

Marcus & Millichap
TAG INDUSTRIAL GROUP

1832-1833 STELLA STREET

FORT WORTH, TX 76104

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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
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TABLE OF CONTENTS

01

INVESTMENT OVERVIEW

SECTION 1

Offering Summary • Property Details • Offering Highlights • Regional Map • Aerial Map
Property Photos • Acquisition Financing

02

MARKET OVERVIEW

SECTION 2

Market Analysis • Demographic Analysis

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SECTION 1

INVESTMENT OVERVIEW

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OFFERING SUMMARY

- 2,800-Square-Foot Industrial Building on 0.42 Acres Offering Ample Space and Strategic Location
 - Property Contains One Dock-High Door, One Grade-Level Door, 14' Clear-Height
 - Ideal for a Variety of Owner-Users as Well as a Lease-Up Opportunity for Investors
 - Located Directly Off Highway 287, Providing Easy Access to the Rest of the Metroplex
 - 3.5% Vacancy in the Submarket and 8.2% Annual Rent Growth

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 1832 to 1833 Stella Street in Fort Worth, Texas. The subject property consists of approximately 2,800 total square feet, including 2,400 of warehouse space and is situated on 0.42 acres of land. The single-tenant asset features one dock-high door, one drive-in door, and a clear height of 14'. Effective December 1, 2023, the property will be available for owner use. Given the property's exceptional functionality, this opportunity is ideal for a variety of businesses. Located just off U.S. Route 287, the property has easy access to other major thoroughfares, including Interstates 30 and 35 West.

The subject property is situated within East Fort Worth, a tight barrier-to-entry submarket containing 28.1 million square feet of industrial space. The tenant base is largely a mix of manufacturers and local retail and food distributors. Small industrial properties dominate East Fort Worth, with properties under 100,000 square feet making up nearly three-quarters of the local inventory. While demand for industrial space has slowed down in 2023, the vacancy rate remains historically low at 3.5 percent in Q3. While rent growth has also decelerated this year, the rate was still well-above pre-pandemic levels at 8.2 percent annually during this time. Going into the last quarter of the year, 755,000 square feet of industrial space were under construction in East Fort Worth. Given that 93 percent of the pipeline is concentrated in properties over 50,000 square feet, new supply will have a minimal direct impact on small industrial properties comparable to the subject asset (CoStar).

The Dallas-Fort Worth metroplex is the fourth-most populous metro in the nation, with an aggregate of more than 7.9 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 nearly one 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.

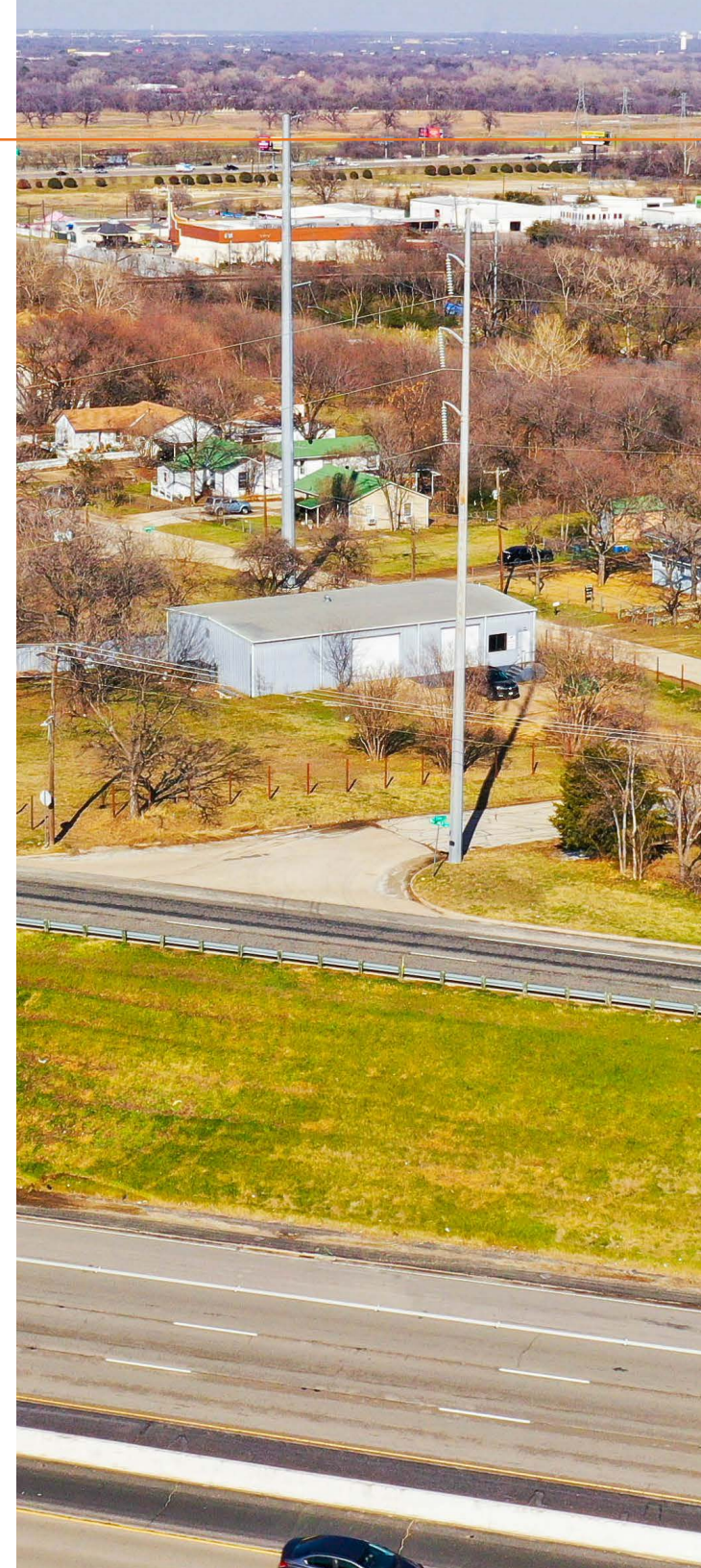
The growth of the transportation network is vital to supporting commuters to the metro's numerous corporations and growing industries. Dallas/Fort Worth's population growth in recent years ranks among the highest in the U.S. for a major metro. The Metroplex is home to 24 Fortune 500 companies and many 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

1832-1833 STELLA STREET,
FORT WORTH, TX 76104

Number of Buildings	1
Total Square Feet	2,800
Warehouse Square Feet	2,400
Office Square Feet	400
Office Ratio	14%
Year Built	1990
Lot Size	0.42 Acres
Type of Ownership	Fee Simple
Clear Height	14'
Parking Surface	Concrete
Building Class	C
Tenancy	Single
Dock High Doors	1
Grade Level Doors	1
Construction	Metal
Power	120/240 Volt - 200 Amps - 3 Phase
Type of Lighting	LED
Zoning	Planned Development / Light Industrial
Roof Type	Metal
Age/Condition of Roofs	Good
HVAC Units	1
Age/Condition of HVAC	Good
Market	Dallas Fort Worth
Submarket	East Fort Worth
Market Vacancy	3.50%

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OFFERING HIGHLIGHTS

1832-1833 STELLA STREET

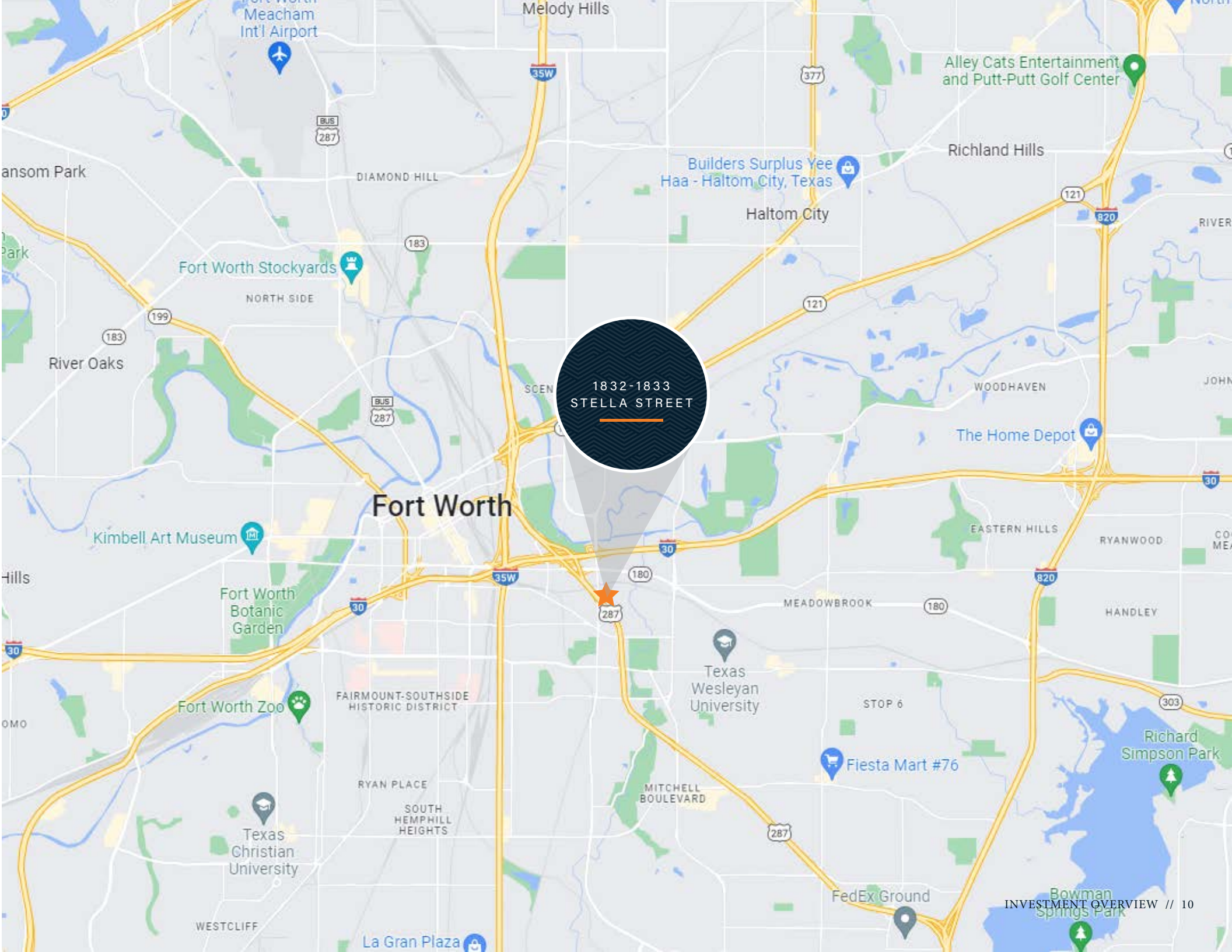
FORT WORTH, TX 76104

OFFERING PRICE

\$450,000

Offering Price	\$450,000
Price/SF	\$160.71
Total Square Feet	2,800
Tenancy	Vacant
Occupancy	0.00%

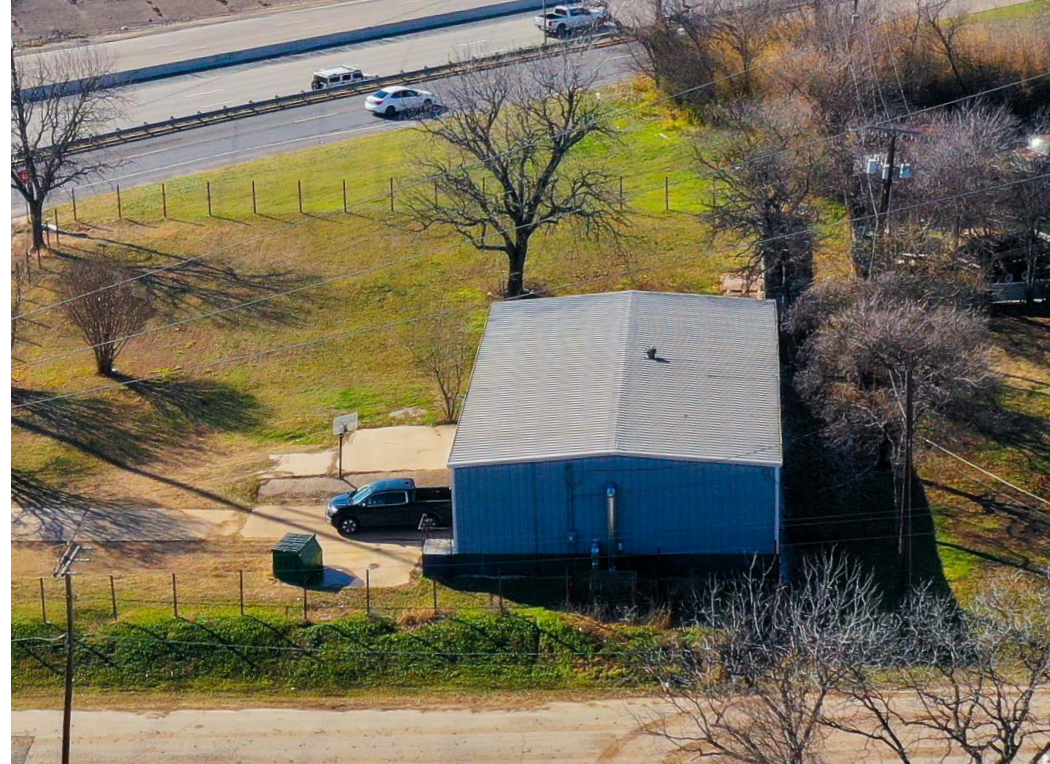
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1832-1833
STELLA STREET



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STELLA 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 2,399 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-tinted photograph of an industrial interior. It shows a large, multi-level structure with metal beams, pipes, and several hanging industrial lamps. The lighting is dim, creating a moody atmosphere. The structure appears to be a large warehouse or a factory interior.

SECTION 2

MARKET OVERVIEW

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FORT WORTH TEXAS

The Fort Worth metro is part of the Dallas-Fort Worth Metroplex and comprises Tarrant, Hood, Johnson, Parker, Wise and Somervell counties. The most populous cities in the metro are Fort Worth and Arlington. Both locales are expected to record population gains over the next five years that notably exceed the national rate, driving demand for housing. The metro is home to several higher educational institutions, including the University of Texas at Arlington and Texas Christian University, which supply an educated labor force for the large and diverse employment base.



CORPORATE
BASE



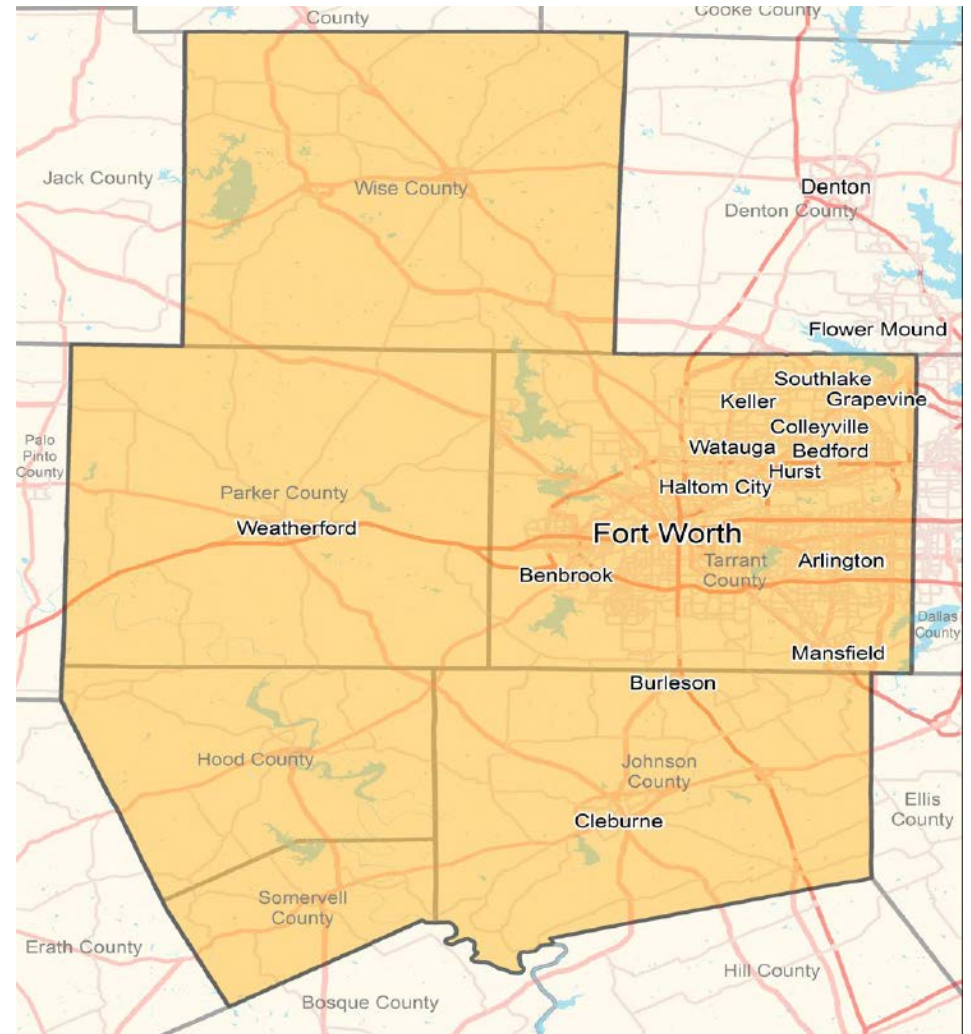
MILITARY
PRESENCE



PROFESSIONAL
SPORTS TEAMS

ECONOMY

Local universities include the University of Texas at Arlington, which is the largest university in North Texas; Texas Christian University; Tarrant County College; and Texas Wesleyan University. Lockheed Martin Aeronautics Company is headquartered in Air Force Plant 4 in Fort Worth. Health care is a strong economic driver, supported by students graduating from the area's many colleges and universities. Large employers include Texas Health Resources and JPS Health Network. General Motors' assembly plant has been operating since 1954 and currently manufactures large SUVs for various divisions, such as Chevrolet, GMC and Cadillac, providing numerous jobs. Local amenities include the Kimbell Art Museum, the Modern Art Museum of Fort Worth, and the National Cowgirl Museum and Hall of Fame, as well as rodeos at the Fort Worth Stockyards.



DEMOGRAPHICS



280,299

Total Population
Within 5 miles



50.8%



49.2%



\$69,565

Average Household Income
Within 5 miles



131,780

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	7,604	99,987	292,437
2022 Estimate			
Total Population	7,177	94,282	280,299
2010 Census			
Total Population	5,916	79,424	245,412
2000 Census			
Total Population	5,783	78,964	244,667
Daytime Population			
2022 Estimate	8,154	179,999	406,027
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	2,091	33,638	99,859
2022 Estimate			
Total Households	1,950	31,257	94,633
Average (Mean) Household Size	3.0	2.8	2.8
2010 Census			
Total Households	1,633	25,829	81,508
2000 Census			
Total Households	1,655	25,169	82,196

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$200,000 or More	0.6%	3.4%	4.5%
\$150,000-\$199,999	0.8%	3.0%	3.8%
\$100,000-\$149,999	5.7%	8.8%	9.2%
\$75,000-\$99,999	5.7%	10.6%	10.2%
\$50,000-\$74,999	15.3%	15.9%	17.1%
\$35,000-\$49,999	13.5%	14.4%	14.8%
\$25,000-\$34,999	13.4%	11.8%	12.0%
\$15,000-\$24,999	16.6%	12.9%	12.1%
Under \$15,000	28.5%	19.2%	16.3%
Average Household Income	\$40,101	\$63,013	\$69,565
Median Household Income	\$28,737	\$40,438	\$43,739
Per Capita Income	\$11,727	\$21,626	\$24,054
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate Total Population	7,177	94,282	280,299
Under 20	30.5%	29.0%	29.6%
20 to 34 Years	22.6%	24.7%	25.6%
35 to 39 Years	5.9%	7.1%	7.1%
40 to 49 Years	13.1%	12.5%	11.7%
50 to 64 Years	18.5%	16.2%	15.2%
Age 65+	9.4%	10.4%	10.7%
Median Age	32.8	32.6	31.7
Population 25+ by Education Level			
2022 Estimate Population Age 25+	4,435	59,742	173,191
Elementary (0-8)	18.5%	19.0%	18.5%
Some High School (9-11)	19.4%	16.2%	15.5%
High School Graduate (12)	30.8%	27.9%	27.3%
Some College (13-15)	18.6%	16.0%	15.7%
Associate Degree Only	3.9%	4.5%	4.3%
Bachelor's Degree Only	6.5%	10.2%	11.8%
Graduate Degree	2.4%	6.3%	7.0%
Travel Time to Work			
Average Travel Time to Work in Minutes	27.0	28.0	27.0



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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