

Marcus & Millichap
TAG INDUSTRIAL GROUP

BURLESON INDUSTRIAL
2130 SOUTH BURLESON BOULEVARD
BURLESON, TX 76028

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
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Marcus & Millichap
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SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- Located Just Off Interstate 35W with Proximity to Fort Worth Spinks Airport
- Masonry/Metal Construction Featuring One Grade-Level Door and 3,091 Square Feet of Office Space
 - Subject Property Features LED Lighting and 3-Phase Power with Roof in Good Condition
 - 10,350-Square-Foot Property Situated on 1.5 Acres Allowing for Ample Outside Storage
 - Newly Executed Triple-Net Lease with Strong Tenant at Market Rent

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 2130 South Burlison Boulevard in Burlison, Texas. The subject property consists of approximately 10,350 square feet of office-warehouse space and is situated on 1.5 acres of land. The asset features ample outside storage space, one grade-level door, LED lighting, 3-Phase power, and 3,091 square feet of office space. The structure of the property consists of masonry and metal construction, and the seller reports the roof is in good condition. The property recently acquired a newly executed triple-net lease at above-market rent. Located just off Interstate 35 West in the Johnson County submarket, the asset is within close proximity to the Fort Worth Spinks Airport.

Situated on the southwestern fringe of the Dallas-Fort Worth metroplex, Johnson County is an exurban submarket with 13.5 million square feet of industrial inventory. Interstate 35 West provides tenants with direct access north to Fort Worth and south to Austin, San Antonio, and Mexico. With a vacancy rate of just under 3 percent, the submarket is essentially fully occupied with little threat from new construction, other than build-to-suits for manufacturers. Johnson County's 4.1 percent rent growth continues to lead among submarkets and outperforms the 3.8 percent average for the Metroplex. In 2017, Johnson County passed a 10-year, 75 percent tax abatement allowing up to \$91,900 in cuts to property taxes each year. The tax abatement gives Johnson County a competitive advantage over neighboring submarkets in attracting commercial real estate development. The most notable delivery in recent years is the 100,000-square-foot Louis Vuitton manufacturing facility in mid-2019. The facility is expected to employ up to 1,000 workers by 2024 (CoStar). Low vacancy rates, high rent growth, and tax incentives combine to make Johnson County an optimum place for industrial real estate investors.

The Dallas/Fort Worth metroplex is the fourth-most populous metro in the nation with an aggregate of more than 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 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 24 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

BURLESON INDUSTRIAL 2130 SOUTH BURLESON BOULEVARD, BURLESON, TX 76028

Number of Suites	1
Number of Buildings	1
Total Square Feet	10,350
Warehouse Square Feet	7,259
Office Square Feet	3,091
Office Ratio	30%
Year Built	1990
Lot Size	1.5 Acres
Type of Ownership	Fee Simple
Clear Height	24'-30'
Parking Spaces	Approximately 25
Building Class	B
Tenancy	Single Tenant
Grade Level Doors	1
Construction	Masonry/Metal
Power	3-Phase
Type of Lighting	LED
Zoning	F1
Age/Condition of HVAC	Good Condition
Market	Dallas/Fort Worth
Submarket	Johnson County
Market Vacancy	6.60%



BURLESON INDUSTRIAL

2130 SOUTH BURLESON BOULEVARD, BURLESON, TX 76028

OFFERING PRICE
\$1,100,000

CAP RATE
8.00%

Offering Price	\$1,100,000
Cap Rate	8.00%
Price/SF	\$106.28
Total Square Feet	10,350
Rental Rate	\$8.51
Lease Type	Triple Net (NNN)
Lease Term	2-Year
Rental Increases	2% Annual Increases
Tenancy	Single Tenant
Occupancy	100%

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: ZAC0060485)

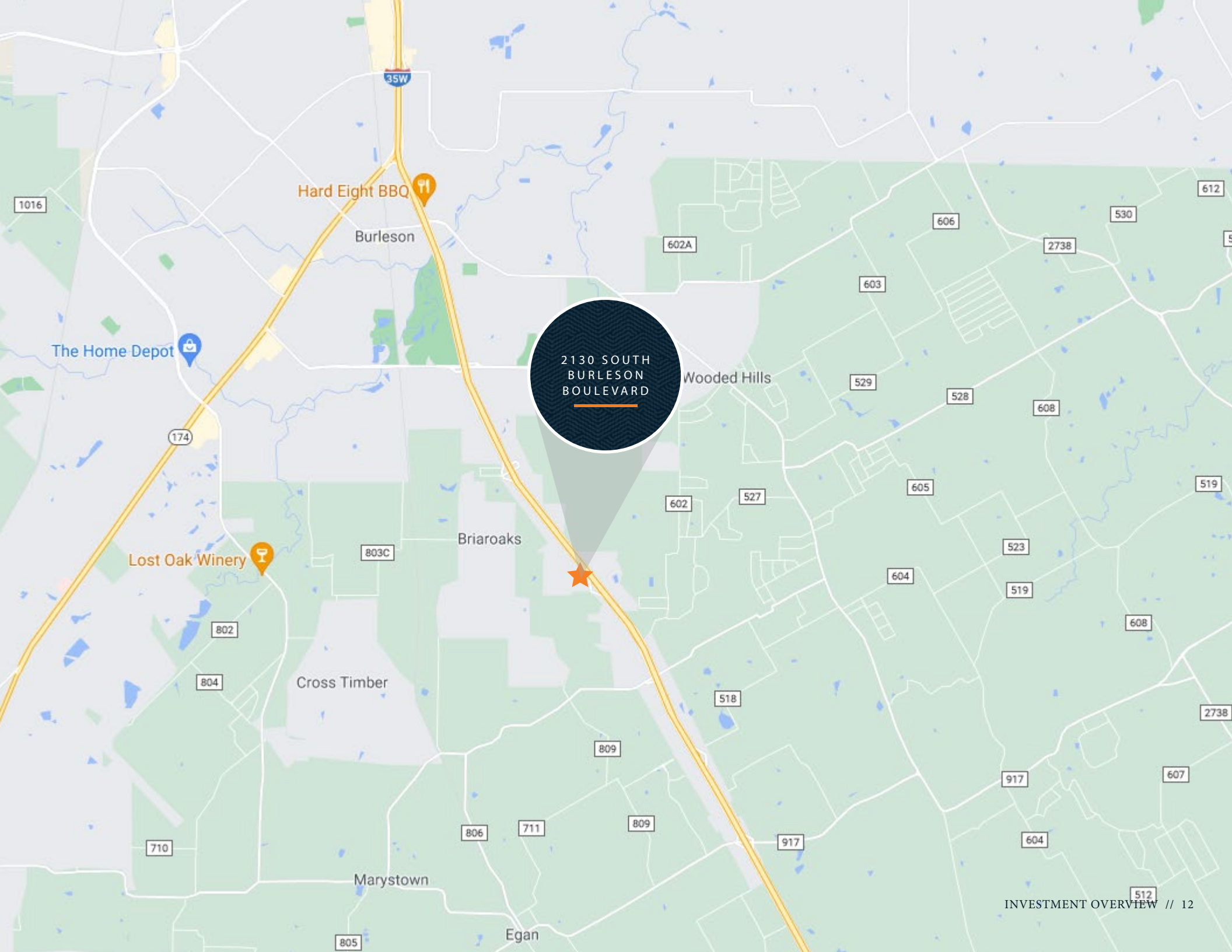
RENT ROLL

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes on	Rent Increase	Lease Type
				Comm.	Exp.							
Finished Work Roofing	1	5,175	50.0%	11/1/21	10/31/23	\$8.51	\$3,668	\$44,016	\$44,016	Nov-2022	\$3,741	NNN
Custom Metals	1	5,175	50.0%	11/1/21	10/31/23	\$8.51	\$3,668	\$44,016	\$44,016	Nov-2022	\$3,741	NNN
Total		10,350				\$8.51	\$7,336	\$88,032	\$88,032			
Occupied Tenants: 2				Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%				
				Total Current Rents: \$7,336		Occupied Current Rents: \$7,336		Unoccupied Current Rents: \$0				

OPERATING STATEMENT

Income	Current		Per SF	Pro Forma		Per SF
Scheduled Base Rental Income	88,032		8.51	88,032		8.51
Expense Reimbursement Income						
Net Lease Reimbursement						
Insurance	3,106		0.30	3,106		0.30
Real estate Taxes	10,844		1.05	10,844		1.05
Total Reimbursement Income	\$13,950	100.0%	\$1.35	\$13,950	100.0%	\$1.35
Effective Gross Revenue	\$101,982		\$9.85	\$101,982		\$9.85

Operating Expenses	Current		Per SF	Pro Forma		Per SF
Insurance	3,105		0.30	3,105		0.30
Real Estate Taxes	10,844		1.05	10,844		1.05
Total Expenses	\$13,949		\$1.35	\$13,949		\$1.35
Expenses as % of EGR	13.7%			13.7%		
Net Operating Income	\$88,033		\$8.51	\$88,033		\$8.51



2130 SOUTH
BURLESON
BOULEVARD

2130 SOUTH
BURLESON
BOULEVARD

Alliance Materials, Inc
Masonry supply store





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-FORT WORTH TEXAS

The Dallas/Fort Worth Metroplex is the fourth-most populous metro in the nation, with an aggregate of nearly 7.7 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 gains continually draw new residents to the region. Recently, Collin and Denton counties have received the majority of growth. To accommodate the additional traffic, the region's transportation network is evolving. The expansion of the transportation network is vital to supporting the substantial developments in housing, retail and industrial, allowing commuters to access the metro's numerous corporations and expanding array of industries.



SUBSTANTIAL
POPULATION GAINS



LARGE CORPORATE
BASE

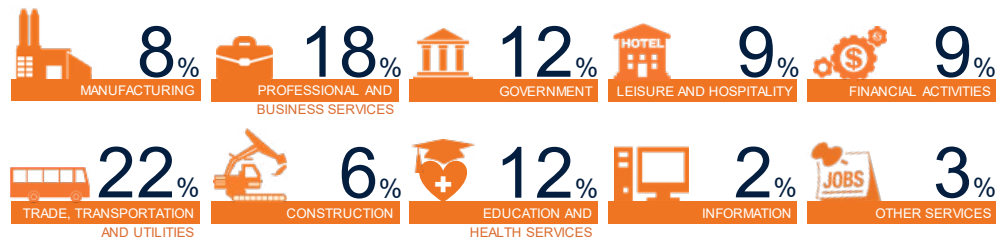


MAJOR DISTRIBUTION
CENTER

METROPLEX GROWTH

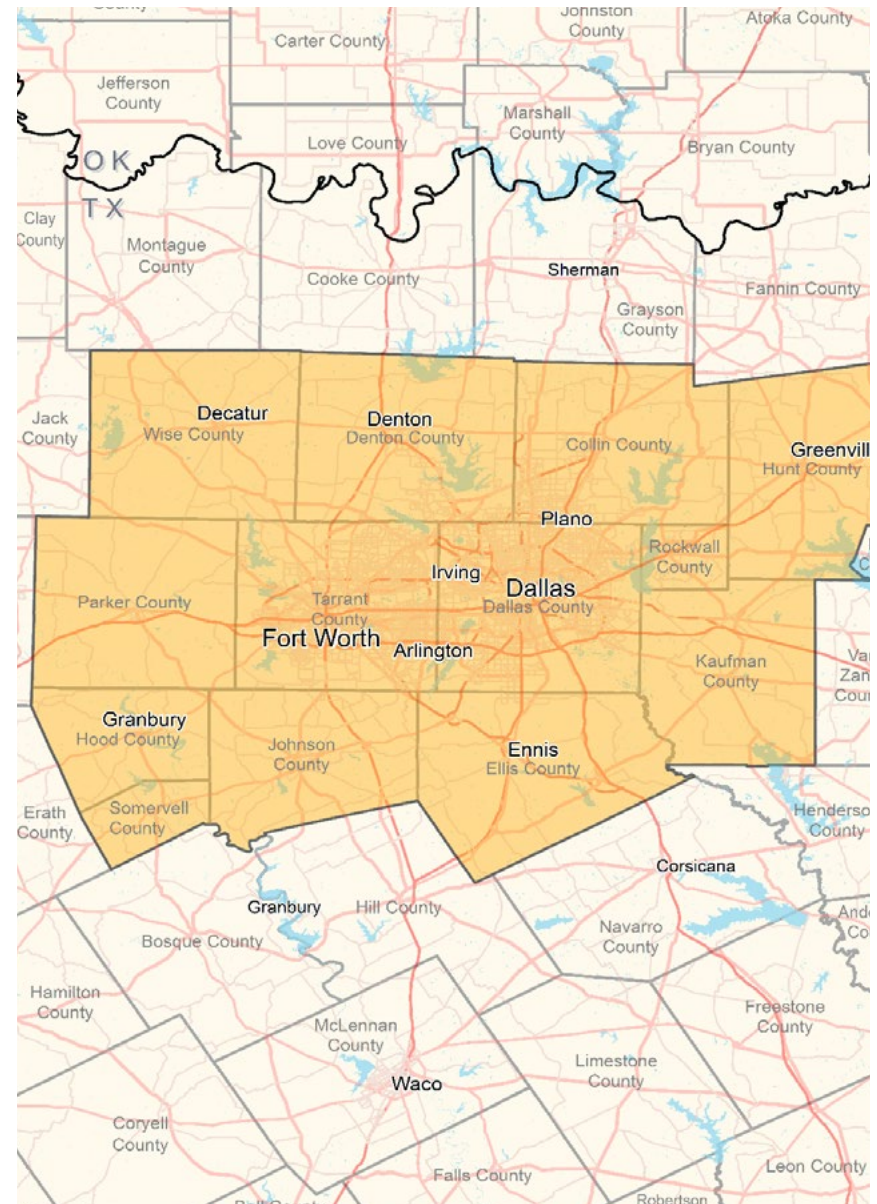
ECONOMY

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 25 Fortune 500 companies in a variety of sectors, including ExxonMobil, American Airlines Group, Southwest Airlines, Fluor, AT&T, Tenet Healthcare, Kimberly-Clark and D.R. Horton. The area is forecast to add jobs at an annual rate of 1.7 percent through 2025, more than triple the U.S. level. Economic expansion will be further fueled by a rise in financial services and high-tech companies.

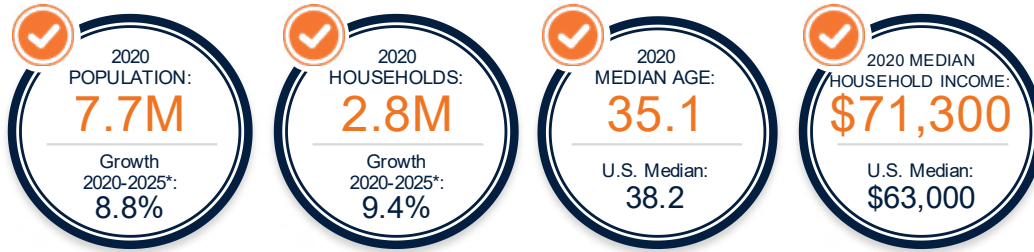


TRANSPORTATION

The area is connected to the rest of the nation by way of Interstates 20, 30, 35, 45, 345, 635 and 820 and other major thoroughfares. DART, Dallas Area Rapid Transit, covers Dallas and 12 surrounding cities, and it consists of buses and a 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 in the area are Dallas/Fort Worth International, Dallas Love Field, Fort Worth Alliance and 13 smaller airports. Alliance Global Logistics Hub is one of two intermodal facilities in Texas that connects road, rail and air.



METROPLEX GROWTH



Roughly 671,400 new people are expected through 2025, fueled by robust job growth, natural increases and north-to-south migration. The Metroplex is projected to add 262,400 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. Almost 34 percent of residents age 25 and older have at least a bachelor's degree, compared with 31 percent for the nation. The median income is more than \$8,200 above the national level. During 2020, approximately 60 percent of residents owned their homes - slightly below the U.S. rate - providing a vibrant rental market.



DEMOGRAPHICS



58,560

Total Population
Within 5 miles



49.0%



51.0%



\$94,973

Average Household Income
Within 5 miles



32,139

Employees
Within 1 mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2025 Projection			
Total Population	2,147	18,633	64,301
2020 Estimate			
Total Population	1,874	17,038	58,560
2010 Census			
Total Population	1,441	14,252	48,326
2000 Census			
Total Population	1,155	11,575	36,925
Daytime Population			
2020 Estimate	1,660	13,113	45,819
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2025 Projection			
Total Households	837	6,879	23,443
2020 Estimate			
Total Households	731	6,254	21,242
Average (Mean) Household Size	2.7	2.7	2.7
2010 Census			
Total Households	555	5,147	17,286
2000 Census			
Total Households	439	4,085	13,159

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2020 Estimate			
\$200,000 or More	4.7%	6.2%	4.9%
\$150,000-\$199,999	10.3%	11.7%	8.8%
\$100,000-\$149,999	23.1%	24.5%	20.2%
\$75,000-\$99,999	16.9%	17.1%	17.1%
\$50,000-\$74,999	19.4%	17.7%	20.6%
\$35,000-\$49,999	8.1%	8.9%	12.0%
\$25,000-\$34,999	6.4%	6.3%	6.3%
\$15,000-\$24,999	6.1%	4.2%	5.3%
Under \$15,000	4.9%	3.4%	4.8%
Average Household Income	\$96,877	\$107,392	\$94,973
Median Household Income	\$82,134	\$88,672	\$76,270
Per Capita Income	\$37,812	\$39,423	\$34,478
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2020 Estimate Total Population	1,874	17,038	58,560
Under 20	23.3%	25.2%	28.0%
20 to 34 Years	16.1%	15.2%	18.0%
35 to 39 Years	5.5%	5.9%	6.6%
40 to 49 Years	12.1%	13.3%	12.8%
50 to 64 Years	23.1%	23.4%	19.7%
Age 65+	19.9%	17.1%	14.9%
Median Age	44.5	43.0	38.0
Population 25+ by Education Level			
2020 Estimate Population Age 25+	1,336	11,859	38,927
Elementary (0-8)	2.7%	2.7%	2.4%
Some High School (9-11)	6.3%	5.8%	6.6%
High School Graduate (12)	32.0%	29.4%	31.7%
Some College (13-15)	23.9%	27.1%	27.8%
Associate Degree Only	8.0%	7.5%	7.9%
Bachelor's Degree Only	18.5%	19.6%	16.5%
Graduate Degree	8.6%	7.9%	7.1%
Travel Time to Work			
Average Travel Time to Work in Minutes	33.0	32.0	32.0



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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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