

Marcus & Millichap  
TAG INDUSTRIAL GROUP

CMP COMMERCIAL CONSTRUCTION, INC.  
1150 MARTIN LUTHER KING FREEWAY

FORT WORTH, TX 76104

# NON-ENDORSEMENT & DISCLAIMER NOTICE

## CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc.

© 2022 Marcus & Millichap. All rights reserved.

## NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. Activity ID: ZAD0061153

## SPECIAL COVID-19 NOTICE

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.

The Texas Real Estate Commission (TREC) regulates real estate brokers and sales agents, real estate inspectors, home warranty companies, easement and right-of-way agents and timeshare interest providers. You can find more information and check the status of a license holder at [www.trec.texas.gov](http://www.trec.texas.gov). You can send a complaint against a license holder to TREC, a complaint form is available on the TREC website. TREC administers two recovery funds which may be used to satisfy a civil court judgment against a broker, sales agent, real estate inspector, or easement or right-of-way agent, if certain requirements are met. If you have questions or issues about the activities of a license holder, the complaint process or the recovery funds, please visit the website or contact TREC at:

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

OFFICES THROUGHOUT THE U.S. AND CANADA  
[www.marcusmillichap.com](http://www.marcusmillichap.com)

CMP COMMERCIAL  
CONSTRUCTION, INC.  
1150 MARTIN LUTHER KING FREEWAY  
FORT WORTH, TX 76104

PRESENTED BY

---

**DAVIS CAGLE**

Senior Associate  
Office & Industrial Division  
Dallas Office  
Office (972) 755-5230  
Davis.Cagle@MarcusMillichap.com  
License: TX 722097

**TYLER RANFT**

Associate  
Office & Industrial Division  
Dallas Office  
Office (972) 755-5197  
Tyler.Ranft@MarcusMillichap.com  
License: TX 732964

DEBT CONTACT

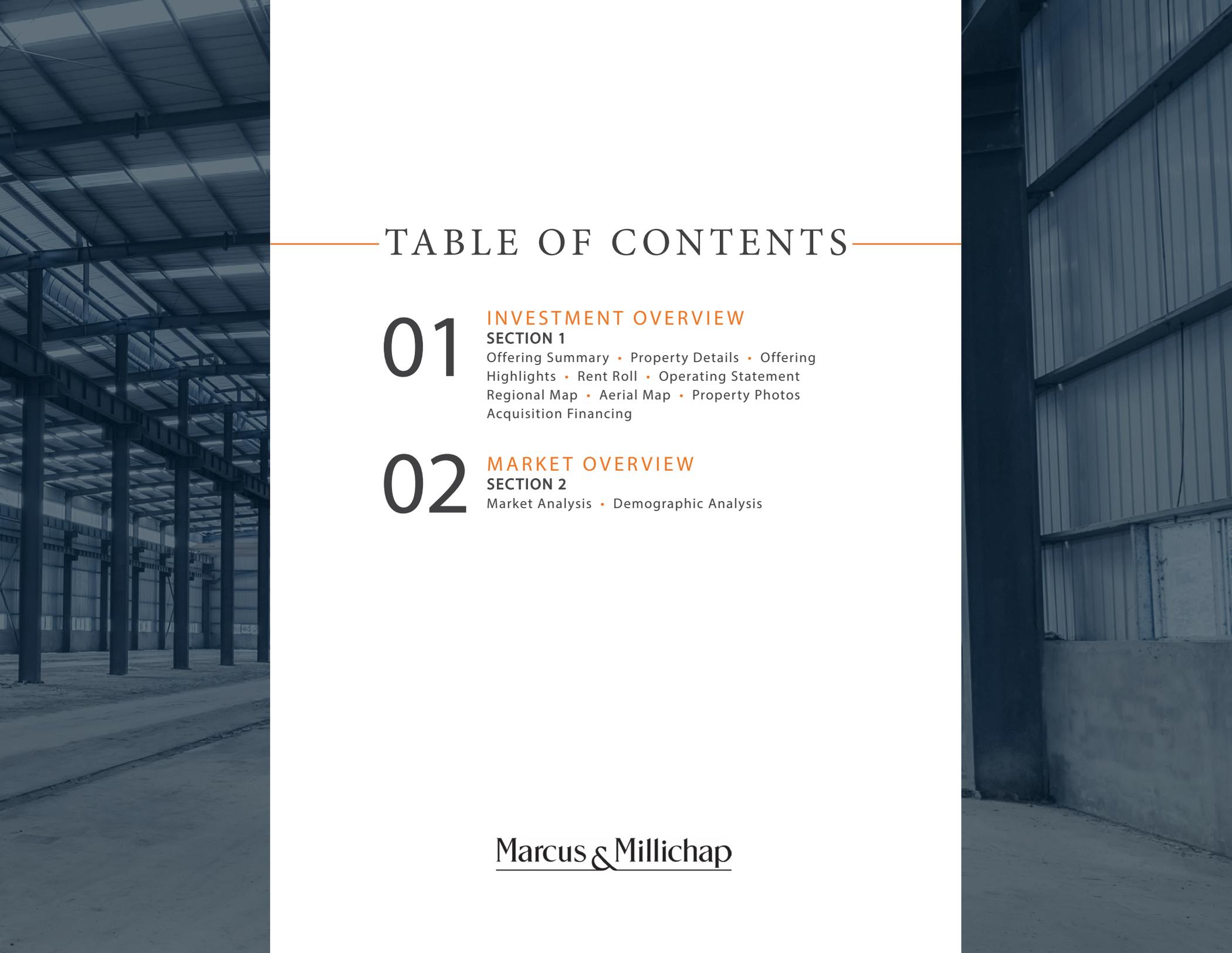
---

**DUKE DENNIS**

Associate Director  
300 Throckmorton Street, Suite 1500  
Fort Worth, TX 76102  
Tel: (817) 932-6100  
Duke.Dennis@MarcusMillichap.com

**Marcus & Millichap**  
TAG INDUSTRIAL GROUP





# TABLE OF CONTENTS

01

## INVESTMENT OVERVIEW

### SECTION 1

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

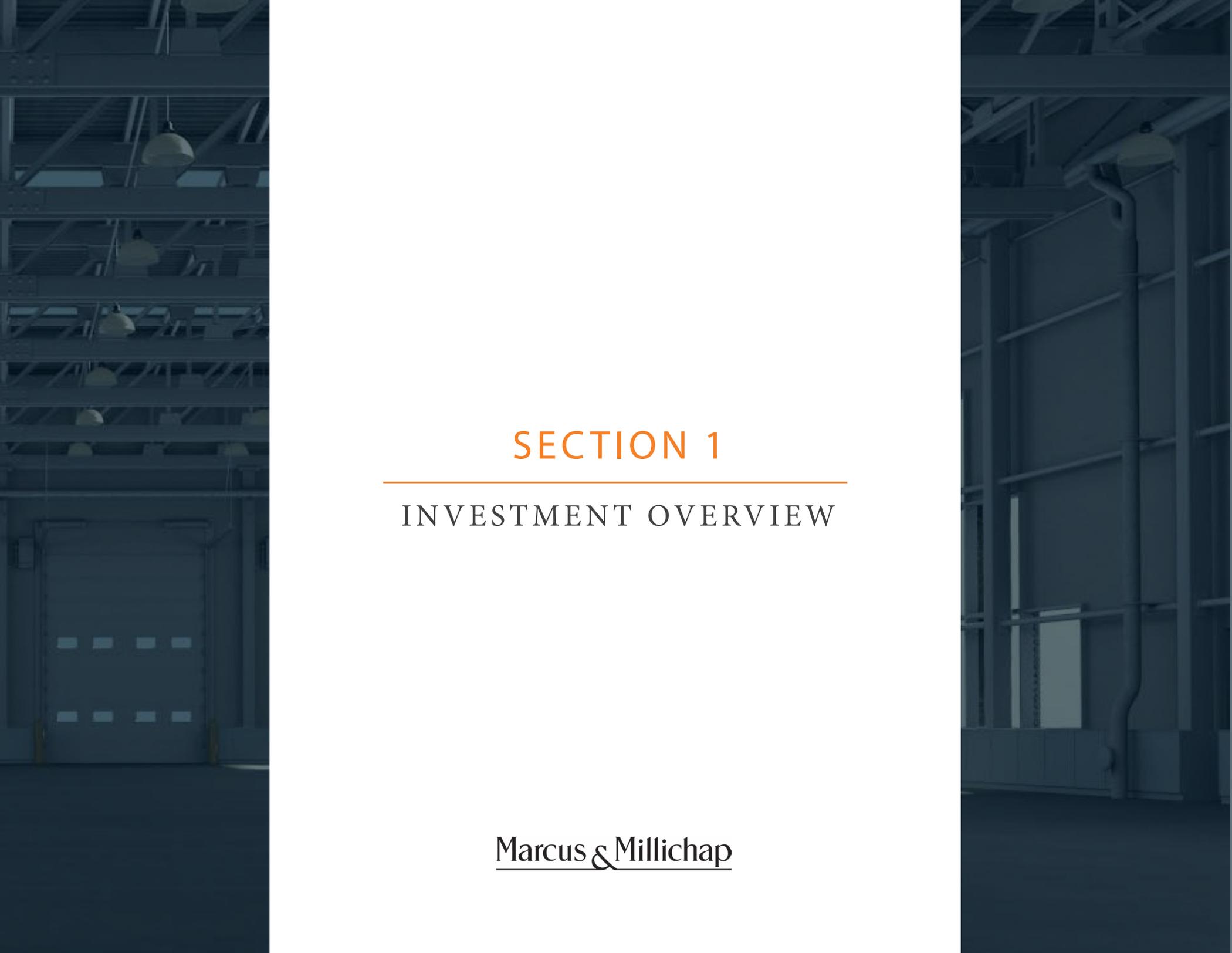
02

## MARKET OVERVIEW

### SECTION 2

Market Analysis • Demographic Analysis

Marcus & Millichap



# SECTION 1

---

## INVESTMENT OVERVIEW

Marcus & Millichap

## OFFERING SUMMARY

- 10,800-Square-Foot Industrial Asset Situated on 0.38 Acres
- Tilt-Wall Construction Featuring One Dock-High Door, Two Grade-Level Doors, and Three-Phase Power
  - New Three-Year Triple-Net Lease to CMP Commercial Construction with 3% Annual Increases
  - Tight Barrier-to-Entry Submarket with 3.7% Vacancy Rate (CoStar)
  - East Fort Worth Submarket Has Experienced 13.8% Year-Over-Year Rent Growth (CoStar)
  - Located Just Off Highway 287 for Easy Tenant Access

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 1150 Martin Luther King Freeway in Fort Worth, Texas, leased to CMP Commercial Construction, Inc. The subject property consists of approximately 10,800 square feet of warehouse space and is situated on 0.38 acres of land. The asset features masonry construction, one dock-high door, two grade-level doors, and three-phase power. In July 2022, the tenant signed a three-year triple-net lease with 3 percent rent escalations. Located just off of U.S. Route 287, the property has easy access to Downtown Fort Worth and other major thoroughfares, including Interstate 35 West.

The subject property is situated within East Fort Worth, a sizeable submarket containing 28.1 million square feet of industrial space. East Fort Worth is anchored by a mix of manufacturers and local retail and food distributors. Shallow-bay properties dominate East Fort Worth, with properties under 100,000 square feet making up nearly 72 percent of the local inventory. Net absorption posted a quarterly record high during Q3 2022, with just over 561,000 square feet coming off the market. With less than a month into Q4, another 529,000 square feet were absorbed, setting up a new quarterly high by year's end. Thanks to record demand, the vacancy rate has plummeted by 440 basis points in less than two quarters to 3.7 percent in early Q4. With a vacancy rate 190 basis points lower than the Dallas-Fort Worth average,

East Fort Worth has quickly earned the title as a tight barrier-to-entry submarket. Local landlords have benefitted with market rents rising to a new high of 13.8 percent year-over-year in Q3. Given that industrial construction makes up less than 1 percent of current inventory, vacancies and rents will essentially 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 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

CMP COMMERCIAL CONSTRUCTION, INC.  
1150 MARTIN LUTHER KING FREEWAY, FORT WORTH, TX 76104

Number of Buildings	1
Total Square Feet	10,800
Warehouse Square Feet	6,800
Office Square Feet	4,000
Office Ratio	37%
Year Built	1980
Lot Size	0.38 Acres
Type of Ownership	Fee Simple
Clear Height	14'
Parking Spaces	18
Parking Surface	Concrete
Building Class	B
Tenancy	Single
Dock High Doors	1
Grade Level Doors	2
Construction	Tilt Wall
Power	120/240v 200a 3-Phase
Type of Lighting	Fluorescent
Zoning	J - Medium Industrial
Roof Type	Single-Ply TPO
Age/Condition of Roofs	2016-2017
HVAC Units	(3) Three-Ton Single Phase
Age/Condition of HVAC	2016-2017
Market	Dallas/Ft Worth
Submarket	East Ft Worth
Market Vacancy	3.70 %

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: ZAD0061153)





**CMP COMMERCIAL CONSTRUCTION, INC.**

1150 MARTIN LUTHER KING FREEWAY, FORT WORTH, TX 76104

OFFERING PRICE	CAP RATE	PRO-FORMA CAP RATE
<b>\$1,370,000</b>	<b>7.01%</b>	<b>7.22%</b>

Offering Price	\$1,370,000
Cap Rate	7.01%
Pro-Forma Cap Rate	7.22%
Price/SF	\$126.85
Total Square Feet	10,800
Rental Rate	\$8.89
Lease Type	Triple Net (NNN)
Lease Term	Three Years
Rental Increases	3% Annual
Tenancy	Single
Occupancy	100.00%

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: ZAD0061153)

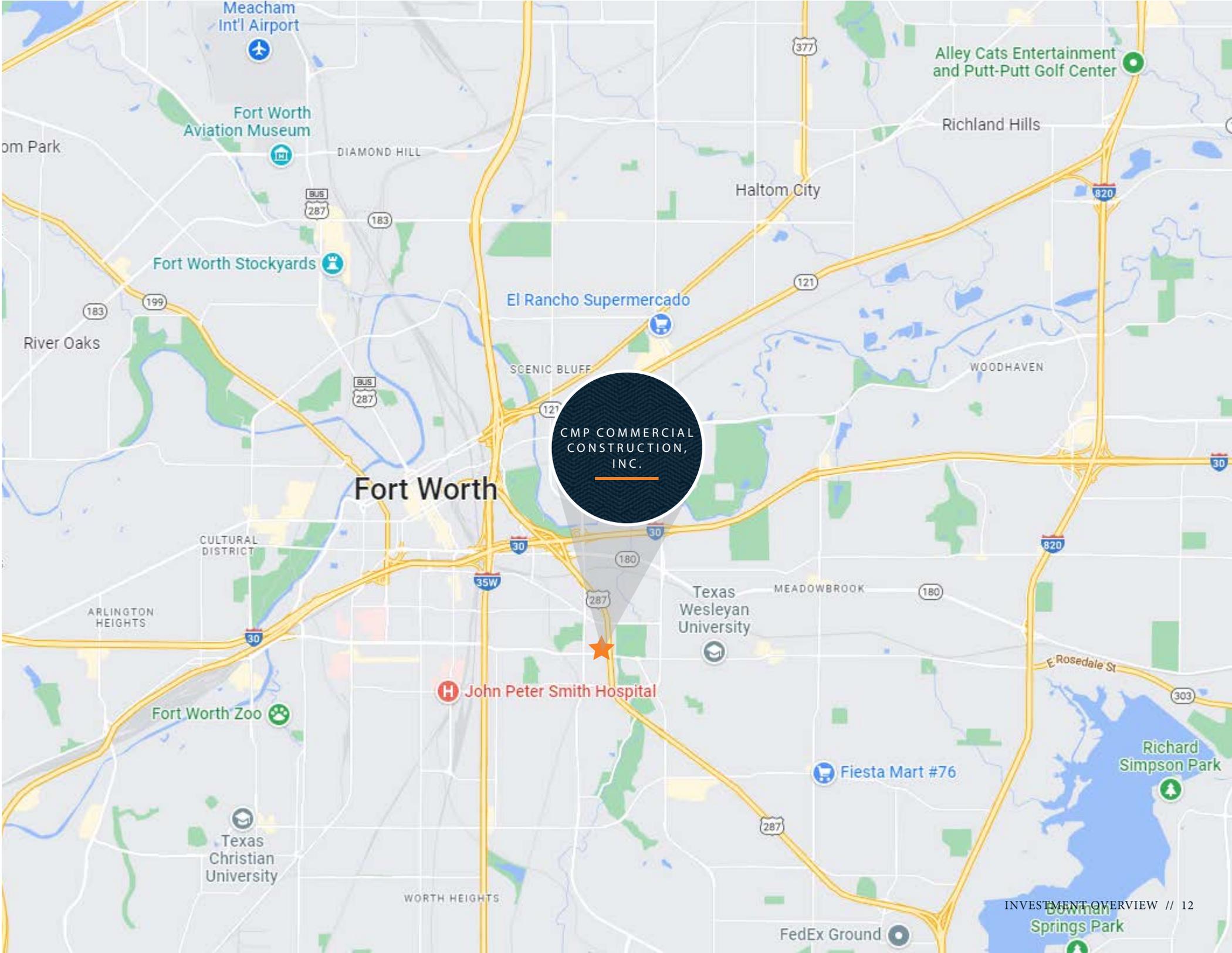
## RENT ROLL

Tenant Name	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
			Comm.	Exp.								
CMP Commercial Construction, Inc.	10,800	100.0%	7/1/22	6/30/25	\$8.89	\$8,000	\$96,000	\$98,880	Jul-2023	3.00%	NNN	Tenant Right to Terminate Lease
<b>Total</b>	<b>10,800</b>				<b>\$8.89</b>	<b>\$8,000</b>	<b>\$96,000</b>	<b>\$98,880</b>				
Occupied Tenants: 1			Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%					
Total Current Rents: \$8,000					Occupied Current Rents: \$8,000		Unoccupied Current Rents: \$0					

Notes: Tenant's Right to Terminate: Provided that tenant is not in Default, Tenant shall have the right to terminate the lease upon 90 day written notice and payment of Termination Fee equal to \$250,000 minus the total amount of Base Rent paid through the termination date.

## OPERATING STATEMENT

Income	Current		Per SF	Pro Forma		Per SF
Scheduled Base Rental Income	96,000		8.89	98,880		9.16
Expense Reimbursement Income						
Net Lease Reimbursement						
CAM	3,360		0.31	3,360		0.31
Insurance	9,658		0.89	9,658		0.89
Real estate Taxes	13,176		1.22	13,176		1.22
Total Reimbursement Income	\$26,194	100.0%	\$2.43	\$26,194	100.0%	\$2.43
Effective Gross Revenue	\$122,194		\$11.31	\$125,074		\$11.58
<b>Operating Expenses</b>	<b>Current</b>		<b>Per SF</b>	<b>Pro Forma</b>		<b>Per SF</b>
Operating Expenses	3,360		0.31	3,360		0.31
Insurance	9,658		0.89	9,658		0.89
Real Estate Taxes	13,176		1.22	13,176		1.22
Total Expenses	\$26,194		\$2.43	\$26,194		\$2.43
Expenses as % of EGR	21.4%			20.9%		
Net Operating Income	\$96,000		\$8.89	\$98,880		\$9.16

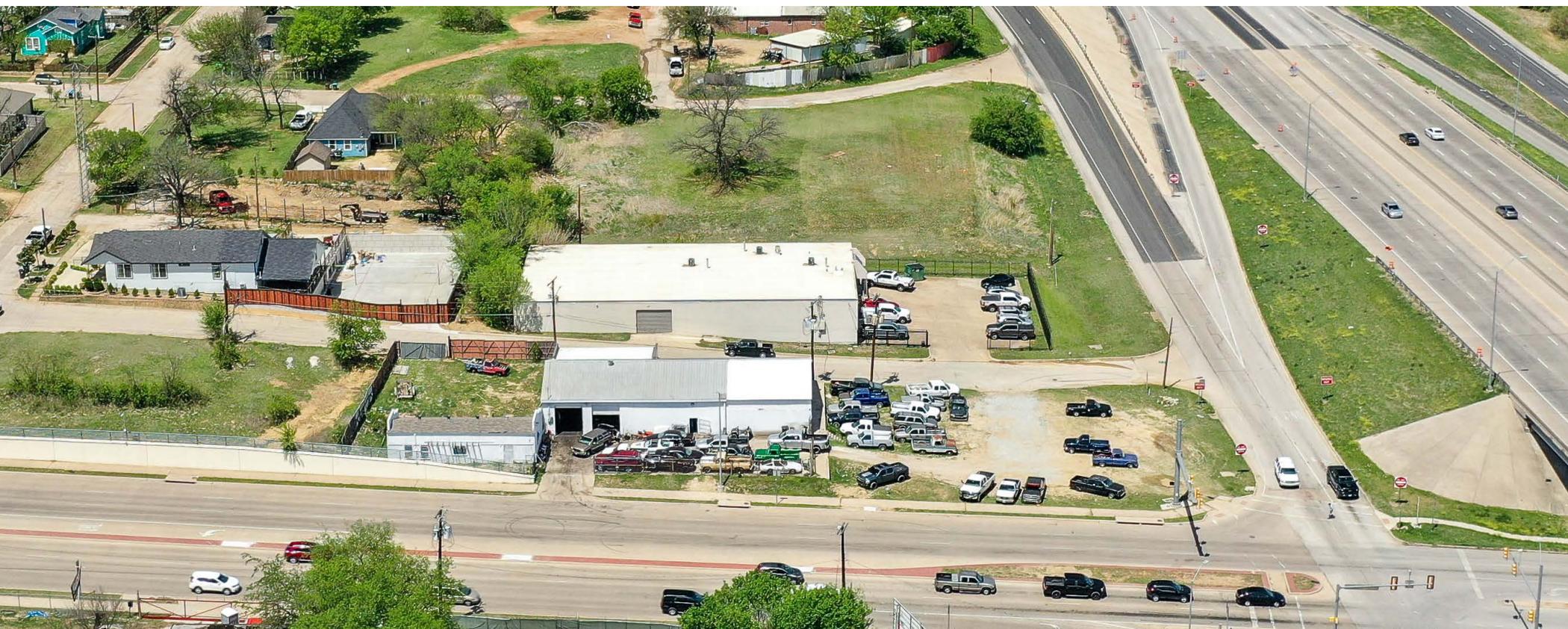


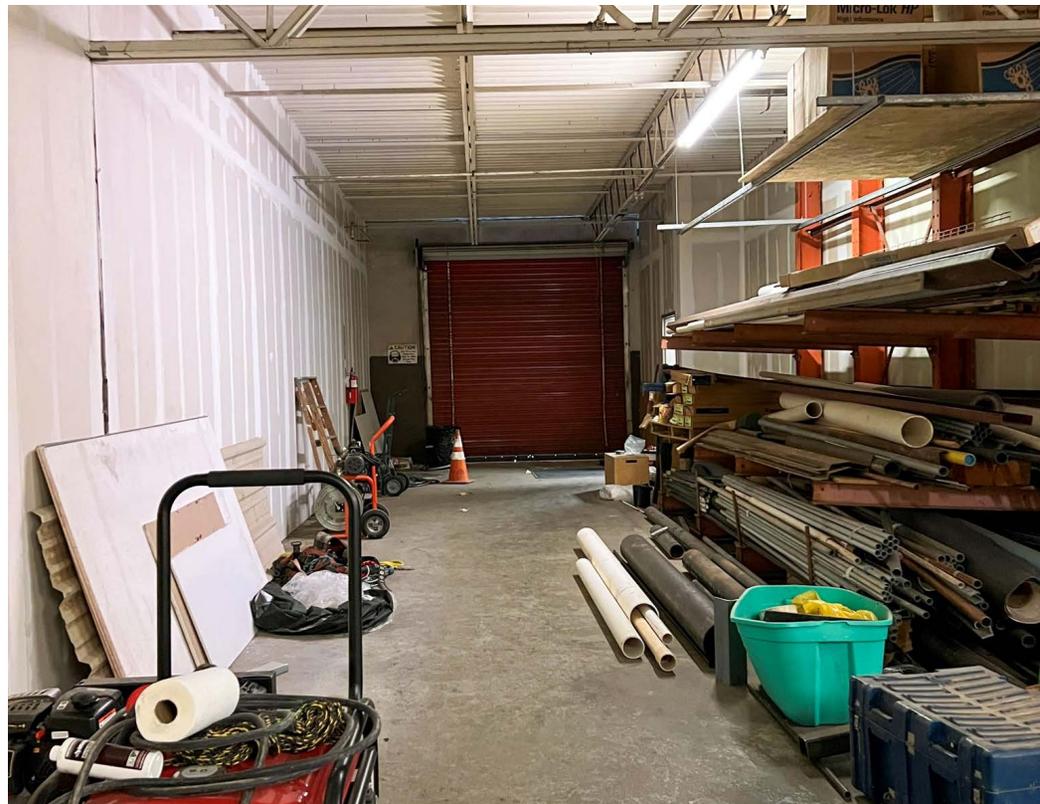
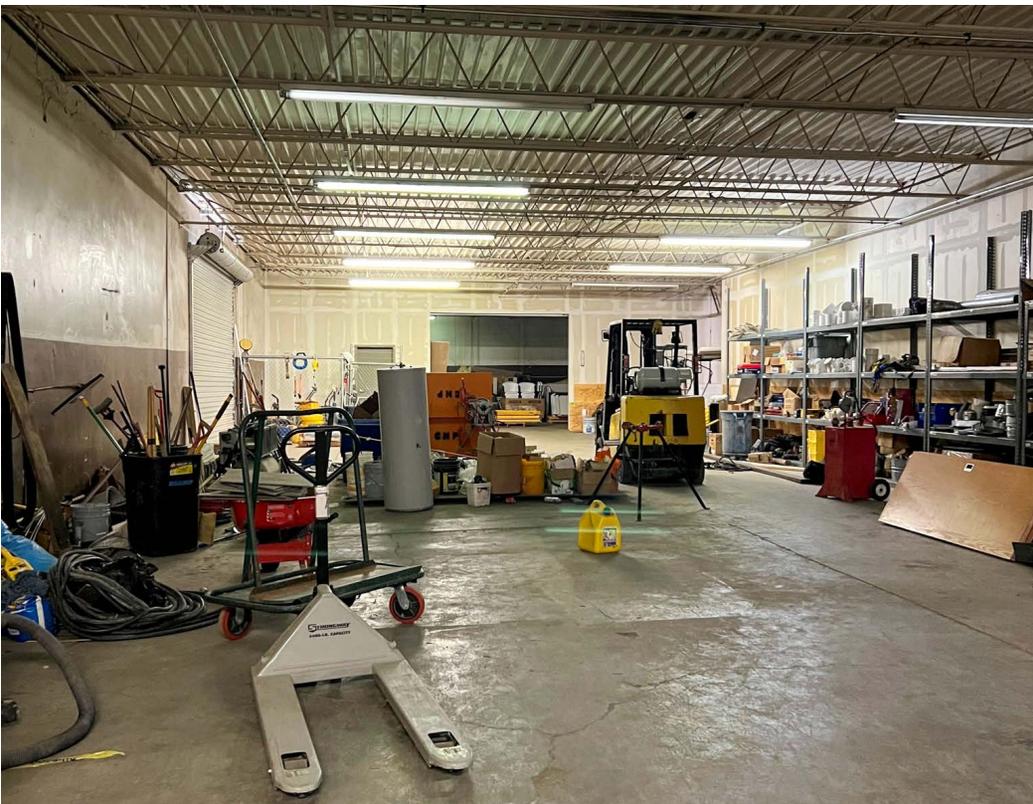
CMP COMMERCIAL  
CONSTRUCTION,  
INC.



An aerial photograph of a commercial property. In the center, a white callout circle with a dark blue background and a white border contains the text 'CMP COMMERCIAL CONSTRUCTION, INC.' in white, uppercase letters. Below the text is a thin orange horizontal line. A white star logo is positioned on the roof of a large white industrial building in the foreground. The property is situated near a multi-lane highway with an overpass and a residential neighborhood with green trees and houses. The sky is clear and blue.

CMP COMMERCIAL  
CONSTRUCTION,  
INC.





## 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

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 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

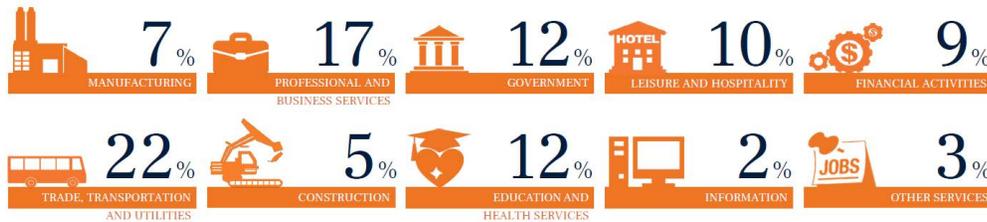


MAJOR DISTRIBUTION  
CENTER

# 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.

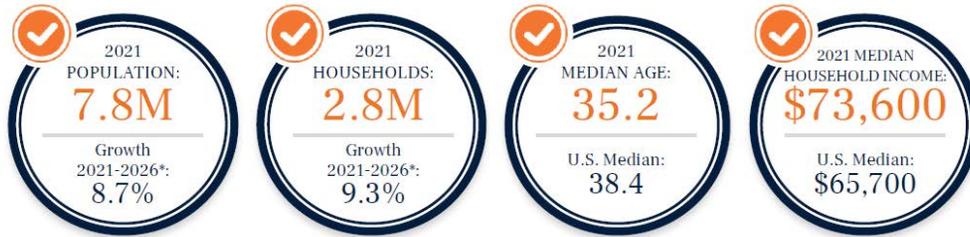


## TRANSPORTATION

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

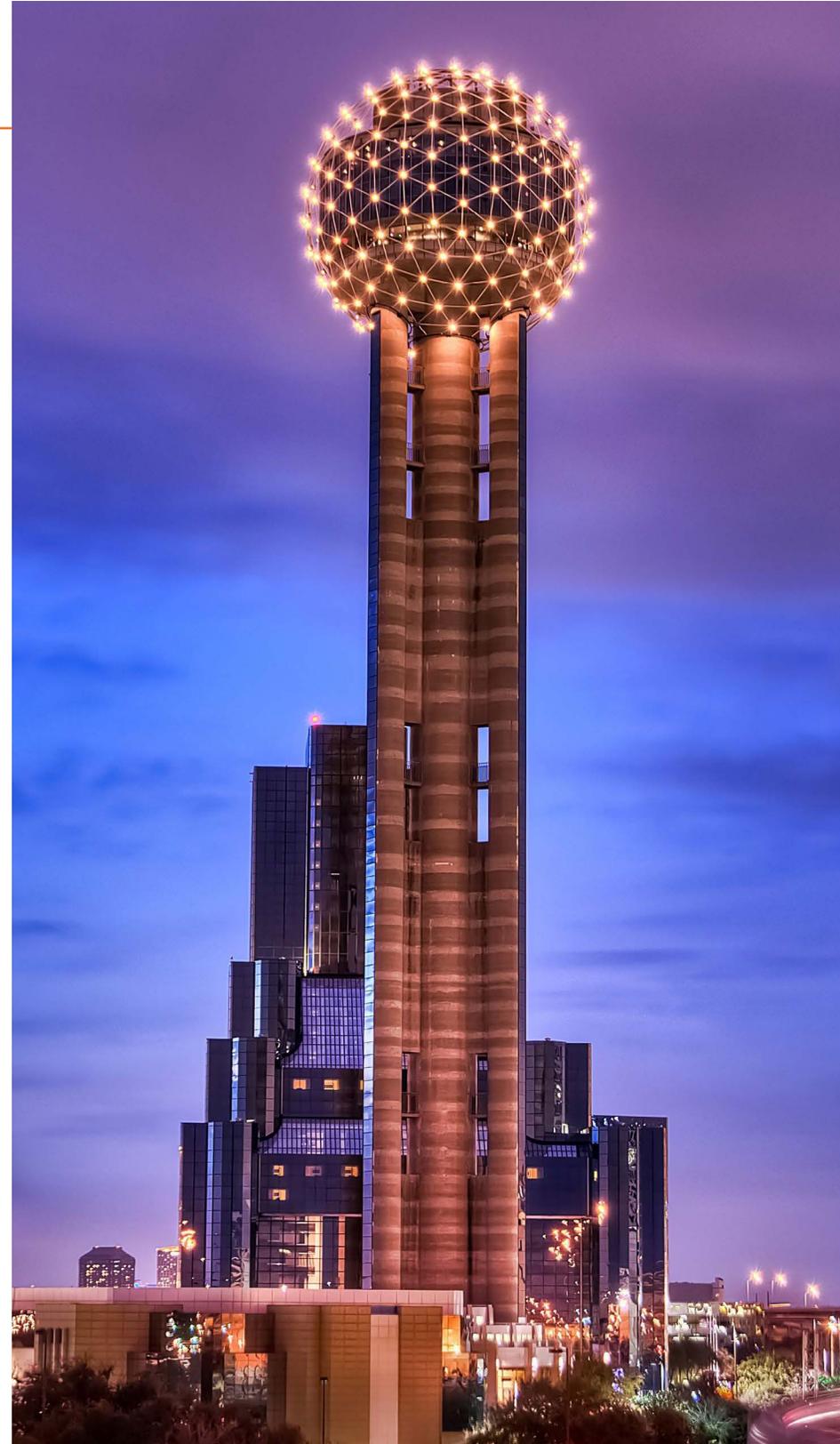


Roughly 678,600 new people are expected through 2026, fueled by robust job growth, natural increases and north-to-south migration. The Metroplex is projected to add 260,400 households during the same period, generating the need for additional housing options. A younger population resides in the Metroplex, 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 \$7,900 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



274,145

Total Population  
Within 5 miles



50.6%



49.4%



\$69,610

Average Household Income  
Within 5 miles



128,153

Employees  
Within 1 mile

# DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2027 Projection</b>			
Total Population	9,685	104,133	286,332
<b>2022 Estimate</b>			
Total Population	9,159	98,887	274,145
<b>2010 Census</b>			
Total Population	7,760	84,684	239,335
<b>2000 Census</b>			
Total Population	7,538	83,901	238,970
<b>Daytime Population</b>			
2022 Estimate	9,481	179,209	403,122
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2027 Projection</b>			
Total Households	2,940	35,184	98,533
<b>2022 Estimate</b>			
Total Households	2,763	32,895	93,233
Average (Mean) Household Size	3.2	2.9	2.8
<b>2010 Census</b>			
Total Households	2,354	27,589	80,065
<b>2000 Census</b>			
Total Households	2,411	26,919	80,452

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2022 Estimate</b>			
\$200,000 or More	1.1%	3.2%	4.5%
\$150,000-\$199,999	0.8%	3.3%	3.7%
\$100,000-\$149,999	4.6%	8.6%	9.4%
\$75,000-\$99,999	5.2%	10.3%	10.2%
\$50,000-\$74,999	16.0%	15.4%	16.8%
\$35,000-\$49,999	13.9%	14.4%	14.9%
\$25,000-\$34,999	13.8%	11.8%	12.2%
\$15,000-\$24,999	15.8%	13.2%	12.0%
Under \$15,000	28.8%	19.8%	16.3%
Average Household Income	\$40,549	\$61,954	\$69,610
Median Household Income	\$28,471	\$39,334	\$43,632
Per Capita Income	\$13,057	\$21,312	\$24,253
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2022 Estimate Total Population	9,159	98,887	274,145
Under 20	33.0%	29.4%	29.5%
20 to 34 Years	22.8%	24.3%	25.6%
35 to 39 Years	6.4%	7.0%	7.1%
40 to 49 Years	12.1%	12.2%	11.6%
50 to 64 Years	16.2%	16.2%	15.3%
Age 65+	9.5%	10.9%	10.9%
Median Age	31.0	32.6	31.8
<b>Population 25+ by Education Level</b>			
2022 Estimate Population Age 25+	5,379	62,352	169,585
Elementary (0-8)	21.6%	19.3%	17.8%
Some High School (9-11)	21.2%	16.5%	15.0%
High School Graduate (12)	31.9%	28.2%	27.4%
Some College (13-15)	14.8%	15.7%	16.1%
Associate Degree Only	3.7%	4.4%	4.3%
Bachelor's Degree Only	4.7%	9.6%	12.2%
Graduate Degree	2.0%	6.4%	7.3%
<b>Travel Time to Work</b>			
Average Travel Time to Work in Minutes	28.0	28.0	27.0



# CMP COMMERCIAL CONSTRUCTION, INC.

1150 MARTIN LUTHER KING FREEWAY  
FORT WORTH, TX 76104

## PRESENTED BY

---

### DAVIS CAGLE

Senior Associate  
Office & Industrial Division  
Dallas Office  
Office (972) 755-5230  
Davis.Cagle@MarcusMillichap.com  
License: TX 722097

### TYLER RANFT

Associate  
Office & Industrial Division  
Dallas Office  
Office (972) 755-5197  
Tyler.Ranft@MarcusMillichap.com  
License: TX 732964

## DEBT CONTACT

---

### DUKE DENNIS

Associate Director  
300 Throckmorton Street, Suite 1500  
Fort Worth, TX 76102  
Tel: (817) 932-6100  
Duke.Dennis@MarcusMillichap.com

**Marcus & Millichap**  
TAG INDUSTRIAL GROUP