

Marcus & Millichap  
TAG INDUSTRIAL GROUP

4720 INDUSTRIAL STREET

ROWLETT, TX 75088

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Texas Real Estate Commission  
P.O. Box 12188  
Austin, Texas 78711-2188  
(512) 936-3000

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

**Marcus & Millichap**  
TAG INDUSTRIAL GROUP

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# TABLE OF CONTENTS

01

## INVESTMENT OVERVIEW

### SECTION 1

Offering Summary • Property Details • Offering Highlights • Rent Roll • Operating Statement  
Regional Map • Aerial Map • Property Photos  
Tenant Summary • Acquisition Financing

02

## MARKET OVERVIEW

### SECTION 2

Market Analysis • Demographic Analysis

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# SECTION 1

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## INVESTMENT OVERVIEW

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## OFFERING SUMMARY

- +/- 15,406-Square-Foot Warehouse on 1.44 Acres
- 2,500-Square-Foot Office, 15' - 18' Clear Height, One Dock-High Door, Sprinklers, and Full HVAC
  - Adjacent to George Bush Turnpike with Proximity to I-30
  - Vacant Sale Offering Owner-User or Lease-Up Opportunity
- Tight Barrier-to-Entry Submarket with 3.9% Vacancy and Limited Supply

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 4720 Industrial Street in Rowlett, Texas, owned by the previous user, GatSplat Indoor Paintball. The subject property consists of approximately 15,406 square feet of warehouse space and is situated on 1.44 acres of land. The single-tenant asset features metal construction, 2,500 square feet of office space, a clear height between 15' and 18', one dock-high door, three-phase power, sprinklers, full heating and cooling, and 43 parking spaces. For sale as vacant, the property can be acquired for owner use or as a lease-up investment. Positioned in the Northeast Dallas/Garland submarket, the property sits adjacent to President George Bush Turnpike with proximity to Interstate 30.

Northeast Dallas/Garland submarket is one of Dallas' original and largest industrial hubs, containing 56.3 million square feet of space. While there is a significant stock of newer large warehouses, 43 percent of the inventory is concentrated among industrial properties under 100,000 square feet delivered before 2000. In 2023, net absorption contracted into negative territory by the most in two decades by -816,000 square feet. Despite the weakness in demand, the vacancy rate only rose by 200 basis points to just 3.9 percent, outperforming the metro average that finished the year off at 8.4 percent. Although asking rents slowed by 320 basis points, the growth rate increased by 8.2 percent to about \$9.00 per square foot last year, more than doubling the pace of the Consumer Price Index. While the local inventory has experienced significant growth over the last decade, there were only 747,000 square feet underway during Q1 2024, representing just 1.3 percent of supply. As a result, rents and vacancies will largely be unaffected by new supply for the foreseeable future (CoStar).

The Dallas-Fort Worth metroplex is the fourth-most populous metro in the nation, with an aggregate of more than 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 919 thousand 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. 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

4720 INDUSTRIAL STREET,  
ROWLETT, TX 75088

Number of Suites	1
Number of Buildings	1
Total Square Feet	15,406
Warehouse Square Feet	12,906
Office Square Feet	2,500
Office Ratio	16%
Year Built	1980
Lot Size	1.44 Acres
Type of Ownership	Fee Simple
Clear Height	15'-18'
Parking Spaces	43
Parking Surface	Concrete
Building Class	C
Tenancy	Owner-User
Dock High Doors	1
Sprinklers	Wet
Construction	Metal
Power	3 Phase (220/440)
Type of Lighting	LED
Zoning	Urban Village
Roof Type	Metal
HVAC Units	One 25 Ton & Three 5 Ton Units
Market	Dallas / Ft Worth
Submarket	NE Dallas/Garland
Market Vacancy	4.10%



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4720 INDUSTRIAL STREET

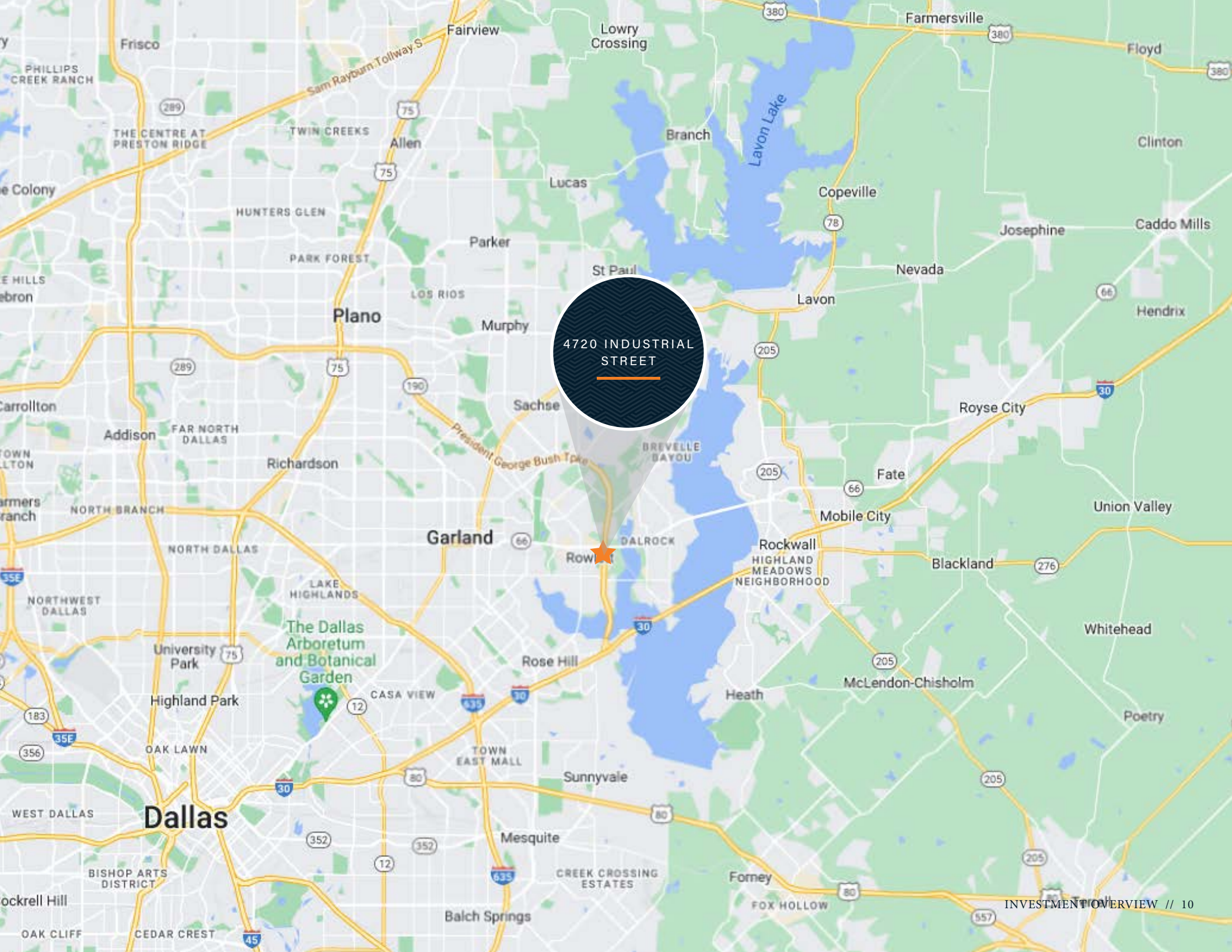
ROWLETT, TX 75088

OFFERING PRICE  
**\$1,925,000**

Offering Price	\$1,925,000
Price/SF	\$124.95
Total Square Feet	15,406
Tenancy	Owner-User
Occupancy	0.00%



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4720 INDUSTRIAL STREET



4720 INDUSTRIAL  
STREET





## 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 2,143 debt and equity financings in 2023



National platform operating within the firm's brokerage offices



\$86.3 billion total national volume in 2023



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

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### MARKET OVERVIEW

Marcus & Millichap

# DALLAS-FORT WORTH TEXAS

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The Dallas-Fort Worth Metroplex is the fourth-most populous metro in the nation, with an aggregate of 7.9 million residents. It is composed of 13 counties, stretching nearly 10,000 square miles. The core cities of Dallas and Fort Worth house approximately 1.4 million and 990,000 residents, respectively. Strong corporate relocations and the resulting job gains continue to draw new residents to the region, which has added more than 315,000 more people since the onset of the COVID-19 health crisis. In keeping with historical trends, Collin and Denton counties have received the majority of growth. To accommodate the additional roadway traffic, the region's transportation network is continually 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.



LARGE CORPORATE  
BASE



SUBSTANTIAL  
POPULATION GAINS



MAJOR DISTRIBUTION  
CENTER



# METROPLEX GROWTH

## ECONOMY

The Metroplex's central location, 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 4.2 million jobs at the onset of 2023. The local labor force has doubled since 1990. The region is home to numerous Fortune 500 companies in a variety of sectors, including American Airlines Group, Southwest Airlines, Fluor, AT&T, Tenet Healthcare, Kimberly-Clark and D.R. Horton. The area is forecast to add the second-highest number of new positions in 2023, behind only New York. Economic expansion will be further fueled by a rise in financial services and high-tech companies.



**7%**  
MANUFACTURING



**18%**  
PROFESSIONAL AND  
BUSINESS SERVICES



**11%**  
GOVERNMENT



**10%**  
LEISURE AND HOSPITALITY



**9%**  
FINANCIAL  
ACTIVITIES



**22%**  
TRADE, TRANSPORTATION,  
AND UTILITIES



**5%**  
CONSTRUCTION



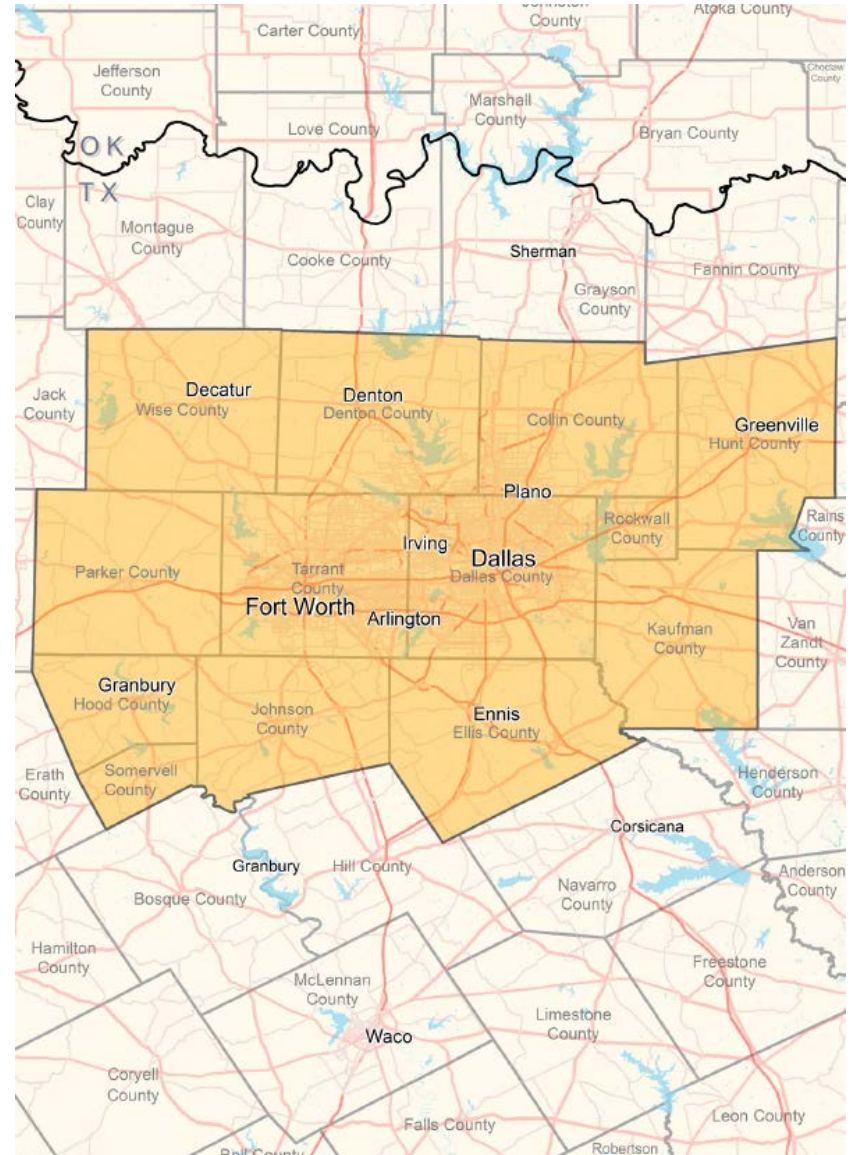
**12%**  
EDUCATION AND  
HEALTH SERVICES



**2%**  
INFORMATION



**3%**  
OTHER SERVICES



## METROPLEX GROWTH

### TRANSPORTATION

The area is connected to the rest of the nation by way of Interstates 20, 30, 35, 45, 345, 635 and 820, along with other major thoroughfares. Dallas Area Rapid Transit covers Dallas and 12 surrounding cities, consisting of buses and a light rail system. Trinity Railway Express and Amtrak provide passenger rail service. Freight-serving lines in the region include Union Pacific, BNSF and Kansas City Southern. BNSF is headquartered in Fort Worth. Via rail to Houston Port, and Highways 20 and 45, the International Inland Port of Dallas connects the region to global markets and trade. Two airports that service passengers are Dallas/Fort Worth International and Dallas Love Field, while Fort Worth Alliance is the center of a major cargo alliance. There are also 13 smaller airports in the area. The Alliance Global Logistics Hub is one of two intermodal facilities in Texas that connects road, rail and air.



### QUALITY OF LIFE

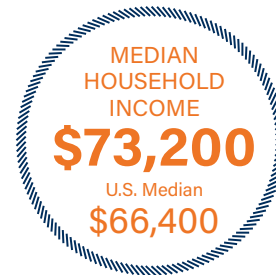
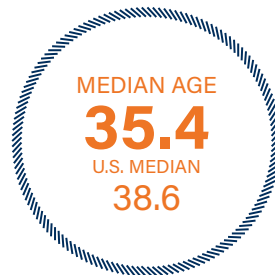
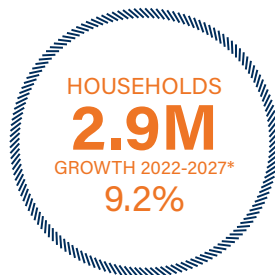
The Metroplex provides residents with an unparalleled lifestyle at a reasonable cost. The region continually ranks high for its affordability, when compared with other large metros. A temperate climate provides ample opportunities for outdoor enthusiasts to enjoy. The region has many golf courses and activities at the metro's several reservoirs. Dallas-Fort Worth hosts professional teams in baseball, football, hockey and basketball. Numerous educational institutions contribute to a continued supply of educated workers. The University of Texas at Dallas, University of North Texas, Texas Woman's University, Denton, Southern Methodist University, Texas Christian University, and the University of Texas at Arlington are among the numerous higher education institutions in the region. Metroplex residents are proximate to nationally-recognized health centers, including Parkland Memorial Hospital, Baylor University Medical Center and Texas Health Harris Methodist Hospital Fort Worth. Four medical schools also contribute to Dallas-Fort Worth's excellent health care network.



# METROPLEX GROWTH

## DEMOGRAPHICS

Roughly 679,400 new people are expected through 2027, fueled by robust job growth, natural increases and north-to-south migration. The Metroplex is projected to add 266,800 households during the same period, generating the need for additional housing options. A younger population resides in the Metroplex, indicated by a median age that is below that of the U.S. measure. An educated populace translates to a skilled labor pool and higher incomes. Almost 34 percent of residents ages 25 and older have at least a bachelor's degree, exceeding the U.S. average. The median income is \$6,800 above the national level. Given the market's younger median age, approximately 60 percent of residents owned their homes in 2020 — providing a vibrant rental market.



## DEMOGRAPHICS



**204,185**

Total Population  
Within 5 Miles



48.8%



51.2%



**\$101,891**

Average Household Income  
Within 5 Miles



**116,826**

Employees  
Within 1 Mile

# DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2027 Projection</b>			
Total Population	6,966	80,735	219,295
<b>2022 Estimate</b>			
Total Population	6,289	73,053	204,185
<b>2010 Census</b>			
Total Population	4,923	57,931	172,736
<b>2000 Census</b>			
Total Population	4,169	49,048	147,776
<b>Daytime Population</b>			
2022 Estimate	10,121	50,860	145,189
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2027 Projection</b>			
Total Households	2,422	27,091	72,998
<b>2022 Estimate</b>			
Total Households	2,169	24,389	67,579
Average (Mean) Household Size	2.9	3.0	3.0
<b>2010 Census</b>			
Total Households	1,674	19,118	56,671
<b>2000 Census</b>			
Total Households	1,373	15,816	48,473

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2022 Estimate</b>			
\$200,000 or More	7.4%	9.2%	6.7%
\$150,000-\$199,999	9.2%	12.2%	9.7%
\$100,000-\$149,999	21.9%	25.3%	20.5%
\$75,000-\$99,999	19.6%	16.1%	14.6%
\$50,000-\$74,999	17.9%	17.5%	18.7%
\$35,000-\$49,999	11.2%	8.7%	10.9%
\$25,000-\$34,999	5.0%	4.0%	7.6%
\$15,000-\$24,999	4.0%	3.9%	5.9%
Under \$15,000	3.8%	3.1%	5.2%
Average Household Income	\$107,162	\$119,103	\$101,891
Median Household Income	\$85,447	\$94,744	\$77,369
Per Capita Income	\$36,968	\$39,816	\$33,758
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2022 Estimate Total Population	6,289	73,053	204,185
Under 20	25.4%	27.6%	29.1%
20 to 34 Years	19.2%	17.7%	19.4%
35 to 39 Years	5.6%	6.1%	6.3%
40 to 49 Years	14.8%	14.7%	13.7%
50 to 64 Years	23.5%	22.0%	19.5%
Age 65+	11.6%	11.8%	12.0%
Median Age	39.9	38.9	36.2
<b>Population 25+ by Education Level</b>			
2022 Estimate Population Age 25+	4,229	48,005	130,920
Elementary (0-8)	7.9%	4.5%	8.3%
Some High School (9-11)	5.8%	4.7%	7.1%
High School Graduate (12)	28.7%	23.1%	23.5%
Some College (13-15)	23.8%	26.5%	25.4%
Associate Degree Only	7.8%	8.9%	8.0%
Bachelor's Degree Only	18.1%	21.9%	18.6%
Graduate Degree	8.0%	10.4%	9.1%
<b>Travel Time to Work</b>			
Average Travel Time to Work in Minutes	34.0	35.0	34.0



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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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