

Marcus & Millichap
TAG INDUSTRIAL GROUP

ADDISON LAND
15109 SURVEYOR BOULEVARD

ADDISON, TX 75001

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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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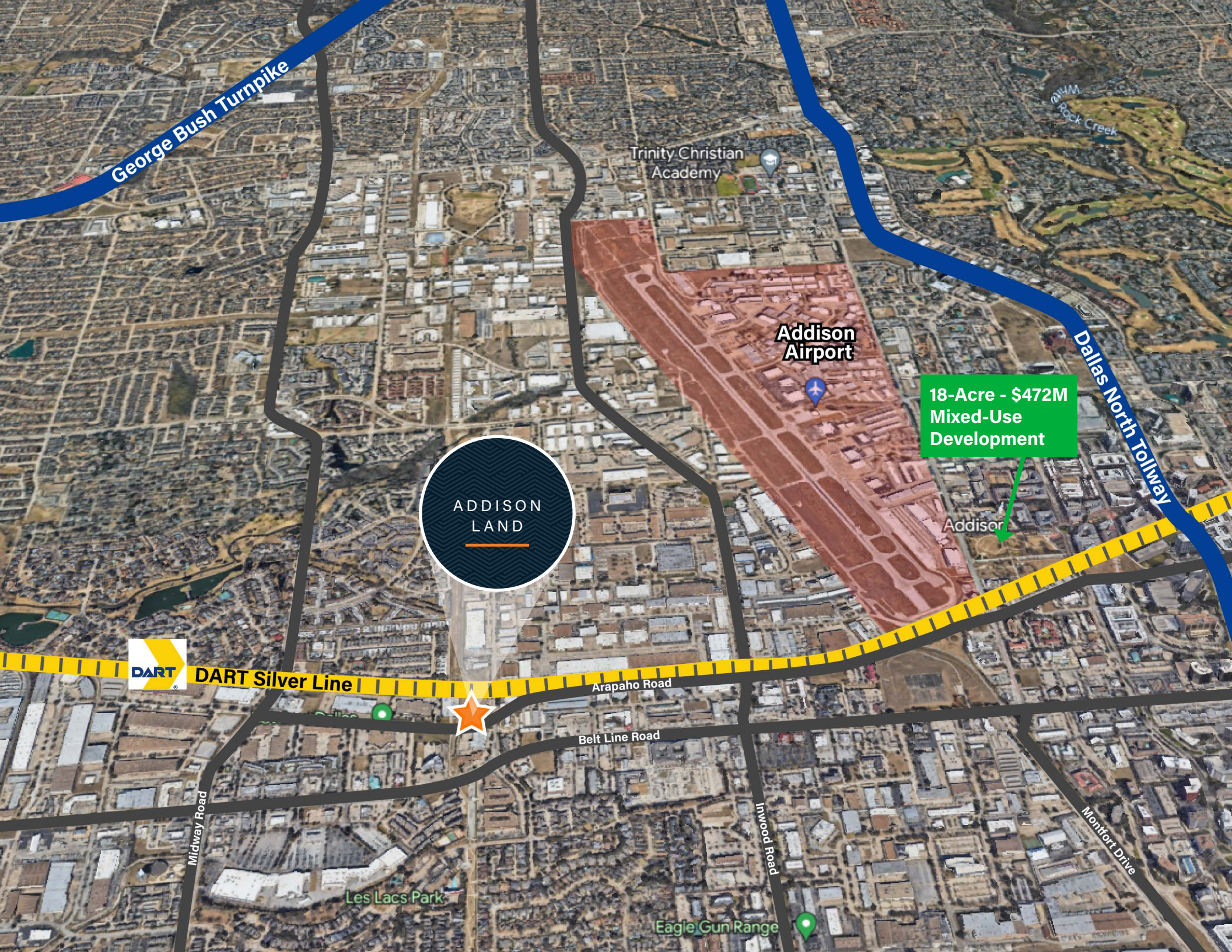
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George Bush Turnpike

Trinity Christian Academy

Addison Airport

18-Acre - \$472M
Mixed-Use
Development

ADDISON
LAND

Addiser



DART Silver Line

Arapaho Road

Belt Line Road

Midway Road

Les Lacs Park

Eagle Gun Range

Inwood Road

Montfort Drive

Rock Creek

Dallas North Tollway



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Market Analysis • Demographic Analysis

Marcus & Millichap

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 lights. The lighting is dim, creating a moody atmosphere. The structure appears to be part of a factory or a large warehouse.

SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- 1.003 Acres Zoned for Light Industrial Development in Addison with Potential for Additional Zoning Options
- Desirable Signalized Hard Corner Location with Immediate Access to Surveyor Boulevard and Arapaho Road
 - Highly Coveted Industrial Submarket Boasting Some of the Highest Rents in the Metroplex
 - Provides Proximate Access to Some of the Most Affluent Suburbs North of Dallas
- Opportunity to Develop a Highly Functional Asset Built to Today's Standards in a Submarket of Older Stock and Minimal Construction
 - All Utilities Available to the Site Along with Adjacent Additional Power Grids and Fiber Cables Nearby

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 15109 Surveyor Boulevard in Addison, Texas. The subject property consists of approximately 1.003 acres of land, equivalent to 43,691 square feet of space sitting one block north of Beltline Road, which is occupied by a wide range of commercial properties. Zoned for light industrial use, the property is ideal for an in-fill development opportunity. Desirably positioned on the signalized hard corner of Surveyor Boulevard and Arapaho Road, the property is primely located close to Highway 75 and in the middle of four major thoroughfares including Dallas North Tollway, George Bush Turnpike, Interstates 635, and 35 East. The property sits only a five-minute drive to Addison Airport and approximately 20 minutes to both Dallas-Fort Worth (DFW) International Airport and Dallas Love Field Airport. Additionally, sitting in close proximity is the construction of the \$472 Million Dollar Mixed-Use Development that will be focused around the Dallas Area Rapid Transit (DART) system's Silver Line which will connect riders from the city of Plano to the DFW International Airport.

See, <https://www.audacy.com/krlD/news/local/addison-approves-usd472-million-development>.

The subject property is located in the highly coveted Metropolitan/Addison industrial submarket containing 22.6 million square feet. The submarket's lack of available land for industrial use has essentially restricted new supply over the last decade and as of the second quarter of 2023, only 43,000 square feet were under construction, representing just 0.2 percent of inventory. Given that nearly 94 percent of the submarket's inventory was constructed prior to 2000, this sale offers developers a rare opportunity to provide a functional, modern-looking industrial property to a highly coveted submarket. During the second quarter of 2023, the submarket boasted some of the highest industrial rents in the Dallas-Fort Worth market at about \$12.10 per square foot, 34 percent above the market average. As reflected in the cost of rent, tenants have access to some of the most affluent and fastest-growing suburbs in North Dallas.

Despite a vacancy rate of 7.2 percent during Q2, market rents grew by 9.4 percent annually (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

ADDISON LAND

15109 SURVEYOR BOULEVARD, ADDISON, TX 75001

Total Square Feet	43,691
Lot Size	1.003 Acres
Utilities	Available to Site
Type of Ownership	Fee Simple
Zoning	Light Industrial (L-1)
Market	Dallas Fort Worth
Submarket	Metropolitan/Addison
Industrial Submarket Vacancy	5.10%

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: ZAE0060372)



ADDISON LAND

15109 SURVEYOR BOULEVARD, ADDISON, TX 75001

OFFERING PRICE

Request for Offer

Offering Price	Request for Offer
Total Acreage	1.003
Total Square Feet	43,691

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#1 STATE FOR CORPORATE EXPANSIONS AND LOCATIONS

SITE SELECTION 2020

#1 BEST STATE FOR BUSINESS

CHIEF EXECUTIVE 2022

#1 STATE FOR EXPORTS

U.S. CENSUS BUREAU 2022

#1 FASTEST-GROWING STATE ECONOMY

U.S. BUREAU OF ECONOMIC ANALYSIS 2020

#1 BEST STATE TO START A BUSINESS

WALLETHUB 2021

#1 STATE FOR GROWTH PROSPECTS

FORBES 2019

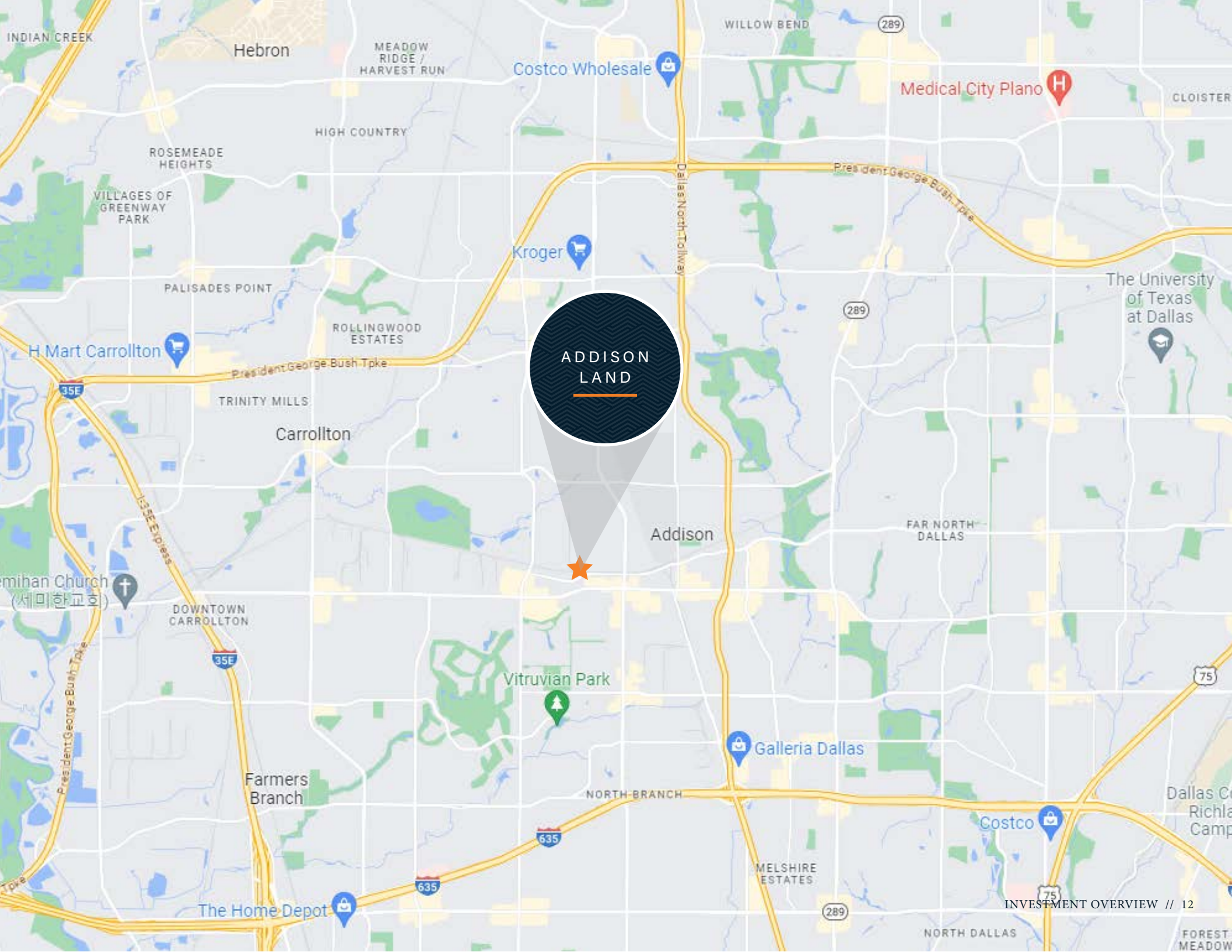
<https://businessintexas.com/>



Dallas Chocolate Classes



ADDISON
LAND



ADDISON
LAND



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 2,143 debt
and equity
financings in 2022



National platform operating
within the firm's
brokerage offices



\$12.8 billion total
national volume
in 2022



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 lights. The lighting is dim, creating a moody atmosphere. The structure appears to be a large warehouse or a factory interior.

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 7.9 million residents. It is composed of 13 counties, stretching nearly 10,000 square miles. The core cities of Dallas and Fort Worth house approximately 1.4 million and 990,000 residents, respectively. Strong corporate relocations and the resulting job gains continue to draw new residents to the region, which has added more than 315,000 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 roadway traffic, the region's transportation network is continually 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.



LARGE CORPORATE
BASE



SUBSTANTIAL
POPULATION GAINS



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 4.2 million jobs at the onset of 2023. The local labor force has doubled since 1990. The region is home to numerous 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 the second-highest number of new positions in 2023, behind only New York. Economic expansion will be further fueled by a rise in financial services and high-tech companies.



7%
MANUFACTURING



18%
PROFESSIONAL AND
BUSINESS SERVICES



11%
GOVERNMENT



10%
LEISURE AND HOSPITALITY



9%
FINANCIAL
ACTIVITIES



22%
TRADE, TRANSPORTATION,
AND UTILITIES



5%
CONSTRUCTION



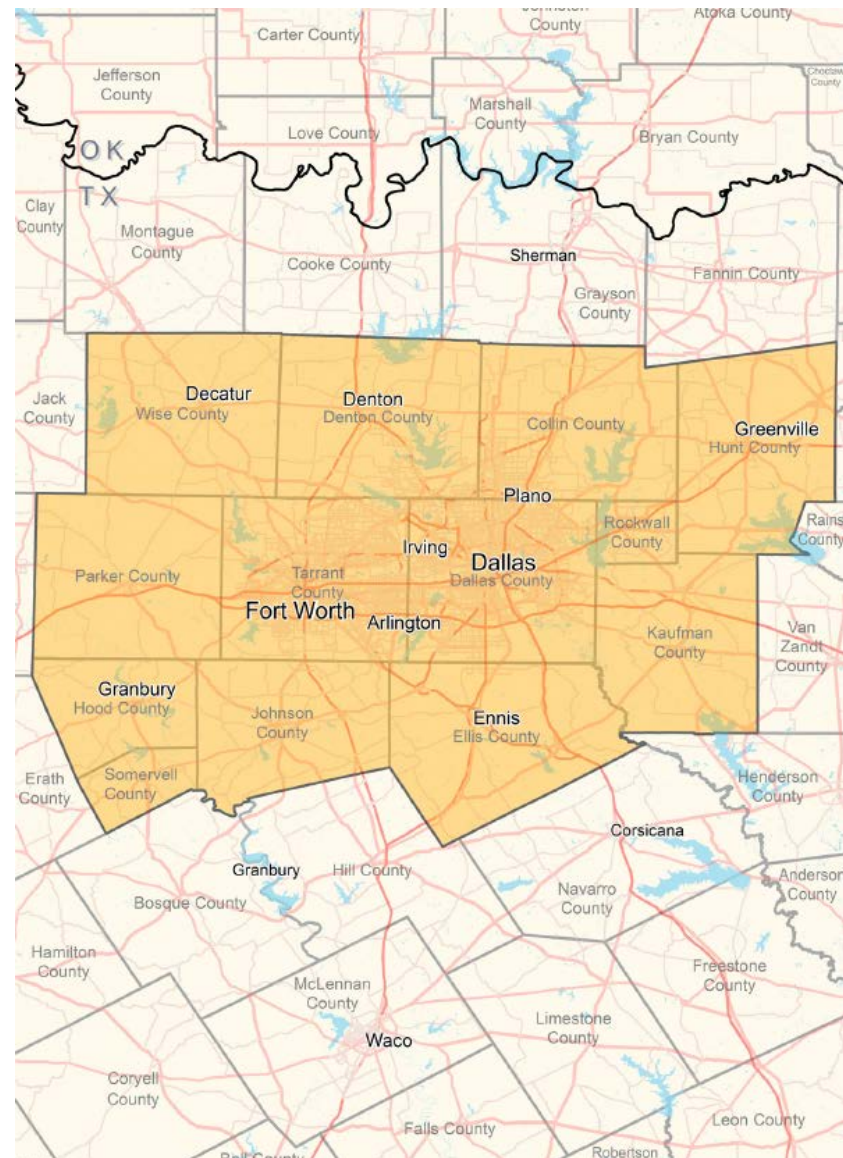
12%
EDUCATION AND
HEALTH SERVICES



2%
INFORMATION



3%
OTHER SERVICES



METROPLEX GROWTH

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, consisting of buses and a light rail system. Trinity Railway Express and Amtrak provide passenger rail service. Freight-serving lines in the region include Union Pacific, BNSF and Kansas City Southern. BNSF is headquartered in Fort Worth. 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.



QUALITY OF LIFE

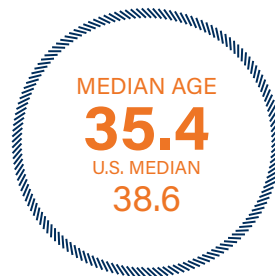
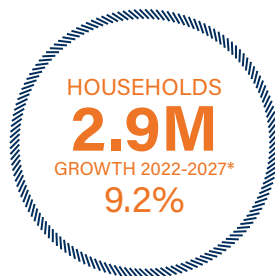
The Metroplex provides residents with an unparalleled lifestyle at a reasonable cost. The region continually ranks high for its affordability, when compared with other large metros. A temperate climate provides ample opportunities for outdoor enthusiasts to enjoy. The region has many golf courses and 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 network.



METROPLEX GROWTH

DEMOGRAPHICS

Roughly 679,400 new people are expected through 2027, fueled by robust job growth, natural increases and north-to-south migration. The Metroplex is projected to add 266,800 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 populace translates to a skilled labor pool and higher incomes. Almost 34 percent of residents ages 25 and older have at least a bachelor's degree, exceeding the U.S. average. The median income is \$6,800 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



356,132

Total Population
Within 5 miles



49.3%



50.7%



\$112,889

Average Household Income
Within 5 miles



222,669

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	10,270	157,823	369,506
2022 Estimate			
Total Population	9,953	150,377	356,132
2010 Census			
Total Population	9,032	132,804	323,832
2000 Census			
Total Population	9,213	128,180	320,671
Daytime Population			
2022 Estimate	21,232	275,473	550,844
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	5,261	72,412	160,457
2022 Estimate			
Total Households	5,084	68,461	153,703
Average (Mean) Household Size	2.0	2.2	2.3
2010 Census			
Total Households	4,693	59,999	138,102
2000 Census			
Total Households	5,003	58,785	138,309

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$250,000 or More	4.6%	5.0%	7.4%
\$200,000-\$249,999	3.3%	3.1%	4.3%
\$150,000-\$199,999	7.4%	4.9%	6.9%
\$125,000-\$149,999	7.1%	6.1%	6.5%
\$100,000-\$124,999	12.0%	8.9%	9.3%
\$75,000-\$99,999	14.7%	13.8%	12.7%
\$50,000-\$74,999	20.6%	21.7%	18.7%
\$35,000-\$49,999	12.5%	14.8%	13.6%
\$25,000-\$34,999	7.2%	8.2%	8.2%
\$15,000-\$24,999	5.6%	6.8%	6.3%
Under \$15,000	4.9%	6.7%	6.2%
Average Household Income	\$102,456	\$96,556	\$112,889
Median Household Income	\$73,775	\$64,946	\$70,564
Per Capita Income	\$52,335	\$43,997	\$48,750



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.

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- 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.

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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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