

Marcus & Millichap  
TAG INDUSTRIAL GROUP

# 2481 MANANA DRIVE

DALLAS, TX 75220

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

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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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# 2481 MANANA DRIVE DALLAS, TX 75220

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# SECTION 1

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## INVESTMENT OVERVIEW

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## OFFERING SUMMARY

- Two-Building, Industrial/Office Flex Asset for Owner-User or Investor
- Property Consists of Two-Story 45,300-Square-Foot Office Space and 29,250 Square Feet of Industrial, Divided by Courtyard
  - Situated on 5.72 Acres, 300+ Parking Spaces, 26' Clear in Warehouse with 2 Dock-High Doors and 1 Grade-Level Door
    - Fully Operational Test Kitchen
  - Located in Highly Desirable Hines Corridor, Proximate to North Walton Walker and Stemmons Freeway
    - Opportunity for Investor with Attractive Pro-Forma Leasing Potential

Marcus & Millichap is pleased to present the opportunity to acquire the Industrial/Office property located at 2481 Manana Drive in Dallas, Texas. The subject property consists of approximately 74,550 square feet and is situated on 5.72 acres of land. The two-building asset features 29,250 square feet of warehouse space and 45,300 square feet of office space, over 300 parking spaces, a warehouse clear height of 26', two dock-high doors, and one grade-level door. Suitable for owner user, the soon to be vacant space also provides an attractive lease-up opportunity for pro-forma investors. Located in the highly desirable Hines Corridor, the property has proximate access to Stemmons Freeway (Interstate 35 East) and North Walton Walker TEXpress (Loop 12).

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, the inventory has only expanded by 1.6 percent over the last decade. As a result, the vacancy rate, which has remained below 5 percent since 2014, stood at just 3.3 percent during Q2 2022. Tight supply also led to a record 12.3 percent annual increase in market rents during this time. At \$8.77-per-square-foot, the average rent in East Hines North now offers landlords an 8 percent 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 0.92 Million 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

2481 MANANA DRIVE,  
DALLAS, TX 75220

Number of Buildings	2
Total Square Feet	74,550
Warehouse Square Feet	29,250
Office Square Feet	45,300
Office Ratio	62%
Year Built	1997
Lot Size	5.72 Acres
Type of Ownership	Fee Simple
Clear Height	26' Clear
Parking Spaces	300+
Parking Surface	Concrete
Building Class	B
Tenancy	Soon to be Vacant
Dock High Doors	2
Grade Level Doors	1
Sprinklers	Yes
Construction	Masonry
Zoning	IR
Roof Type	Built-Up Gravel
HVAC Units	Yes
Market	Dallas/Fort Worth
Submarket	East Hines North
Market Vacancy	3.3%







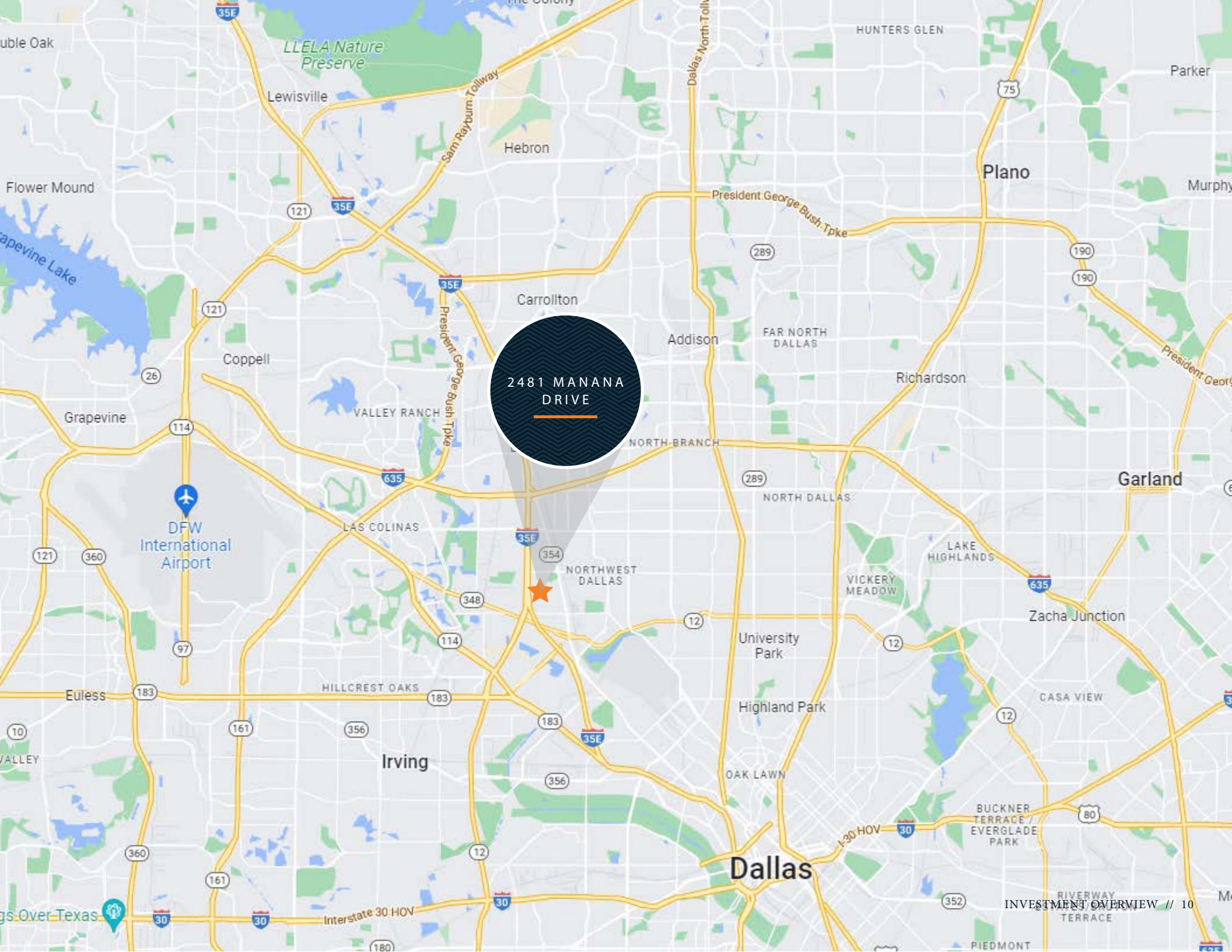
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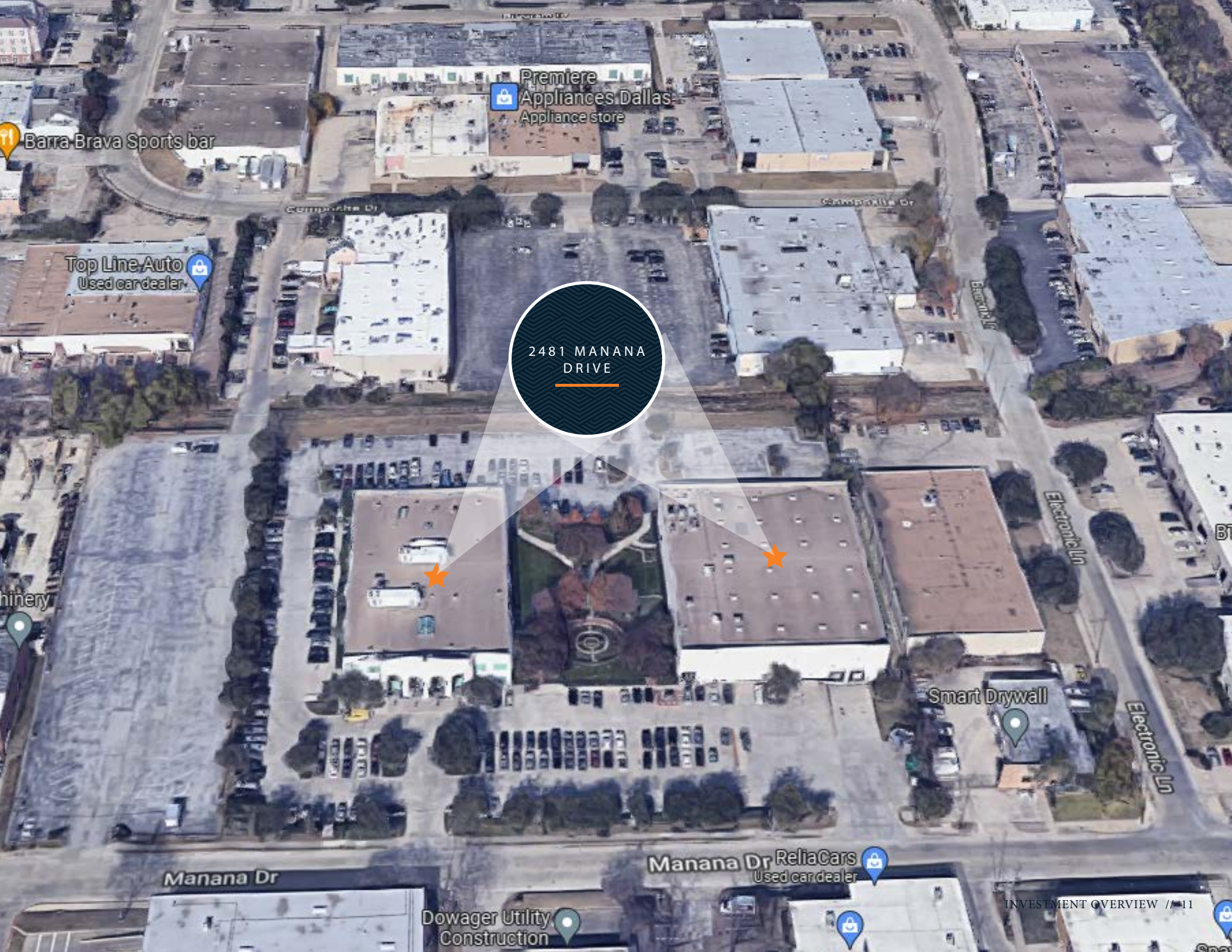
OFFERING PRICE  
**BEST OFFER**

Offering Price	Best Offer
Total Square Feet	74,550
Tenancy	Soon to be Vacant

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. © 2022 Marcus & Millichap. All rights reserved. (Activity ID: ZAD0060620)



2481 MANANA  
DRIVE



2481 MANANA  
DRIVE

Premiere  
Appliances Dallas  
Appliance store

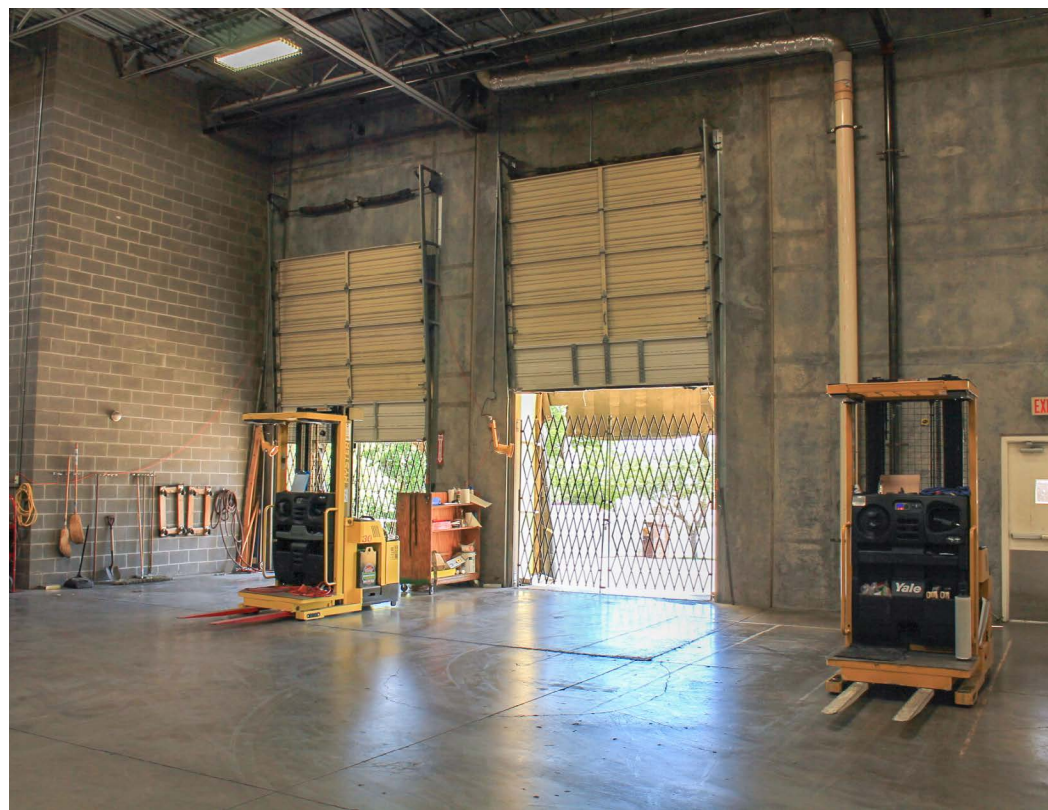
Barra Brava Sports bar

Top Line Auto  
Used car dealer

Smart Drywall

Manana Dr ReliaCars  
Used car dealer

Dowager Utility  
Construction





## 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

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### MARKET OVERVIEW

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# DALLAS TEXAS

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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



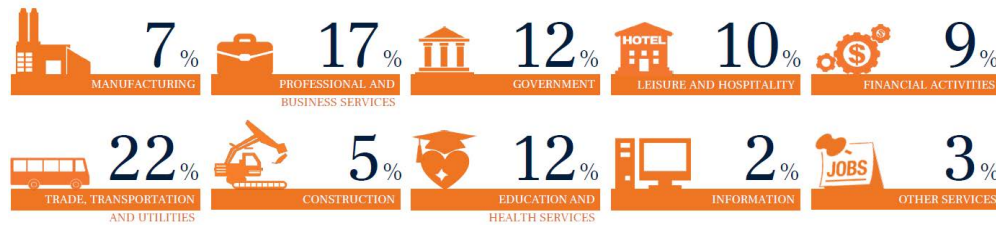
MAJOR DISTRIBUTION  
CENTER



# METROPLEX GROWTH

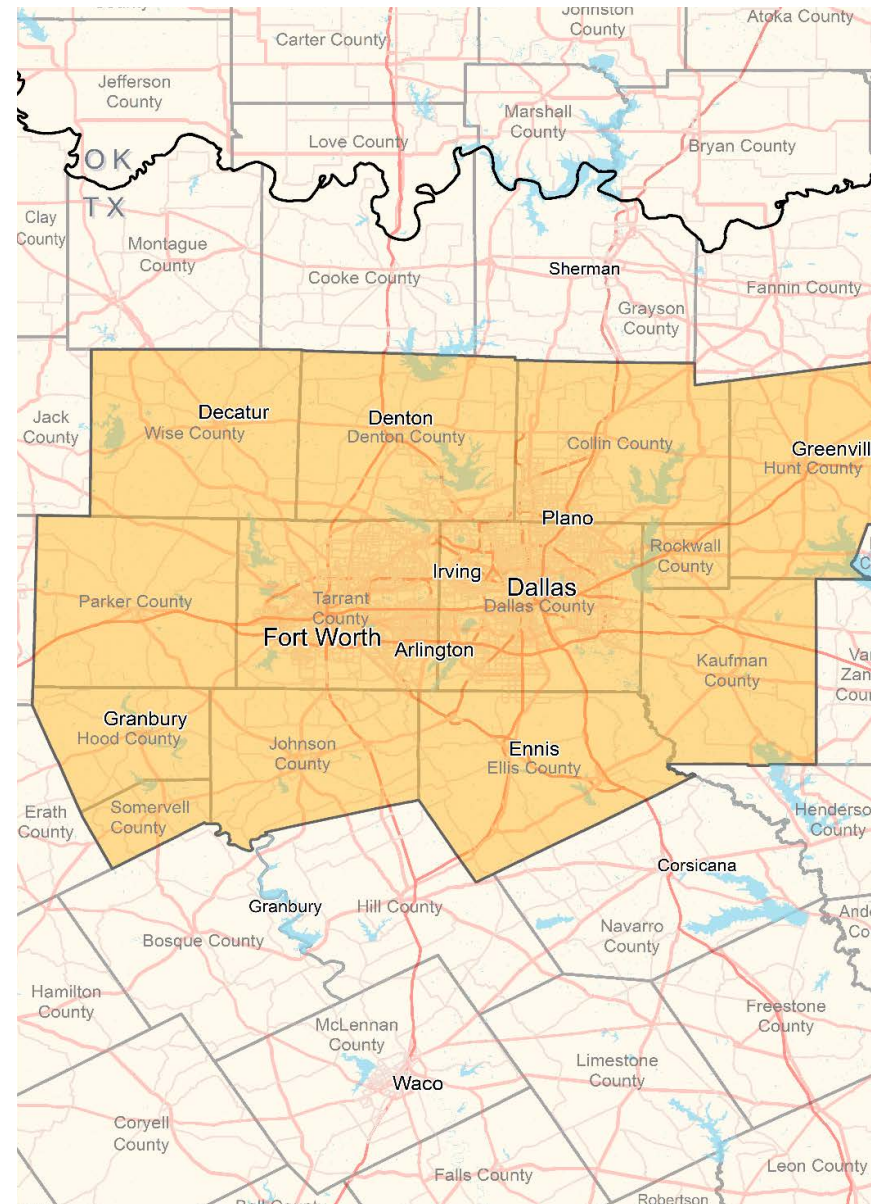
## ECONOMY

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 24 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.

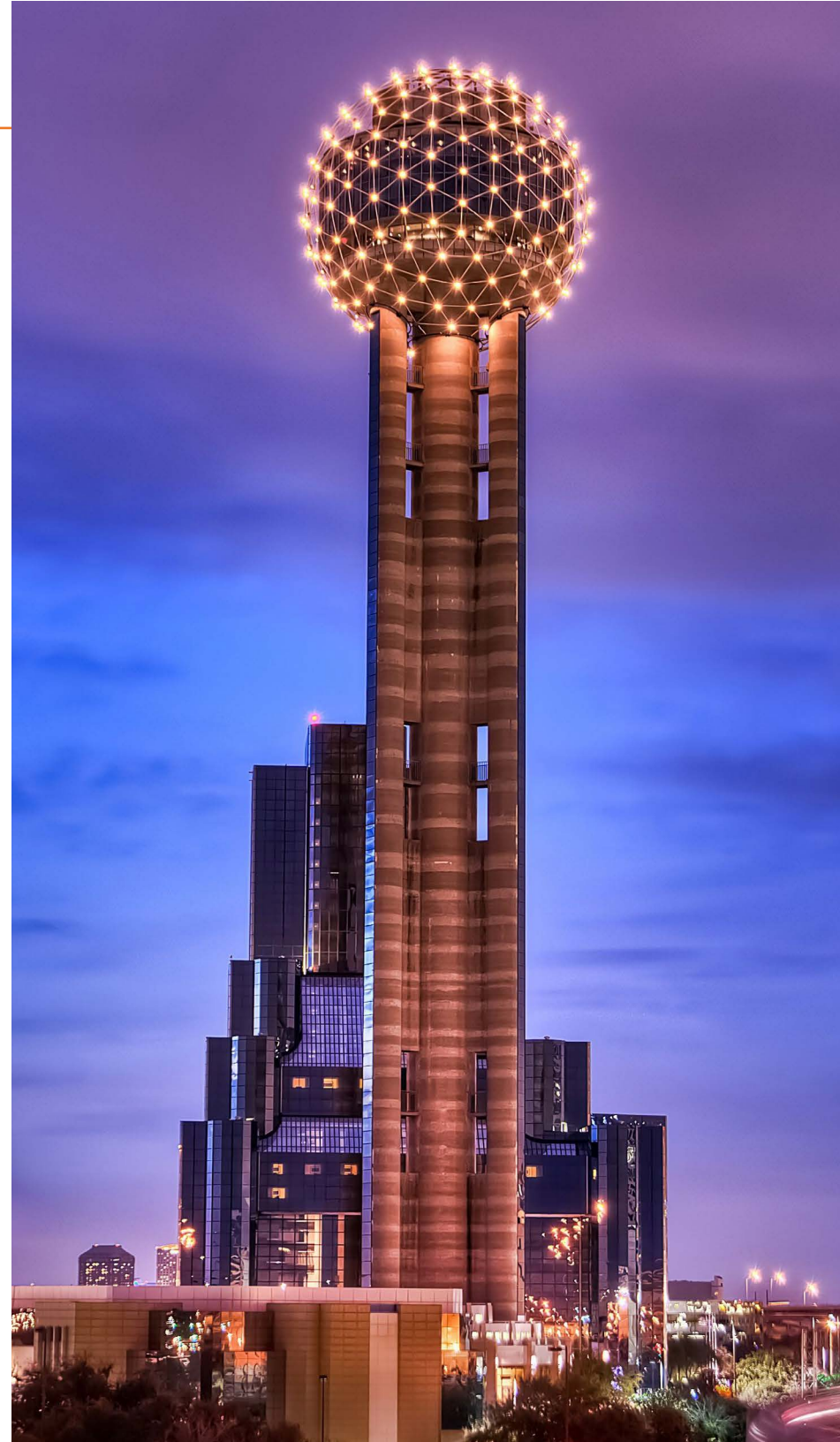
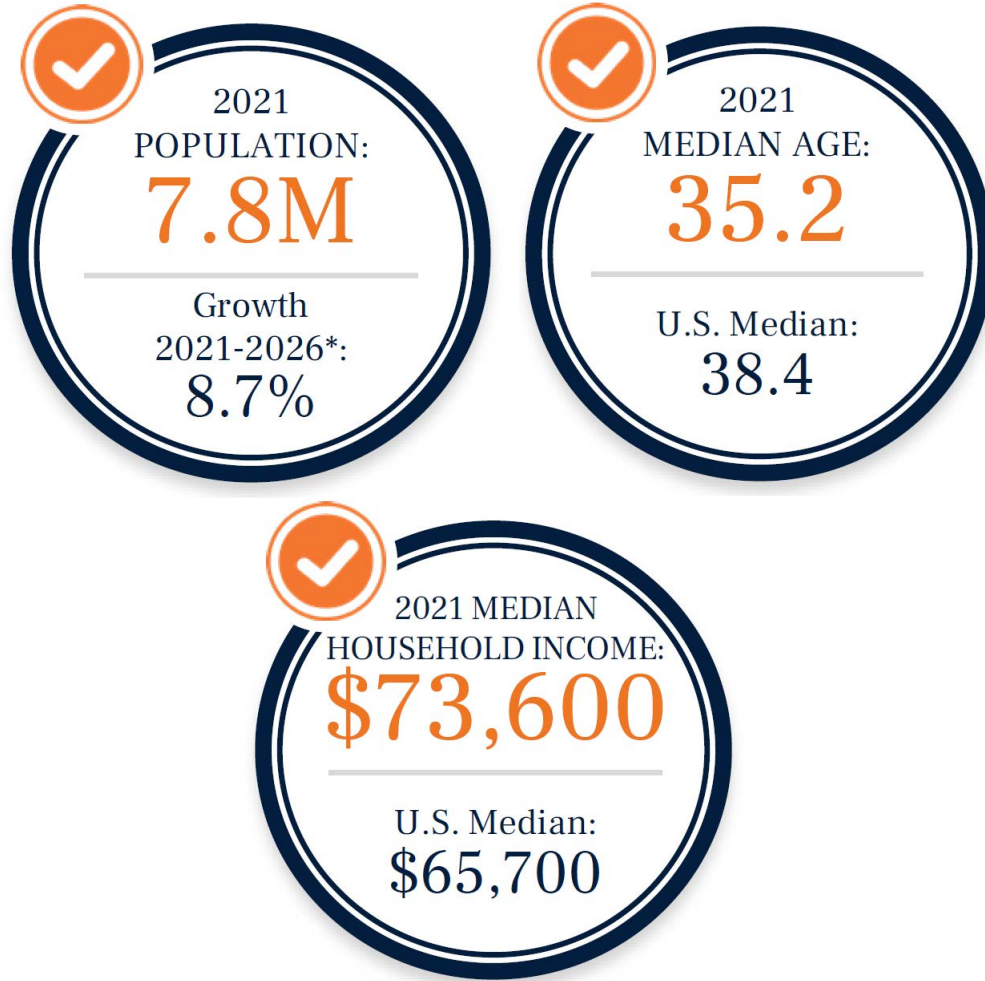


## TRANSPORTATION

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



239,260

Total Population  
Within 5 miles



\$108,151

Average Household Income  
Within 5 miles



122,924

Employees  
Within 1 mile

# DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2026 Projection</b>			
Total Population	672	86,413	251,746
<b>2021 Estimate</b>			
Total Population	619	81,823	239,260
<b>2010 Census</b>			
Total Population	512	70,911	211,457
<b>2000 Census</b>			
Total Population	1,570	73,436	206,784
<b>Daytime Population</b>			
2021 Estimate	6,969	136,963	456,408
<b>HOUSEHOLDS</b>			
	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>2026 Projection</b>			
Total Households	226	34,607	98,134
<b>2021 Estimate</b>			
Total Households	202	31,303	91,195
Average (Mean) Household Size	3.0	2.6	2.6
<b>2010 Census</b>			
Total Households	163	25,192	78,001
<b>2000 Census</b>			
Total Households	466	23,146	74,127

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2021 Estimate</b>			
\$200,000 or More	0.5%	7.1%	10.5%
\$150,000-\$199,999	4.0%	5.9%	6.4%
\$100,000-\$149,999	3.5%	12.5%	14.3%
\$75,000-\$99,999	5.5%	12.2%	13.4%
\$50,000-\$74,999	18.2%	19.6%	19.8%
\$35,000-\$49,999	36.9%	15.0%	12.9%
\$25,000-\$34,999	13.7%	9.7%	8.4%
\$15,000-\$24,999	8.3%	10.6%	8.0%
Under \$15,000	9.6%	7.3%	6.3%
Average Household Income	\$51,159	\$90,707	\$108,151
Median Household Income	\$44,552	\$58,611	\$67,838
Per Capita Income	\$16,719	\$34,780	\$41,279
<b>POPULATION PROFILE</b>			
	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Population By Age</b>			
2021 Estimate Total Population	619	81,823	239,260
Under 20	31.5%	28.2%	27.1%
20 to 34 Years	32.7%	29.8%	25.8%
35 to 39 Years	7.9%	9.1%	8.3%
40 to 49 Years	12.0%	12.8%	13.0%
50 to 64 Years	11.8%	12.9%	15.3%
Age 65+	4.1%	7.2%	10.5%
Median Age	28.8	31.3	33.5
<b>Population 25+ by Education Level</b>			
2021 Estimate Population Age 25+	367	52,802	158,997
Elementary (0-8)	22.9%	23.1%	15.0%
Some High School (9-11)	14.8%	10.9%	8.7%
High School Graduate (12)	26.6%	16.9%	18.2%
Some College (13-15)	14.7%	13.4%	14.7%
Associate Degree Only	6.9%	4.1%	4.4%
Bachelor's Degree Only	11.3%	20.7%	23.4%
Graduate Degree	2.9%	10.9%	15.7%
<b>Travel Time to Work</b>			
Average Travel Time to Work in Minutes	24.0	26.0	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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