

Marcus & Millichap
TAG INDUSTRIAL GROUP

PREMIER PRODUCE SERVICES
8125 WESTERN HILLS BOULEVARD
WHITE SETTLEMENT, TX 76108

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

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TAG INDUSTRIAL GROUP

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SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- Newly Executed Five-Year Triple-Net Lease with Strong Tenant
- Located Just Off Interstate-30 and Interstate-Loop 820 with Proximity to Meacham International Airport
- Masonry/Metal Construction Featuring Two Grade-Level Door, Eight Dock-High Doors, and 14,000 Square Feet of Cold Storage Space
 - Property Situated on 4.31 Acres Allowing for Ample Outside Storage/Parking
 - Subject Property Features LED Lighting, 3-Phase Power, and 2,500 Square Feet of Office Space

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 8125 Western Hills Boulevard in White Settlement, Texas. The subject property consists of approximately 24,240 square feet of warehouse space and is situated on 4.31 acres of land. The asset features two grade-level doors, eight dock-high doors, LED lighting, and 3-phase power. Made of masonry and metal construction, the warehouse consists of 14,000 square feet of cold storage space in addition to the 2,500 square feet of office space. The asset will be occupied by a strong tenant on a five-year, triple-net lease. Ample outdoor space provides the tenant additional storage space and sufficient parking. Located just off Interstate 30 and Interstate 820 (Loop), the property is proximately located in the West Tarrant submarket, near the Fort Worth Meacham International Airport.

Like the subject property, most of the 5.5 million square feet of industrial space in the West Tarrant submarket consists of smaller warehouses or flex/light manufacturing facilities suited for local businesses. About half of the submarket's inventory is situated around the Fort Worth Naval Air Station Joint Reserve Base, home to the 1.5 million-square-foot Lockheed Tactical Systems facility. During the second quarter, Phase 1 of the 380,020-square-foot Lone Star Commerce Center was delivered. The speculative build was the largest quarterly delivery in the West Tarrant submarket on record since 1997. The delivery of the Lone Star Commerce Center pushed vacancy rates in the submarket up to 8.7 percent, however, prior to completion the vacancy rate sat at just 2.5 percent in the first quarter. The average annual rent is currently growing at 6 percent, 160 basis points higher than the 10-year average (CoStar). With year-to-date net absorption already exceeding last year's total, the West Tarrant submarket has become an attractive opportunity for industrial investors in the Dallas-Fort Worth metroplex.

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

PREMIER PRODUCE SERVICES

8125 WESTERN HILLS BOULEVARD, WHITE SETTLEMENT, TX 76108

Number of Suites	1
Number of Buildings	1
Total Square Feet	24,240
Warehouse Square Feet	21,740
Office Square Feet	2,500
Office Ratio	10%
Cold Storage Square Feet	14,000
Year Built	1999
Lot Size	4.31 Acres
Type of Ownership	Fee Simple
Clear Height	26'
Parking Spaces	48 Free Spaces
Parking Surface	Concrete
Building Class	C
Tenancy	Single Tenant
Dock High Doors	8
Grade Level Doors	2
Construction	Metal/Masonry
Power	2-Phase/3-Phase
Type of Lighting	LED
Zoning	F1 - General Commercial
Roof Type	Metal
Age/Condition of HVAC	Good Condition
Cold Storage/Freezer Space	14,000 Square Feet
Market	Dallas/Fort Worth
Submarket	West Tarrant
Market Vacancy	6.60%

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: ZAC0060621)



PREMIER PRODUCE SERVICES

8125 WESTERN HILLS BOULEVARD, WHITE SETTLEMENT, TX 76108

OFFERING PRICE
\$3,000,000

CAP RATE
8.00%

Offering Price	\$3,000,000
Cap Rate	8.00%
Price/SF	\$123.76
Total Square Feet	24,240
Rental Rate	\$9.90
Lease Type	Triple Net (NNN)
Lease Term	5-Year
Tenancy	Single Tenant
Occupancy	100%

FINANCING

Loan Amount	\$2,100,000
Loan Type	New
Interest Rate	4.25%
Amortization	25 Years
Year Due	2026

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

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: ZAC0060621)

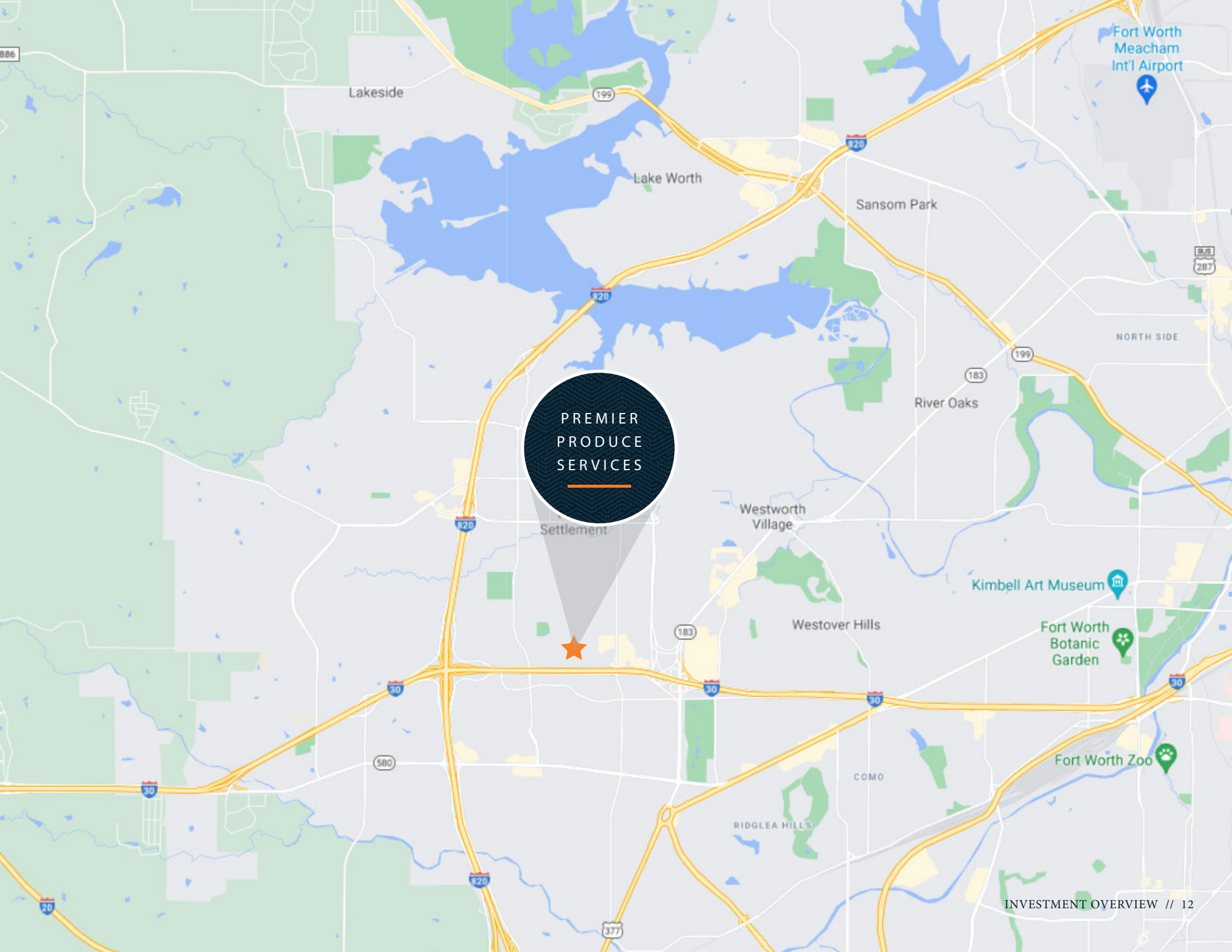
RENT ROLL

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	Renewal Options and Option Year Rental Information
Premier Produce Services	1	24,240	100.0%	1/1/22	12/31/27	\$9.90	\$20,000	\$240,000	\$240,000	Jan-2023	\$20,400	NNN	2% Annual Increase, One 3-Year Renewal Option, One 2-Year Renewal Option
Total		24,240				\$9.90	\$20,000	\$240,000	\$240,000				
Occupied Tenants: 1				Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%					
				Total Current Rents: \$20,000		Occupied Current Rents: \$20,000		Unoccupied Current Rents: \$0					

OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF
Scheduled Base Rental Income	240,000	9.90	240,000	9.90
Expense Reimbursement Income				
Net Lease Reimbursement				
Insurance	7,275	0.30	7,275	0.30
Real estate Taxes	33,251	1.37	33,251	1.37
Total Reimbursement Income	\$40,526 100.0%	\$1.67	\$40,526 100.0%	\$1.67
Effective Gross Revenue	\$280,526	\$11.57	\$280,526	\$11.57

Operating Expenses	Current	Per SF	Pro Forma	Per SF
Insurance	7,275	0.30	7,275	0.30
Real Estate Taxes	33,251	1.37	33,251	1.37
Total Expenses	\$40,526	\$1.67	\$40,526	\$1.67
Expenses as % of EGR	14.4%		14.4%	
Net Operating Income	\$240,000	\$9.90	\$240,000	\$9.90



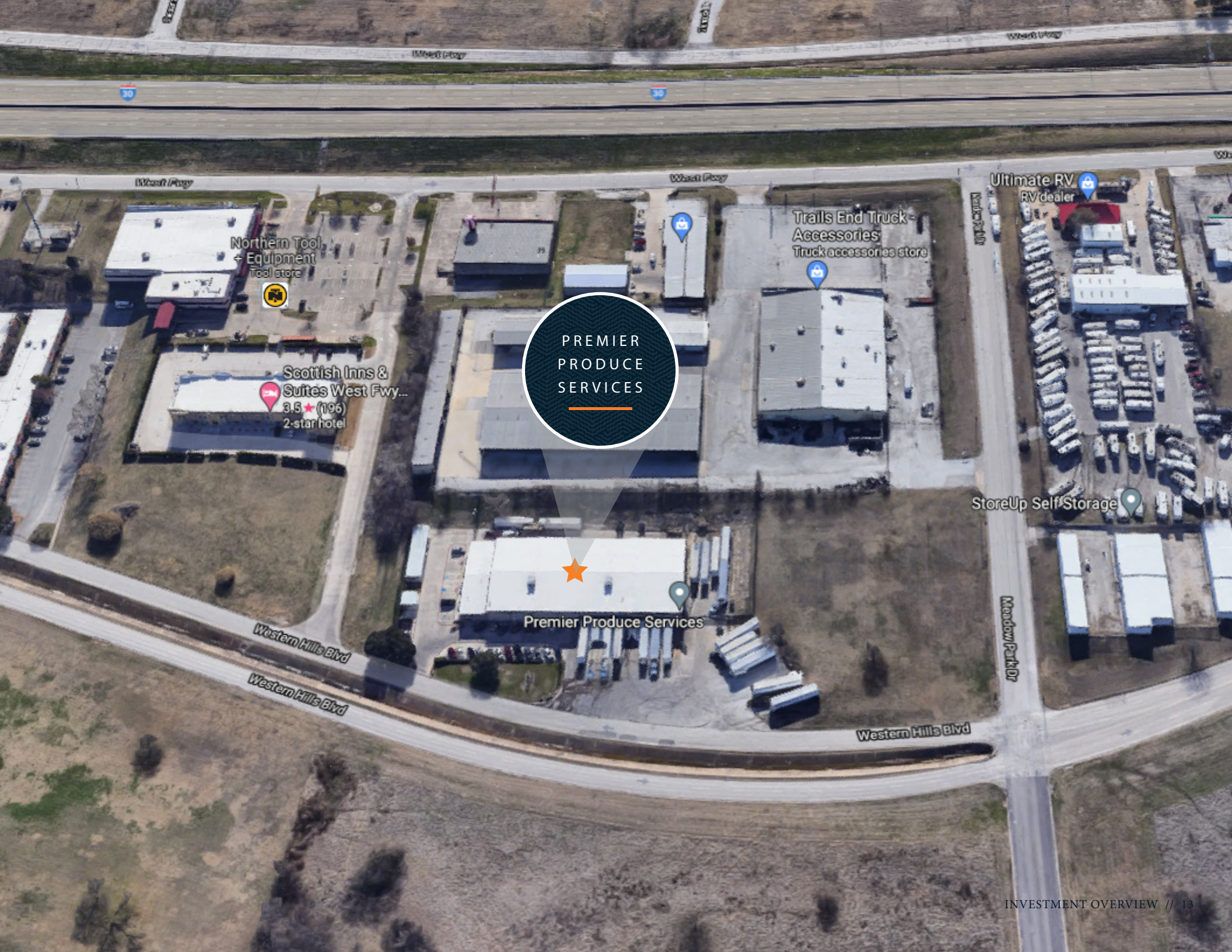
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Northern Tool
+ Equipment
Tool store



Scottish Inns & Suites West Fwy...
3.5 (196)
2-star hotel



Trails End Truck
Accessories
Truck accessories store



Ultimate RV
RV dealer



StoreUp Self Storage



Premier Produce Services



Western Hills Blvd

Western Hills Blvd

Western Hills Blvd

Meadow Park Dr

West Pkwy

West Pkwy



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

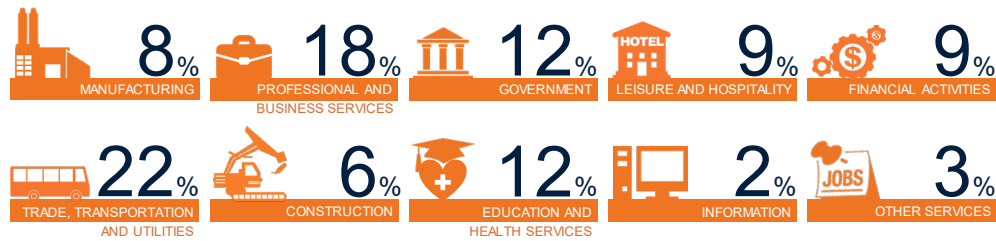


MAJOR DISTRIBUTION
CENTER

METROPLEX GROWTH

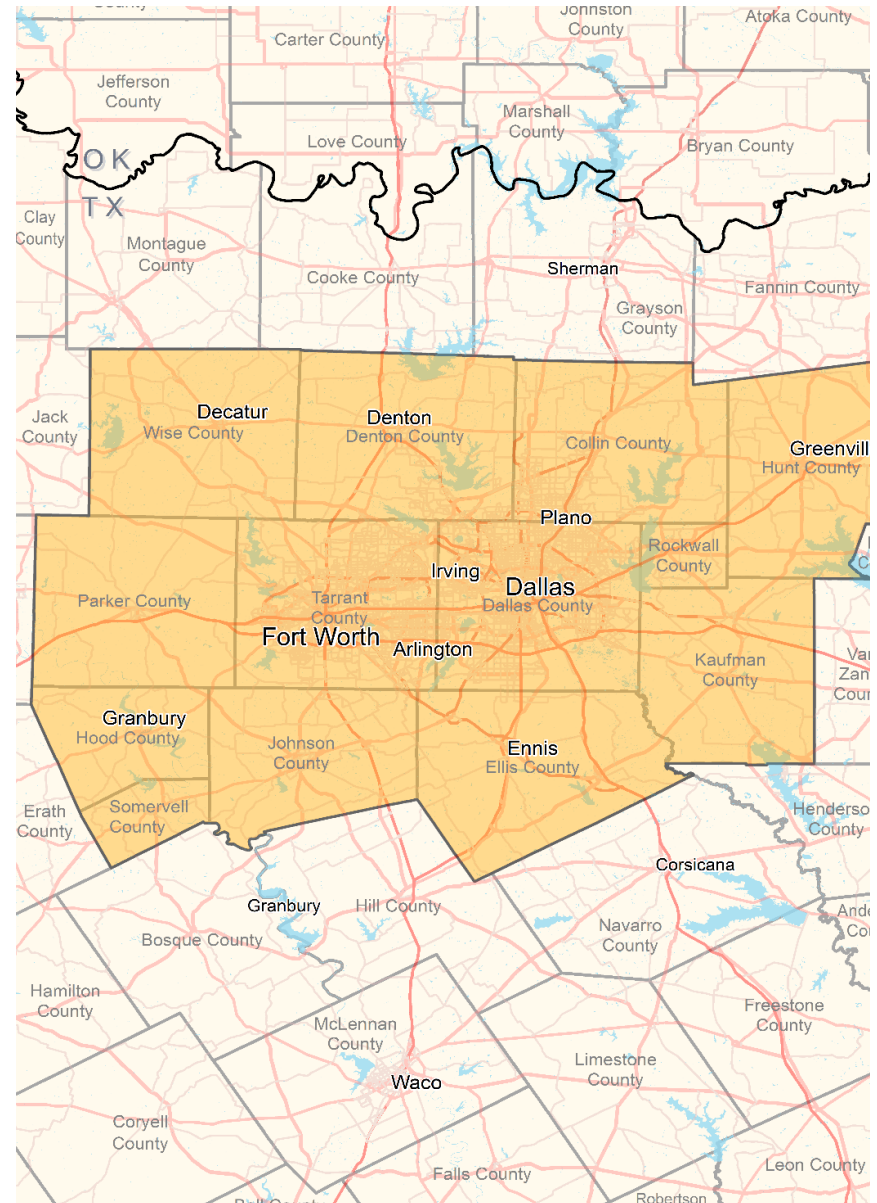
ECONOMY

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.

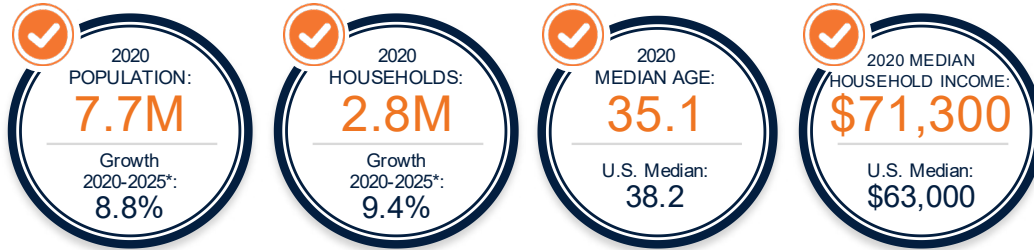


TRANSPORTATION

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



165,761

Total Population
Within 5 miles



48.0%



52.0%



\$87,899

Average Household Income
Within 5 miles



86,142

Employees
Within 1 mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2025 Projection			
Total Population	18,175	89,845	175,373
2020 Estimate			
Total Population	17,197	84,986	165,761
2010 Census			
Total Population	14,917	74,254	144,946
2000 Census			
Total Population	15,100	64,569	132,661
Daytime Population			
2020 Estimate	13,575	79,255	178,899
HOUSEHOLDS			
2025 Projection			
Total Households	7,277	37,500	74,948
2020 Estimate			
Total Households	6,847	35,256	70,472
Average (Mean) Household Size	2.4	2.4	2.3
2010 Census			
Total Households	5,822	30,244	60,543
2000 Census			
Total Households	6,031	26,707	55,735

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2020 Estimate			
\$200,000 or More	0.8%	4.6%	6.8%
\$150,000-\$199,999	1.3%	3.5%	4.9%
\$100,000-\$149,999	6.5%	13.2%	13.8%
\$75,000-\$99,999	11.3%	13.6%	13.1%
\$50,000-\$74,999	16.1%	19.0%	19.2%
\$35,000-\$49,999	15.5%	13.6%	12.6%
\$25,000-\$34,999	13.2%	10.7%	10.1%
\$15,000-\$24,999	16.4%	10.8%	9.3%
Under \$15,000	19.0%	11.0%	10.1%
Average Household Income	\$47,866	\$76,168	\$87,899
Median Household Income	\$36,436	\$54,649	\$59,107
Per Capita Income	\$19,466	\$31,761	\$37,623
POPULATION PROFILE			
Population By Age			
2020 Estimate Total Population	17,197	84,986	165,761
Under 20	29.2%	26.6%	24.4%
20 to 34 Years	24.5%	23.4%	23.5%
35 to 39 Years	6.9%	7.2%	7.0%
40 to 49 Years	11.1%	11.8%	11.7%
50 to 64 Years	16.0%	17.3%	18.4%
Age 65+	12.3%	13.7%	14.9%
Median Age	32.8	35.0	36.4
Population 25+ by Education Level			
2020 Estimate Population Age 25+	11,070	57,138	114,752
Elementary (0-8)	9.2%	6.0%	5.6%
Some High School (9-11)	13.9%	9.2%	8.3%
High School Graduate (12)	37.6%	30.5%	27.1%
Some College (13-15)	22.4%	23.2%	22.9%
Associate Degree Only	5.7%	7.0%	6.7%
Bachelor's Degree Only	8.1%	16.6%	19.5%
Graduate Degree	3.0%	7.4%	9.9%
Travel Time to Work			
Average Travel Time to Work in Minutes	26.0	25.0	25.0



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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