

Marcus & Millichap
TAG INDUSTRIAL GROUP

8700 CHANCELLOR ROW

DALLAS, TX 75247

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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.

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SECTION 1

INVESTMENT OVERVIEW

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OFFERING SUMMARY

- 13,500-Square-Foot Industrial Asset Situated on 0.76 Acres
 - Masonry Construction Featuring Two Dock-High Doors and Fenced-In, Paved Lot
 - Recent Renovations to Office Space, Interior Lighting, and Exterior Paint
- Ideal Owner-User Opportunity at Attractive Price Compared to Other On-Market Properties
 - Close Proximity to I-35E and SH 183 | 15 Minutes from Downtown Dallas and Airport
 - Tough Barrier-to-Entry Submarket with 5.3% Vacancy and + 11.3% Rent Growth (CoStar)
 - Property Values up 35% Since 2020 with Higher Projections

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 8700 Chancellor Row in Dallas, Texas. The subject property consists of approximately 13,500 square feet of warehouse space and is situated on 0.76 acres of land. The single-tenant asset features masonry construction, two dock-high doors, and a fully fenced-in lot that allows for secure equipment storage and parking. Recent renovations in 2022 and 2023 include a repaved parking lot, a new office build-out, installation of LED lighting throughout office and warehouse space, exterior painting, and a white box interior finish. With close proximity to major thoroughfares, including Stemmons Freeway (Interstate 35 East) and John West Carpenter Freeway (State Highways 183 and 114), the property sits within a 15-minute drive from both Downtown Dallas and Dallas Love Field Airport. For sale as vacant, the property can be acquired for owner use at \$159 per square foot, which is about 11 percent less than comparable properties.

The subject property is situated within the West Brookhollow submarket, one of Dallas' original and largest industrial hubs containing 43.3 million square feet of space. Three-quarters of the submarket's inventory was developed prior to 1980, and the tenant base is dominated by manufacturers, suppliers, and local distributors. West Brookhollow enjoyed another strong year in 2022 as demand for industrial space outpaced new supply on a square footage basis by a factor of 19.5 to 1. Like most markets, demand has slowed at the start of 2023, and although the vacancy rate rose to 5.3 percent in Q1, available supply remains tight. As a result, market rents were still up 11.3 percent year-over-year in Q1, almost twice the increase of the Consumer Price Index. Largely due to a lack of available land, construction activity amounts to just 57,000 square feet, meaning that rent growth and vacancies will essentially be unimpeded by new supply for the foreseeable future. Thanks to strong rent growth in recent years, the average market sale price per square foot is up 35 percent since the end of 2020. With projections pointing higher, this sale offers an opportunity for a safe exit (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

8700 CHANCELLOR ROW
DALLAS, TX 75247

Number of Suites	1
Number of Buildings	1
Total Square Feet	13,500
Warehouse Square Feet	10,000
Office Square Feet	3,000
Office Ratio	22%
Year Built	1957, Renovated 2023
Lot Size	0.76 Acres
Type of Ownership	Fee Simple
Clear Height	12'
Parking Spaces	17
Parking Surface	Asphalt
Building Class	C
Tenancy	Single
Dock High Doors	2
Construction	Masonry
Zoning	IR
Roof Type	Tar/Gravel - Aluminum Coating
Age/Condition of Roofs	Good
Market	Dallas
Submarket	West Brookhollow
Market Vacancy	5.00%

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. © 2023 Marcus & Millichap. All rights reserved. (Activity ID: ZAE0060243)



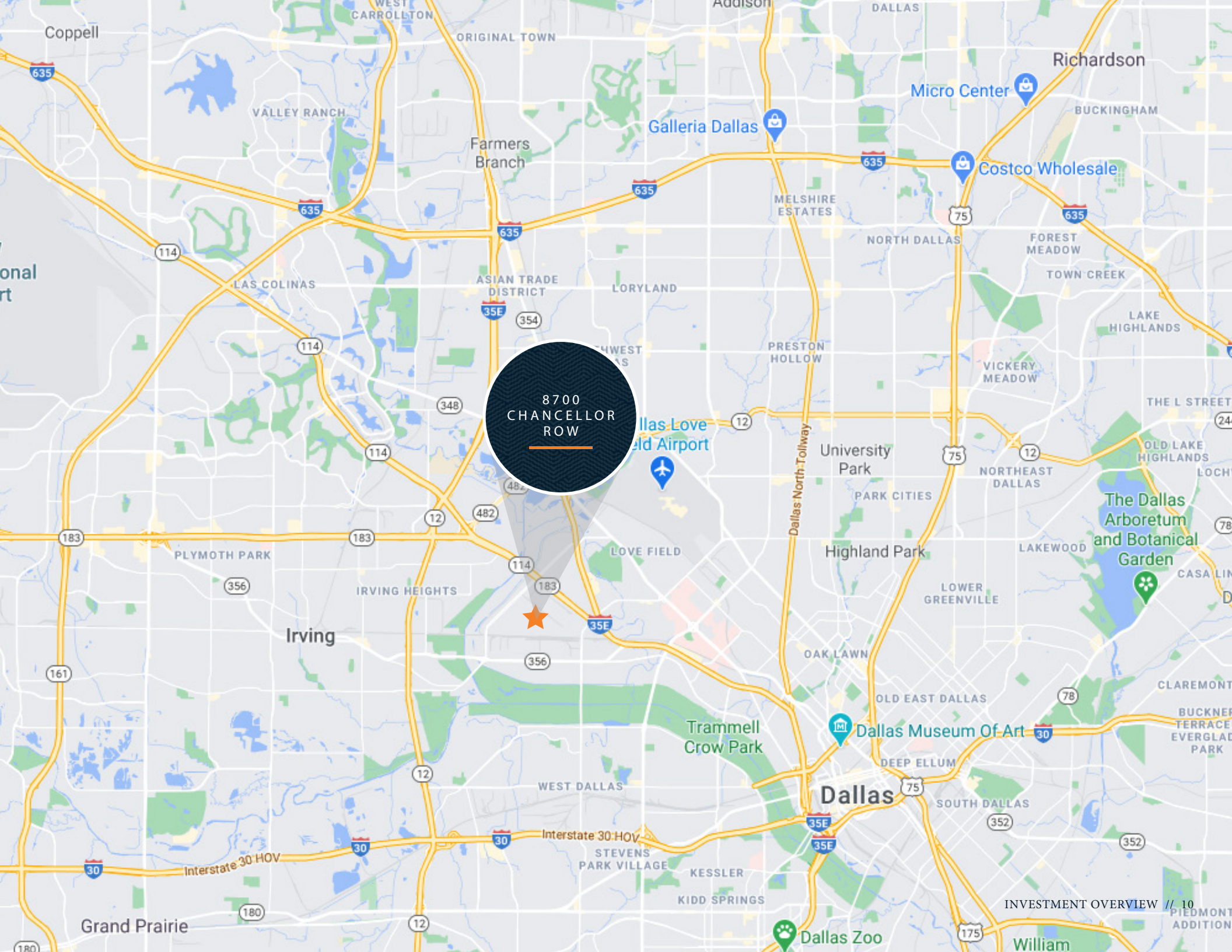
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OFFERING PRICE
\$2,150,000

Offering Price	\$2,150,000
Price/SF	\$159.26
Total Square Feet	13,500
Tenancy	Single
Occupancy	0.00%

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b Lacy's

Filter Systems

4K Lift Co
Forklift dealer

Aip Machine Shop

Alpha Glass & Mirror

Frontier Distributors

Future Foam

Custom Powder Coating

Chair Care Patio
Furniture repair shop

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Ipex Import
Used car dealer

Thompson
Bearings & PT

AM Gutter Services

Advantage Solutions

Texas Stucco Supply
Masonry supply store

McGee Company





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

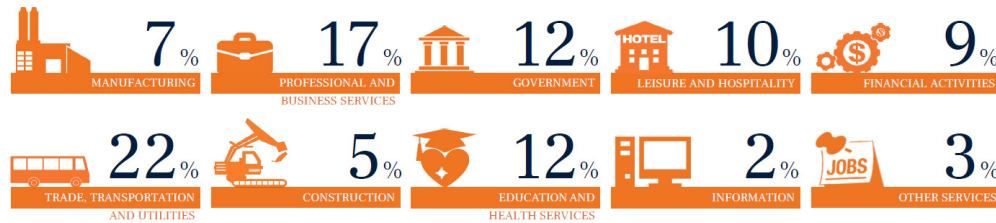


MAJOR DISTRIBUTION
CENTER

METROPLEX GROWTH

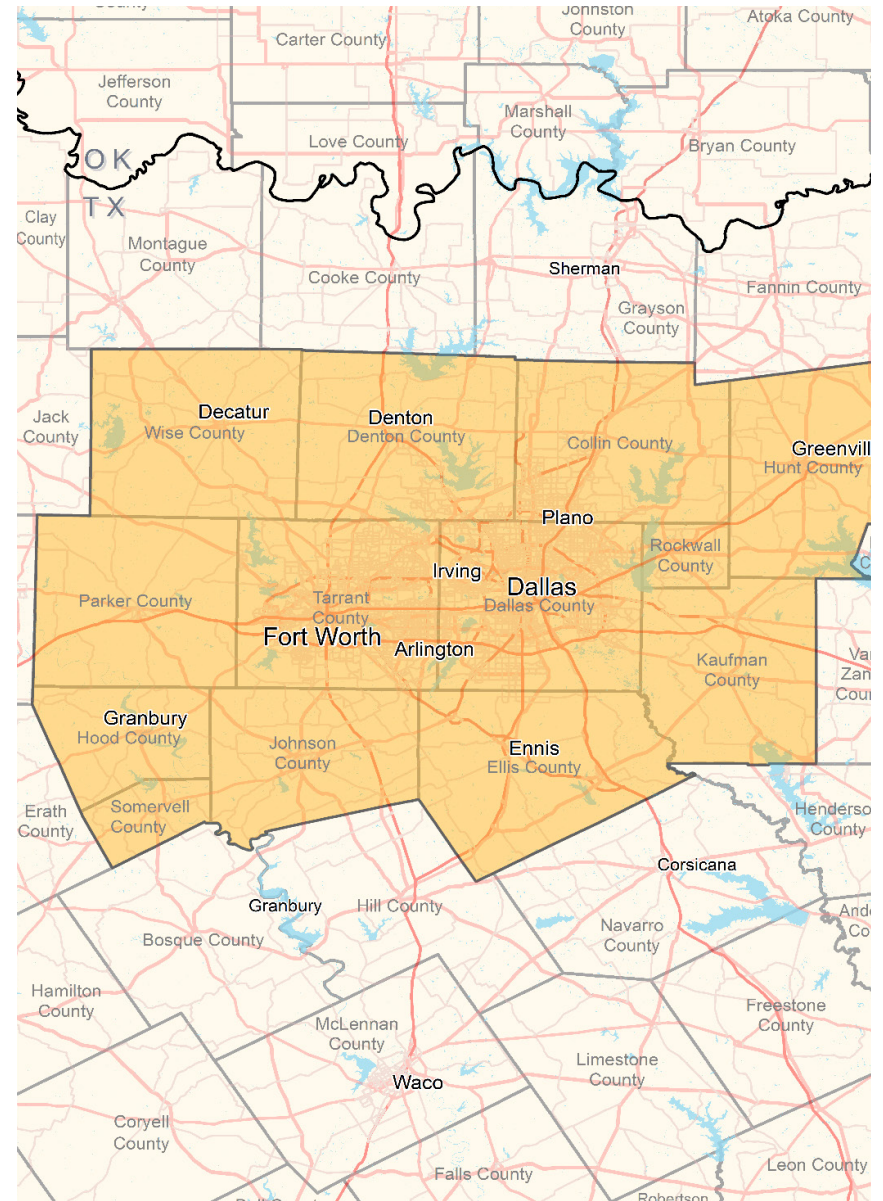
ECONOMY

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.

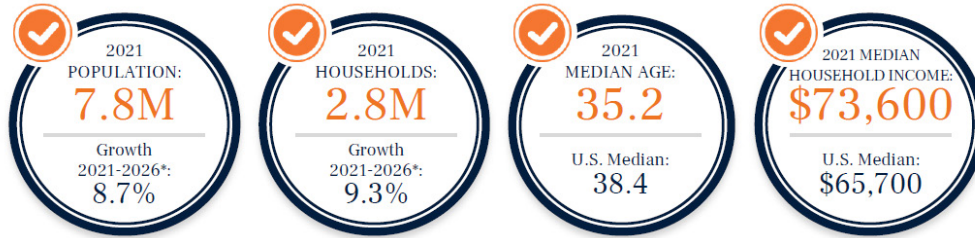


TRANSPORTATION

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



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



277,648

Total Population
Within 5 miles



52.8%



47.2%



\$100,167

Average Household Income
Within 5 miles



138,852

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	133	57,616	293,556
2022 Estimate			
Total Population	123	55,239	277,648
2010 Census			
Total Population	95	49,226	241,286
2000 Census			
Total Population	61	47,712	245,650
Daytime Population			
2022 Estimate	2,797	167,057	479,327
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	86	18,684	113,001
2022 Estimate			
Total Households	76	17,511	104,466
Average (Mean) Household Size	2.2	3.1	2.6
2010 Census			
Total Households	57	15,042	86,704
2000 Census			
Total Households	23	13,695	83,253

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$200,000 or More	0.9%	1.5%	9.6%
\$150,000-\$199,999	0.4%	2.2%	5.4%
\$100,000-\$149,999	2.2%	7.2%	12.6%
\$75,000-\$99,999	3.3%	9.4%	11.3%
\$50,000-\$74,999	18.9%	19.3%	19.4%
\$35,000-\$49,999	19.4%	17.6%	14.4%
\$25,000-\$34,999	16.5%	14.5%	9.3%
\$15,000-\$24,999	16.8%	14.3%	9.3%
Under \$15,000	21.6%	14.1%	8.6%
Average Household Income	\$39,201	\$53,642	\$100,167
Median Household Income	\$31,177	\$40,760	\$59,104
Per Capita Income	\$24,986	\$17,207	\$38,185
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate Total Population	123	55,239	277,648
Under 20	28.4%	32.7%	26.8%
20 to 34 Years	17.3%	26.9%	27.7%
35 to 39 Years	4.0%	7.3%	8.0%
40 to 49 Years	10.0%	11.8%	13.0%
50 to 64 Years	21.3%	13.2%	15.0%
Age 65+	18.9%	8.1%	9.4%
Median Age	40.3	29.5	32.6
Population 25+ by Education Level			
2022 Estimate Population Age 25+	82	32,543	182,694
Elementary (0-8)	9.4%	25.1%	16.4%
Some High School (9-11)	13.4%	15.6%	11.2%
High School Graduate (12)	31.6%	26.6%	20.3%
Some College (13-15)	26.4%	13.5%	13.3%
Associate Degree Only	4.8%	3.8%	4.1%
Bachelor's Degree Only	9.2%	8.4%	21.6%
Graduate Degree	5.2%	7.0%	13.3%
Travel Time to Work			
Average Travel Time to Work in Minutes	28.0	27.0	26.0



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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