

Marcus & Millichap
TAG INDUSTRIAL GROUP

2681 FREEWOOD DRIVE

DALLAS, TX 75220

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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.

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SECTION 1

INVESTMENT OVERVIEW

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OFFERING SUMMARY

- 5,800-Square-Foot Industrial Warehouse/Office Flex Space
- Located in Highly Desirable East Hines North Submarket Directly Off Harry Hines Boulevard
 - Proximate to I-35E, I-635 and Northwest Highway
- Great Opportunity for Owner-User or Investor in Dallas/Fort Worth
 - 16' Clear Height in Warehouse with Two Grade-Level Doors
- Current Owner to Lease Back for Six Months in Order to Move Business

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 2681 Freewood Drive in Dallas, Texas. The subject property consists of approximately 5,800 square feet of flex space and is situated on 0.2 acres of land. The asset features two grade-level doors and a clear height of 16'. The sale provides a great owner-user or investment opportunity in the nation's leading industrial market. Major thoroughfares such as Interstate 35 East, Interstate 635, and Northwest Highway are all in proximity to the property. Located directly off Harry Hines Boulevard, the asset is primely situated within the highly desirable East Hines North Submarket.

With 23.0 million square feet of inventory, East Hines North is one of the original industrial hubs developed in Dallas. Nearly 95 percent of supply was developed prior to 2000. Facilities smaller than 100,000 square feet account for the bulk of inventory, making up 83 percent. Virtually all the industrial inventory in East Hines North is situated along Harry Hines Boulevard and Interstate 35 East, giving tenants quick access to major population centers in Dallas. Largely due to a lack of available industrial land, net deliveries have amounted to only 410,378 square feet over the last decade, representing less than 2 percent of current inventory. As a result, the vacancy rate, which has remained below 5 percent since 2014, stood at just 3.8 percent in Q1 2022. Tight supply also led to a record 12.1 percent annual increase in market rents during this time.

At \$8.65-per-square-foot, East Hines North now offers landlords an 8 percent rent premium compared to the overall market (CoStar).

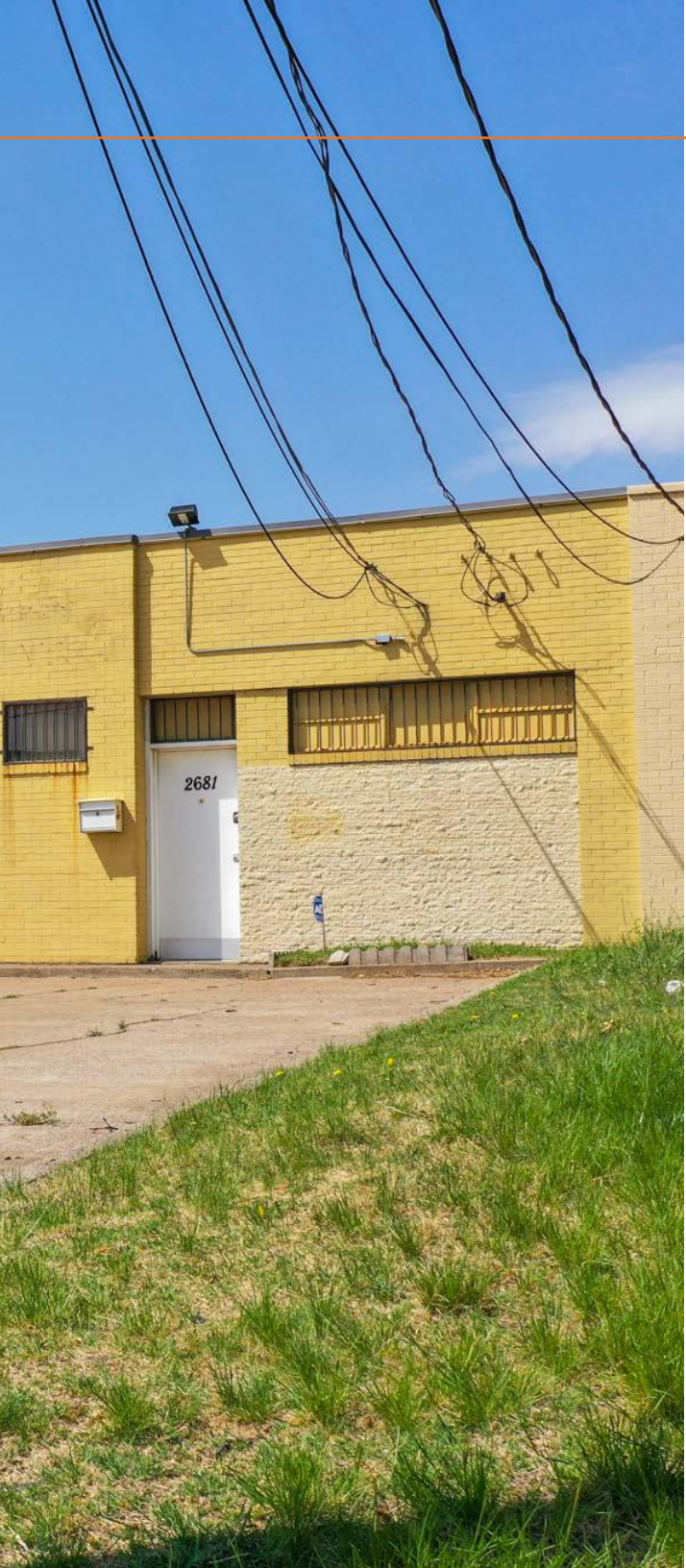
The Dallas-Fort Worth metroplex is the fourth-most populous metro in the nation, with an aggregate of more than 7.7 million residents. It is composed of 13 counties stretching nearly 10,000 square miles. The city of Dallas houses 1.3 million people, followed by Fort Worth, with 919 thousand residents. 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

2681 FREEWOOD DRIVE,
DALLAS, TX 75220

Number of Suites	1
Number of Buildings	1
Total Square Feet	5,800
Warehouse Square Feet	3,000
Office Square Feet	2,800
Office Ratio	48%
Year Built	1960
Lot Size	0.2 Acres
Type of Ownership	Fee Simple
Clear Height	12'-16'
Parking Spaces	9
Parking Surface	Concrete
Building Class	C
Tenancy	Single
Grade Level Doors	2
Construction	Masonry
Zoning	IR
Roof Type	TPO
Market	Dallas Fort Worth
Submarket	East Hines North
Market Vacancy	5.70%





2681 FREEWOOD DRIVE

DALLAS, TX 75220

OFFERING PRICE
\$595,000

Offering Price	\$595,000
Price/SF	\$102.59
Total Square Feet	5,800

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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	Lease Type	Renewal Options and Option Year Rental Information
				Comm.	Exp.						
Jim Westbrook	1	5,800	100.0%	COE	6 Months	\$4.09	\$1,975	\$23,700	\$43,500	NNN	Tenant has Option to Leave Space Any Time Within Term
Total		5,800				\$4.09	\$1,975	\$23,700	\$43,500		
Occupied Tenants: 1				Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%			
Total Current Rents: \$1,975						Occupied Current Rents: \$1,975		Unoccupied Current Rents: \$0			

OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF
Scheduled Base Rental Income	23,700	4.09	43,500	7.50
Expense Reimbursement Income				
Net Lease Reimbursement				
CAM	1,620	0.28	1,620	0.28
Insurance	5,800	1.00	5,800	1.00
Real estate Taxes	10,400	1.79	10,400	1.79
Total Reimbursement Income	\$17,820 100.0%	\$3.07	\$17,820 100.0%	\$3.07
Effective Gross Revenue	\$41,520	\$7.16	\$61,320	\$10.57

Operating Expenses	Current	Per SF	Pro Forma	Per SF
Electric	1,200	0.21	1,200	0.21
Water	420	0.07	420	0.07
Insurance	5,800	1.00	5,800	1.00
Real Estate Taxes	10,400	1.79	10,400	1.79
Total Expenses	\$17,820	\$3.07	\$17,820	\$3.07
Expenses as % of EGR	42.9%		29.1%	
Net Operating Income	\$23,700	\$4.09	\$43,500	\$7.50



2681 FREWOOD
DRIVE

Kardal Inc.DBA
Mega Wholesales

El Paraiso Latino

Amaton's Baby Import
Bridal shop

Western Linen-Wholesale

Western Linen Wholesale

2677

2679

2693

Tanner Mark Bo
Boot s

Rancho Sementa

Ariba Tech
Computer store

Acero Work Boots
Shoe store

Freewood Dr

Freewood Dr

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 2,399 debt and equity financings in 2021



National platform operating within the firm's brokerage offices



\$10.4 billion total national volume in 2021



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

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DALLAS 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 core cities of Dallas and Fort Worth house 1.3 million and 900,000 residents respectively. Strong corporate relocations and job gains continually draw new residents to the region, which has added more than 100,000 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 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

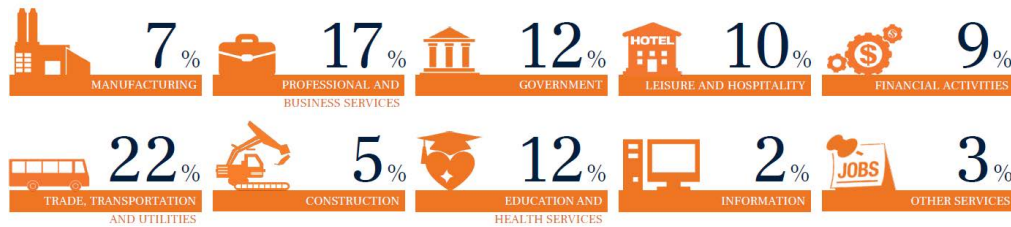


MAJOR DISTRIBUTION
CENTER

METROPLEX GROWTH

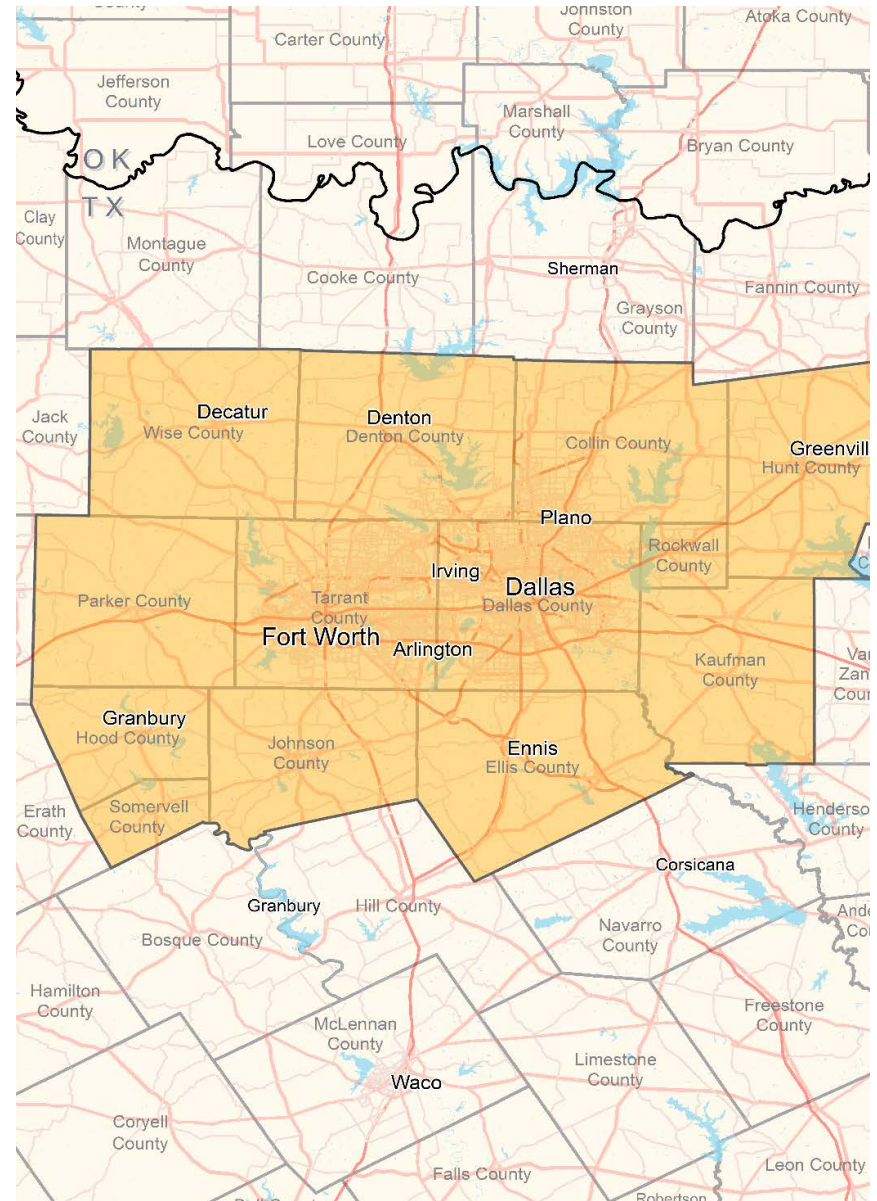
ECONOMY

The Metroplex's 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 4.0 million jobs. The labor force has doubled since 1990. The region is home to 22 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 jobs at an average 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.

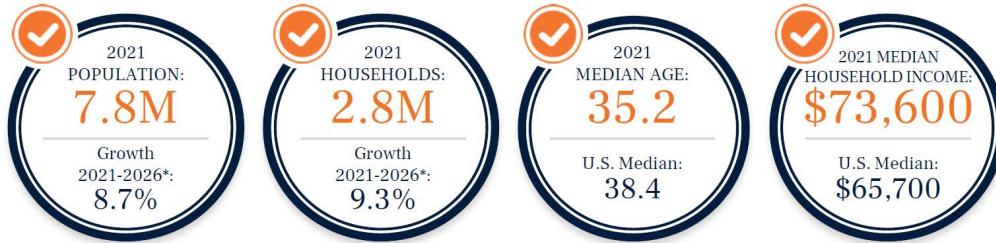


TRANSPORTATION

The area is connected to the rest of the nation by way of Interstates 20, 30, 35, 45, 345, 635 and 820, along with other major thoroughfares. 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 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.



METROPLEX GROWTH

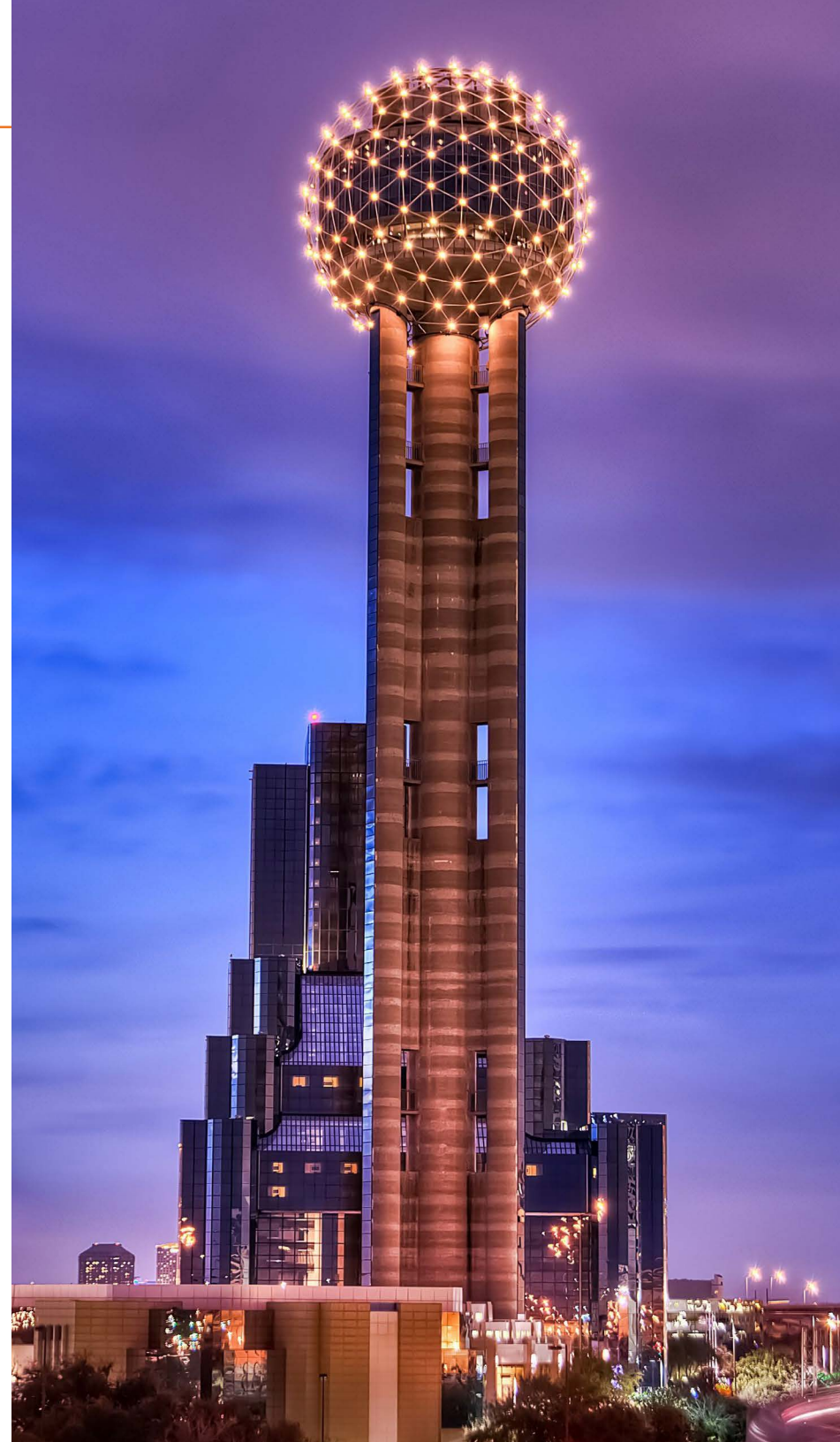


DEMOGRAPHICS

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, indicated by a median age that is below that of the U.S. measure. An educated population provides a skilled labor pool and higher incomes. Almost 34 percent of residents ages 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. Given the market's younger median age, approximately 60 percent of residents owned their homes in 2020 - providing a vibrant rental market.

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 providers.



DEMOGRAPHICS



239,296

Total Population
Within 5 miles



51.2%



48.8%



\$117,081

Average Household Income
Within 5 miles



121,687

Employees
Within 1 mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Population	11,246	85,091	251,770
2021 Estimate			
Total Population	11,010	82,255	239,296
2010 Census			
Total Population	10,304	74,662	211,445
2000 Census			
Total Population	13,054	80,632	214,309
Daytime Population			
2021 Estimate	13,679	132,973	458,211
HOUSEHOLDS			
2026 Projection			
Total Households	3,214	31,769	98,645
2021 Estimate			
Total Households	3,132	29,672	91,598
Average (Mean) Household Size	3.5	2.8	2.6
2010 Census			
Total Households	2,908	25,621	78,101
2000 Census			
Total Households	3,561	25,672	76,403

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2021 Estimate			
\$200,000 or More	0.7%	8.7%	12.8%
\$150,000-\$199,999	1.2%	5.7%	6.4%
\$100,000-\$149,999	4.7%	12.0%	13.8%
\$75,000-\$99,999	8.8%	11.2%	12.3%
\$50,000-\$74,999	24.0%	18.8%	18.6%
\$35,000-\$49,999	19.0%	15.2%	12.9%
\$25,000-\$34,999	13.3%	10.1%	8.6%
\$15,000-\$24,999	17.7%	10.9%	8.2%
Under \$15,000	10.6%	7.5%	6.4%
Average Household Income	\$48,429	\$95,147	\$117,081
Median Household Income	\$39,663	\$57,437	\$68,102
Per Capita Income	\$13,780	\$34,396	\$44,881
POPULATION PROFILE			
Population By Age			
2021 Estimate Total Population	11,010	82,255	239,296
Under 20	38.6%	29.6%	26.9%
20 to 34 Years	28.4%	27.4%	25.0%
35 to 39 Years	8.8%	8.4%	8.0%
40 to 49 Years	11.9%	12.7%	13.0%
50 to 64 Years	8.8%	13.6%	16.0%
Age 65+	3.5%	8.4%	11.1%
Median Age	27.0	31.4	33.9
Population 25+ by Education Level			
2021 Estimate Population Age 25+	5,952	52,026	159,488
Elementary (0-8)	37.3%	24.3%	14.8%
Some High School (9-11)	15.9%	11.4%	8.5%
High School Graduate (12)	24.8%	17.5%	17.2%
Some College (13-15)	11.0%	13.2%	14.4%
Associate Degree Only	2.6%	3.8%	4.2%
Bachelor's Degree Only	5.7%	19.0%	24.6%
Graduate Degree	2.7%	10.9%	16.4%
Travel Time to Work			
Average Travel Time to Work in Minutes	29.0	27.0	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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Date

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