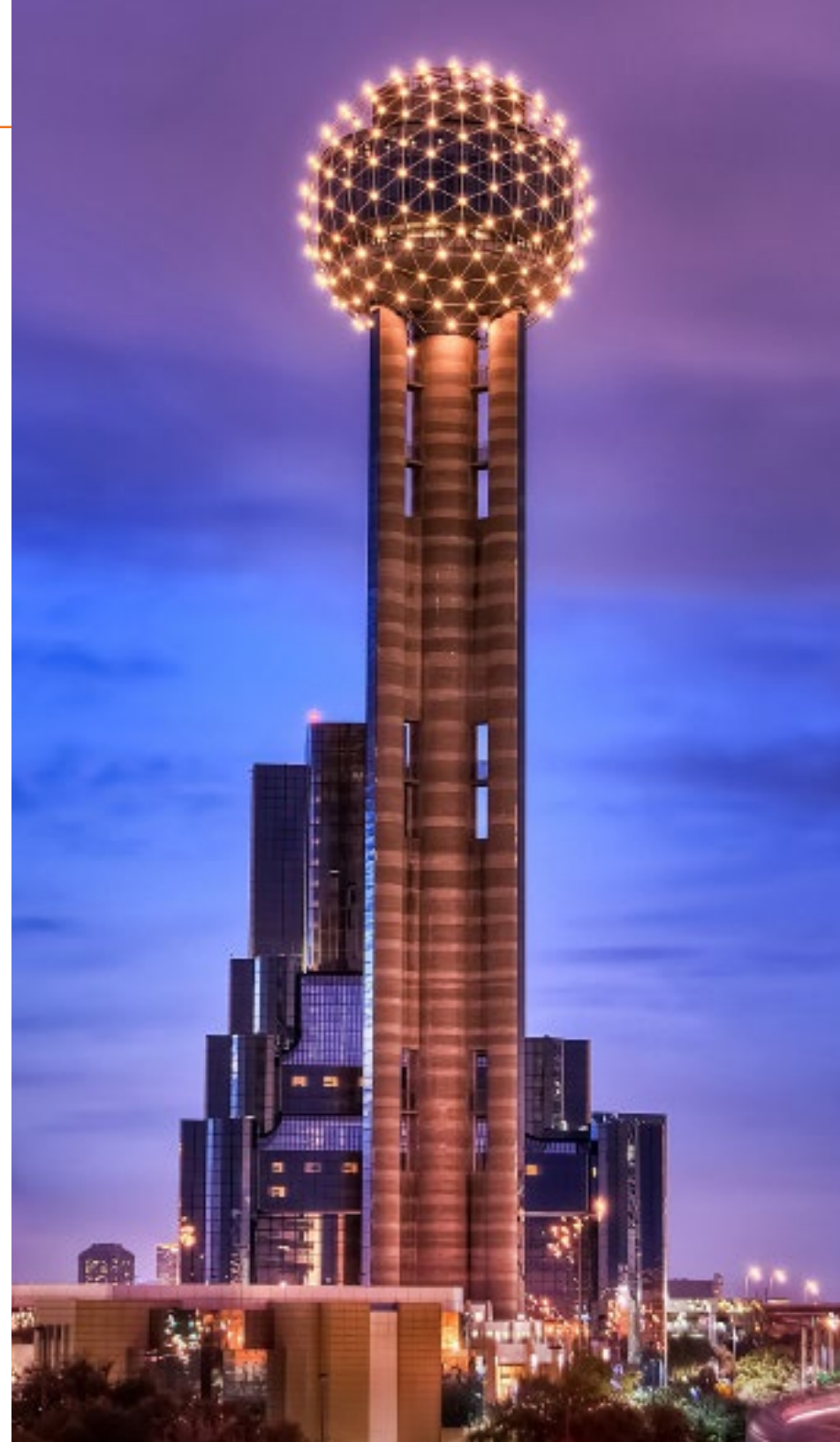
The area is connected to the rest of the nation by way of Interstates 20, 30, 35, 45, 635 and 820. DART, Dallas Area Rapid Transit covers Dallas and 12 surrounding cities, and consists of busses and a 93-mile light rail system. Freight serving lines in the region include Union Pacific, BNSF and Kansas 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.



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.



DEMOGRAPHICS



240,829

Total Population
Within 5 miles



53.06%



46.94%



\$107,032

Average Household Income
Within 5 miles



16,515

Employees
Within 1 mile

DEMOGRAPHICS

POPULATION	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Population	2,349	83,302	253,213
■ 2020 Estimate			
Total Population	2,295	80,636	240,829
■ 2010 Census			
Total Population	2,142	73,265	214,467
■ 2000 Census			
Total Population	3,720	77,131	211,798
■ Daytime Population			
2020 Estimate	8,548	139,770	453,835
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Households	763	32,016	98,539
■ 2020 Estimate			
Total Households	741	29,870	91,822
Average (Mean) Household Size	3.23	2.68	2.61
■ 2010 Census			
Total Households	688	25,826	79,430
■ 2000 Census			
Total Households	1,134	24,573	76,261

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2020 Estimate			
\$200,000 or More	0.88%	7.10%	10.51%
\$150,000 - \$199,000	1.80%	5.75%	6.29%
\$100,000 - \$149,000	4.38%	11.85%	13.45%
\$75,000 - \$99,999	4.93%	11.17%	12.49%
\$50,000 - \$74,999	26.04%	19.22%	19.74%
\$35,000 - \$49,999	24.00%	15.20%	13.04%
\$25,000 - \$34,999	13.99%	10.76%	9.31%
\$15,000 - \$24,999	12.66%	11.48%	8.64%
Under \$15,000	11.31%	7.50%	6.54%
Average Household Income	\$49,617	\$88,728	\$107,032
Median Household Income	\$41,788	\$55,744	\$65,197
Per Capita Income	\$16,028	\$32,949	\$40,866
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2020 Estimate Total Population	2,295	80,636	240,829
Under 20	37.47%	29.10%	27.36%
20 to 34 Years	26.24%	28.73%	25.70%
35 to 39 Years	8.43%	8.78%	8.23%
40 to 49 Years	12.63%	12.70%	12.98%
50 to 64 Years	10.77%	13.13%	15.43%
Age 65+	4.46%	7.55%	10.32%
Median Age	27.95	31.21	33.33
■ Population 25+ by Education Level			
2020 Estimate Population Age 25+	1,267	51,190	159,024
Elementary (0-8)	27.35%	20.14%	12.26%
Some High School (9-11)	15.28%	11.48%	8.84%
High School Graduate (12)	24.24%	17.41%	18.10%
Some College (13-15)	13.34%	13.26%	14.85%
Associate Degree Only	3.99%	4.05%	4.40%
Bachelors Degree Only	7.60%	19.48%	23.47%
Graduate Degree	3.80%	10.37%	15.47%
■ Time Travel to Work			
Average Travel Time in Minutes	26	26	25



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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