

Marcus & Millichap
TAG INDUSTRIAL GROUP

1210 INDUSTRIAL DRIVE

ROYSE CITY, TX 75189

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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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The background of the slide is a dark, blue-toned photograph of an industrial interior. It shows a large, multi-level structure with metal beams, pipes, and several pendant lights hanging from the ceiling. The lighting is dim, creating a moody atmosphere. The structure appears to be a large warehouse or a factory interior.

SECTION 1

INVESTMENT OVERVIEW

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OFFERING SUMMARY

- 30,622-Square-Foot Industrial Warehouse Situated on 0.92 Acres
- Single-Tenant or Owner-User Opportunity to Own in a Tight Barrier-to-Entry Market
 - Recent Renovations to Office and Warehouse in February 2023
- Roof Replacement Three Years Ago, Reducing Near Term Expenses
 - Submarket Rent Growth Up Over 10% Annually (CoStar)
 - Located Just Off Interstate 30 for Easy Access

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 1210 Industrial Drive in Royse City, Texas. The subject property consists of approximately 30,622 square feet of warehouse space and is situated on 0.92 acres of land. The single-tenant asset features a clear height of 18', two grade-level doors, and three-phase power. Both the warehouse and office spaces were renovated in February 2023. The seller reports the metal roof was recently replaced in 2020, helping to reduce near-term maintenance expenses. For sale as vacant, the property can be acquired as an investment or for owner use. With easy access to Interstate 30, the property is situated less than 34 miles from downtown Dallas.

The subject property is located in Rockwall, a fast-growing Dallas submarket with 5.9 million square feet of industrial space. Over the last decade, 2 million square feet of industrial space was delivered in Rockwall, expanding the inventory by 51 percent. In recent years, companies like Channel Commercial, Pratt Industries, and Pegasus Foods have established locations in Rockwall, bringing hundreds of manufacturing and distribution jobs to the area. Sitting 430 basis points lower than the overall market average, Rockwall featured one of the lowest vacancy rates at 2.2 percent during the first quarter of 2023. Like most submarkets, rent growth has slowed down in recent quarters, but tight supply helped push rents up another 10.3 percent annually in Q1. New construction is set to expand the local inventory by 10.5 percent. However, most of the new builds in Rockwall are delivered as build-to-suits, which means vacancies and rent growth will largely be unaffected by the new supply. Despite the recent growth, few transactions occur within the submarket as properties rarely become available (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

1210 INDUSTRIAL DRIVE,
ROYSE CITY, TX 75189

Number of Buildings	1
Total Square Feet	30,622
Warehouse Square Feet	28,122
Office Square Feet	2,500
Office Ratio	8%
Year Built	1989/1996
Lot Size	0.92 Acres
Type of Ownership	Fee Simple
Clear Height	18'
Parking Spaces	8
Parking Surface	Concrete
Building Class	C
Tenancy	Single
Grade Level Doors	2
Construction	Metal
Power	3 Phase
Type of Lighting	Fluorescent/LED
Zoning	Commercial
Roof Type	Metal
Age/Condition of Roofs	Good
HVAC Units	2
Age/Condition of HVAC	Good
Market	Dallas/Ft. Worth
Submarket	Rockwall
Market Vacancy	2.90%

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1210 INDUSTRIAL DRIVE

ROYSE CITY, TX 75189

OFFERING PRICE
\$1,750,000

PRO FORMA CAP RATE
8.31%

Offering Price	\$1,750,000
Pro Forma Cap Rate	8.31%
Price/SF	\$57.15
Total Square Feet	30,622
Rental Rate	\$4.75
Lease Type	Triple Net (NNN)
Tenancy	Single
Occupancy	0.00%

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RENT ROLL

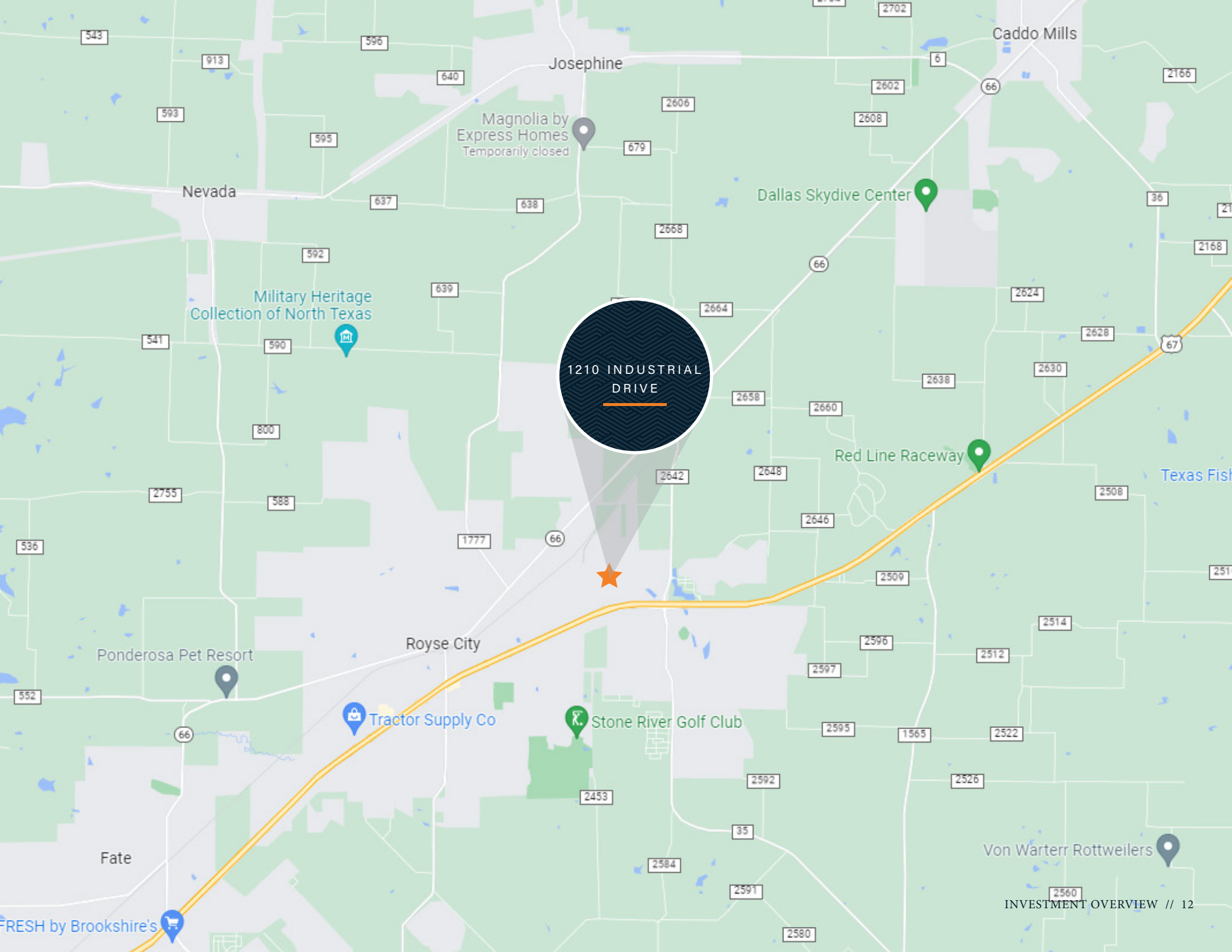
Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Lease Type
				Comm.	Exp.					
Potential Rent	1	30,622	100.0%	TBD	TBD	\$4.75	\$12,121	\$145,454	\$145,454	NNN
Total		30,622				\$4.75	\$12,121	\$145,454	\$145,454	
Occupied Tenants: 1				Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%		
Total Current Rents: \$0						Occupied Current Rents: \$0		Unoccupied Current Rents: \$0		

OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF
Scheduled Base Rental Income	0	0.00	145,454	4.75
Expense Reimbursement Income				
Net Lease Reimbursement				
Insurance	0	0.00	16,500	0.54
Real Estate Taxes	0	0.00	25,952	0.85
Total Reimbursement Income	\$0 0.0%	\$0.00	\$42,452 100.0%	\$1.39
Effective Gross Revenue	\$0	\$0.00	\$187,906	\$6.14

Operating Expenses	Current	Per SF	Pro Forma	Per SF
Insurance	16,500	0.54	16,500	0.54
Real Estate Taxes	12,320	0.40	25,952	0.85
Total Expenses	\$28,820	\$0.94	\$42,452	\$1.39
Expenses as % of EGR	0.0%		22.6%	
Net Operating Income	-\$28,820	(\$0.94)	\$145,454	\$4.75

Pro-Forma Taxes and Insurance Estimated



1210 INDUSTRIAL
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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

.....



The background of the slide is a dark, blue-toned photograph of an industrial interior. It features a complex network of steel beams, girders, and hanging industrial lights, creating a sense of depth and structure.

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



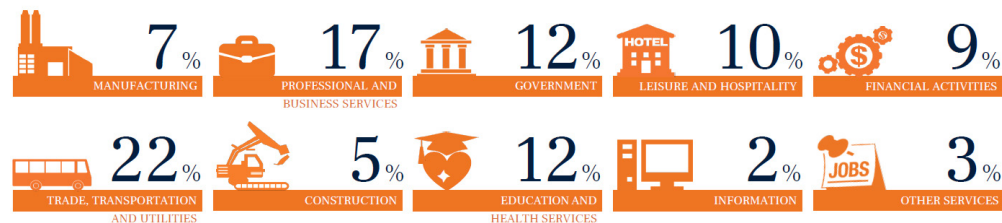
LARGE CORPORATE
BASE



MAJOR DISTRIBUTION
CENTER

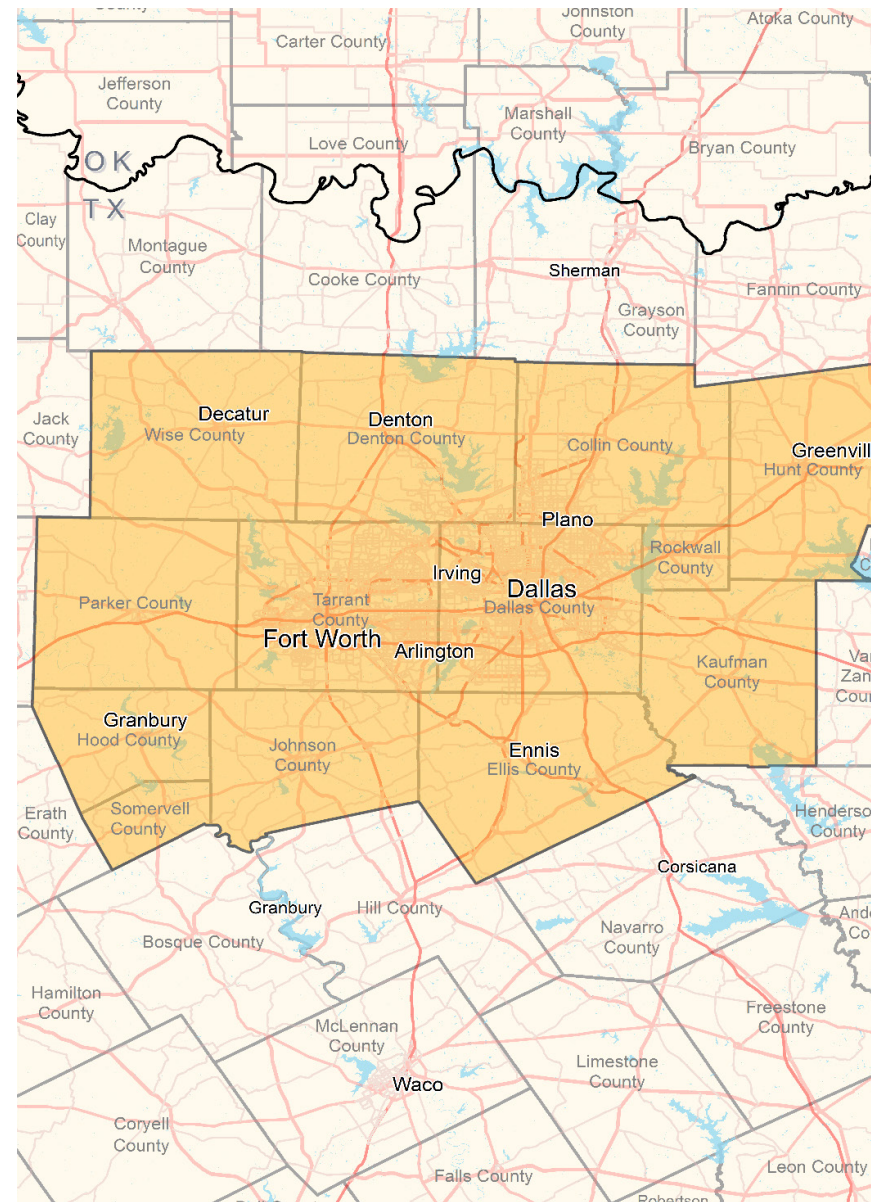
ECONOMY

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.

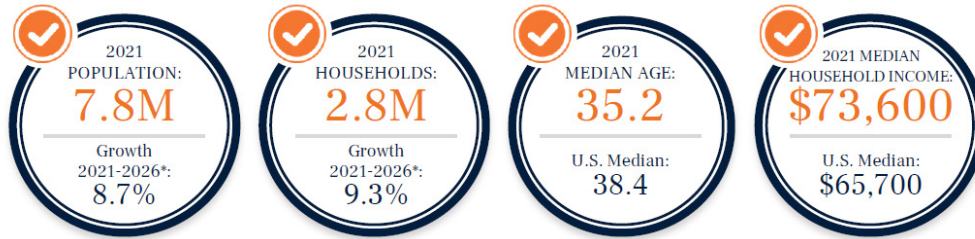


TRANSPORTATION

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 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.



DEMOGRAPHICS



27,461

Total Population
Within 5 miles



49.1%



50.9%



\$93,097

Average Household Income
Within 5 miles



16,944

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	952	21,118	33,037
2022 Estimate			
Total Population	797	17,535	27,461
2010 Census			
Total Population	498	10,873	16,930
2000 Census			
Total Population	182	4,532	7,594
Daytime Population			
2022 Estimate	497	11,294	17,903
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	321	7,087	10,808
2022 Estimate			
Total Households	270	5,910	9,018
Average (Mean) Household Size	3.0	3.0	3.0
2010 Census			
Total Households	168	3,620	5,520
2000 Census			
Total Households	67	1,550	2,535

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$200,000 or More	3.4%	4.1%	4.4%
\$150,000-\$199,999	6.9%	8.0%	8.5%
\$100,000-\$149,999	18.1%	21.0%	21.3%
\$75,000-\$99,999	21.2%	18.9%	18.5%
\$50,000-\$74,999	22.8%	20.9%	20.6%
\$35,000-\$49,999	10.8%	10.7%	10.3%
\$25,000-\$34,999	6.0%	5.6%	5.6%
\$15,000-\$24,999	5.8%	5.3%	5.2%
Under \$15,000	5.1%	5.5%	5.5%
Average Household Income	\$87,618	\$91,486	\$93,097
Median Household Income	\$74,475	\$77,404	\$78,353
Per Capita Income	\$29,714	\$30,833	\$30,573
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate Total Population	797	17,535	27,461
Under 20	32.3%	32.5%	31.9%
20 to 34 Years	18.4%	20.0%	19.5%
35 to 39 Years	8.3%	9.0%	8.7%
40 to 49 Years	14.4%	14.5%	14.5%
50 to 64 Years	16.1%	14.7%	15.6%
Age 65+	10.5%	9.3%	9.8%
Median Age	34.5	33.5	34.2
Population 25+ by Education Level			
2022 Estimate Population Age 25+	498	10,878	17,203
Elementary (0-8)	5.4%	6.1%	5.8%
Some High School (9-11)	6.1%	5.6%	5.9%
High School Graduate (12)	32.6%	30.7%	31.0%
Some College (13-15)	27.6%	27.8%	26.9%
Associate Degree Only	8.9%	8.5%	8.4%
Bachelor's Degree Only	13.3%	14.2%	14.6%
Graduate Degree	6.2%	7.2%	7.4%
Travel Time to Work			
Average Travel Time to Work in Minutes	41.0	40.0	40.0



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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Designated Broker of Firm	License No.	Email	Phone
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Date

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