

Marcus & Millichap  
TAG INDUSTRIAL GROUP

809 BOAZ CIRCLE

WYLIE, TX 75098

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Texas Real Estate Commission  
P.O. Box 12188  
Austin, Texas 78711-2188  
(512) 936-3000

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PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap

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

# 809 BOAZ CIRCLE WYLIE, TX 75098

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**Marcus & Millichap**  
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## MARKET OVERVIEW

### SECTION 2

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

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## INVESTMENT OVERVIEW

Marcus & Millichap

## OFFERING SUMMARY

- Multi-Tenant 9,600-Square-Foot Flex Asset on 3.16 Total Acres
  - Development Opportunity with Approximately 1.7 Acres
- Below Market Rents Offering Value-Add Opportunity in Submarket with 8.1% Rent Growth
  - Frontage to Park Boulevard and Quick Access to State Highway 78

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 809 Boaz Circle in an unincorporated area of Collin County adjacent to Wylie, Texas. The subject property consists of approximately 9,600 square feet of flex space and is situated on 3.16 acres of land. The multi-tenant asset features six suites, six grade-level doors, three-phase power, and a clear height of 12' to 14'. Fully leased at below-market rents, the sale offers investors a value-add opportunity. With 1.7 acres of land situated in front of the building, investors also have the opportunity to develop the property. Strategically located within the Plano submarket, the property has frontage on Park Boulevard and quick access to South State Highway 78.

While Plano is often overlooked as an industrial hub in the Dallas-Fort Worth market, the submarket contains a sizeable 30.3 million square feet of industrial space. Home to many affluent suburbs, the Plano submarket maintains some of the highest rents in the metroplex, averaging over \$14 per square foot during the third quarter of 2023. Compared to the average rental rate in DFW, tenants in Plano pay a 54 percent premium to landlords. Despite pricey rental rates, vacancy rates in the Plano submarket sat nearly 300 basis points lower than the overall market, at 4.6 percent in Q3 2023. Although market rent growth has declined since its peak of 11.2 percent in Q3 2022, growth remains strong at a rate of 8.1 percent in Q3 2023. With nearly 710,000 of industrial space currently under construction in Plano, the submarket looks to expand by about 2.3 percent in the coming years. However, approximately 88 percent of the new space being built is concentrated in properties over 50,000 square feet (CoStar). As a result, properties comparable to the subject asset will largely be unaffected by new supply for the foreseeable future.

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

809 BOAZ CIRCLE,  
WYLIE, TX 75098

Number of Suites	6
Number of Buildings	1
Total Square Feet	9,600
Warehouse Square Feet	7,392
Office Square Feet	3,168
Office Ratio	33%
Year Built	2008
Lot Size	3.16 Acres
Type of Ownership	Fee Simple
Clear Height	12'-14'
Parking Spaces	50
Parking Surface	Concrete
Building Class	B
Tenancy	Multi
Grade Level Doors	6
Construction	Metal
Power	3 Phase/200 Amps
Type of Lighting	LED
Zoning	F1 (Commercial - Real)
Roof Type	Metal
Age/Condition of Roofs	2016/Good
HVAC Units	4
Age/Condition of HVAC	Good
Market	Dallas/Ft Worth
Submarket	Plano
Market Vacancy	5.40%

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## 809 BOAZ CIRCLE

WYLIE, TX 75098

OFFERING PRICE

**\$1,761,000**

CAP RATE

**6.00%**

PRO FORMA CAP RATE

**6.81%**

Offering Price	\$1,761,000
Cap Rate	6.00%
Pro Forma Cap Rate	6.81%
Price/SF	\$183.44
Total Square Feet	9,600
Total Acres	3.16
Rental Rate	\$11.38
Lease Type	Modified Gross
Lease Term	1.3 Years
Tenancy	Multi
Occupancy	100.00%

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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	Rent Increase	Lease Type	Renewal Options and Option Year Rental Information
Scientific Test, Inc.	160	1,600	16.7%	1/1/23	1/31/24	\$16.50	\$2,200	\$26,400	\$22,404	-15.14%	Modified Gross	\$4,000 Security Deposit. Pro-Forma Rent Converted to Triple-Net
Cloud Nine Pet Resort and Spa	100 - 400	8,000	83.3%	11/1/22	12/31/24	\$10.35	\$6,903	\$82,840	\$97,517	30.37%	NNN	\$3,200 Security Deposit
Total		9,600				\$11.38	\$9,103	\$109,240	\$119,921			
Occupied Tenants: 2				Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%				
Total Current Rents: \$9,103						Occupied Current Rents: \$9,103		Unoccupied Current Rents: \$0				

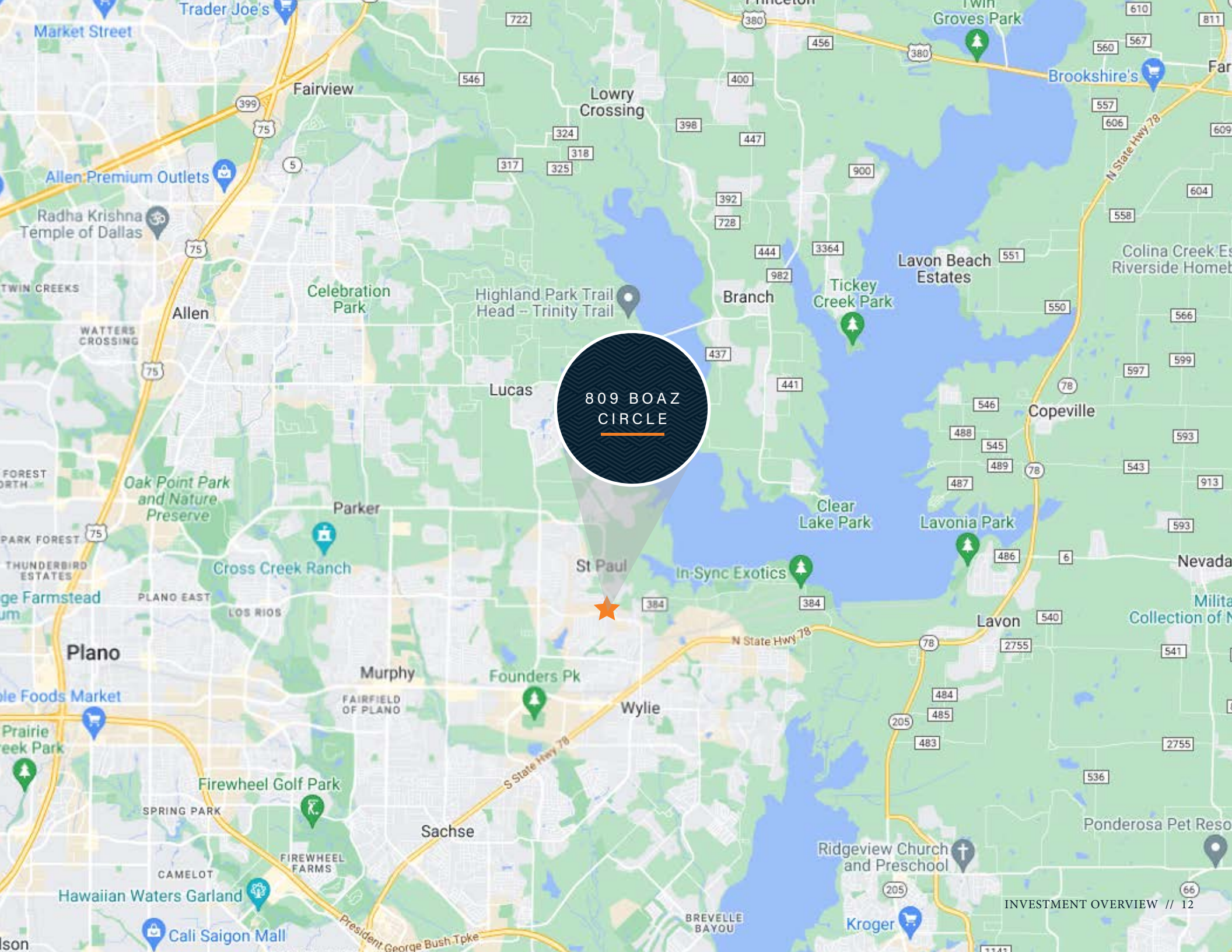
## OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF
Scheduled Base Rental Income	109,240	11.38	119,921	12.49
Expense Reimbursement Income				
Net Lease Reimbursement				
Insurance	5,864	0.61	7,037	0.73
Real Estate Taxes	11,642	1.21	20,112	2.10
Total Reimbursement Income	\$17,506	83.3%	\$27,149	100.0%
Effective Gross Revenue	\$126,746	\$13.20	\$147,070	\$15.32

Operating Expenses	Current	Per SF	Pro Forma	Per SF
Insurance	7,037	0.73	7,037	0.73
Real Estate Taxes	13,970	1.46	20,112	2.10
Total Expenses	\$21,007	\$2.19	\$27,149	\$2.83
Expenses as % of EGR	16.6%		18.5%	
Net Operating Income	\$105,739	\$11.01	\$119,921	\$12.49





809 BOAZ  
CIRCLE





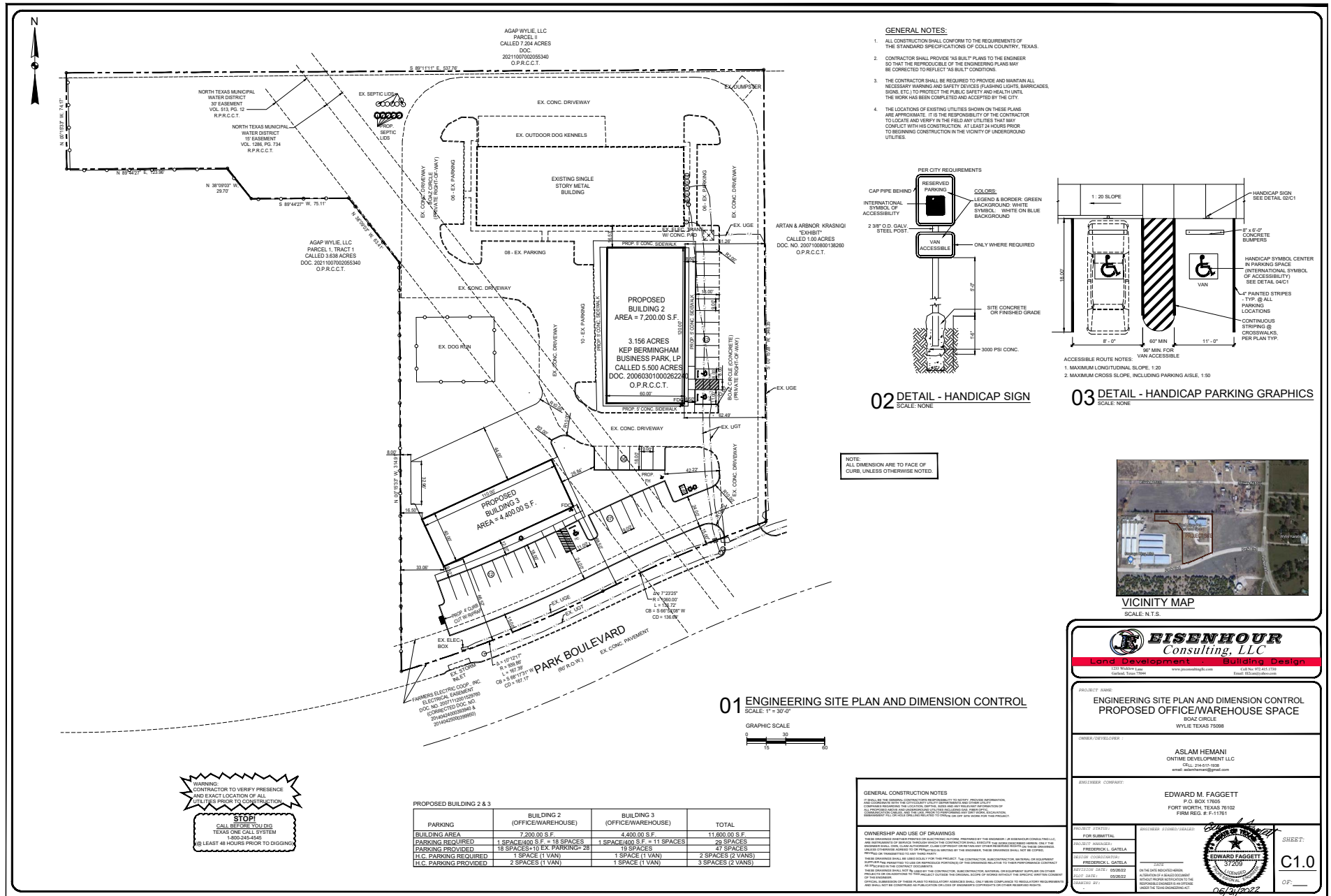
809 BOAZ  
CIRCLE







# SITE PLAN



## 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-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

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### MARKET OVERVIEW

Marcus & Millichap



# DALLAS-FORT WORTH TEXAS

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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



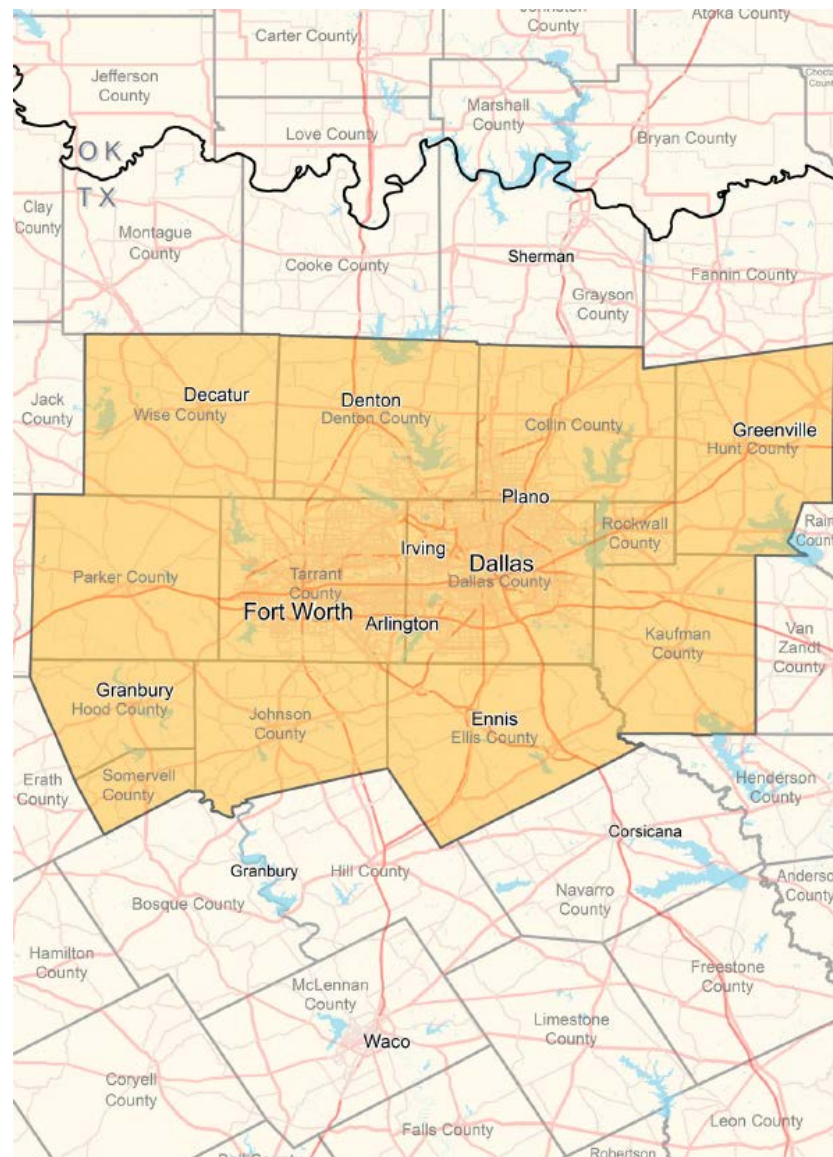
**12%**  
EDUCATION AND  
HEALTH SERVICES



**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.

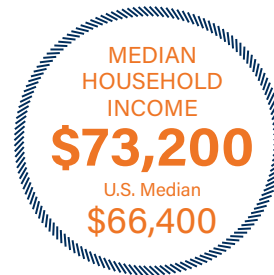
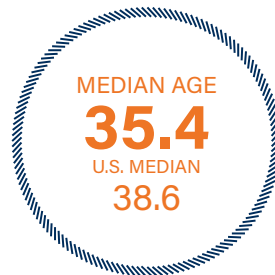
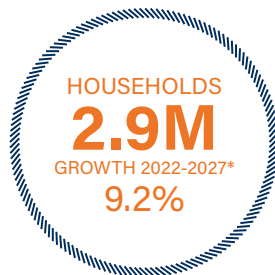




## METROPLEX GROWTH

### 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



134,034

Total Population  
Within 5 miles



49.3%



50.7%



\$134,758

Average Household Income  
Within 5 miles



88,935

Employees  
Within 1 Mile

## DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2027 Projection</b>			
Total Population	10,126	70,128	156,038
<b>2022 Estimate</b>			
Total Population	9,413	61,412	134,034
<b>2010 Census</b>			
Total Population	7,798	44,557	92,245
<b>2000 Census</b>			
Total Population	2,402	17,369	36,848
<b>Daytime Population</b>			
2022 Estimate	7,359	46,628	93,421
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2027 Projection</b>			
Total Households	3,153	22,992	49,459
<b>2022 Estimate</b>			
Total Households	2,904	20,085	42,491
Average (Mean) Household Size	3.2	3.1	3.1
<b>2010 Census</b>			
Total Households	2,390	14,352	28,940
<b>2000 Census</b>			
Total Households	739	5,900	12,239

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2022 Estimate</b>			
\$200,000 or More	4.4%	8.3%	12.2%
\$150,000-\$199,999	13.4%	10.5%	13.0%
\$100,000-\$149,999	32.7%	28.1%	27.8%
\$75,000-\$99,999	17.5%	15.6%	14.6%
\$50,000-\$74,999	15.8%	16.4%	14.7%
\$35,000-\$49,999	8.3%	9.6%	7.8%
\$25,000-\$34,999	4.8%	5.3%	4.1%
\$15,000-\$24,999	1.3%	3.2%	3.0%
Under \$15,000	1.8%	2.9%	2.7%
Average Household Income	\$114,530	\$118,772	\$134,758
Median Household Income	\$100,766	\$95,127	\$104,812
Per Capita Income	\$35,344	\$38,898	\$42,745
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2022 Estimate Total Population	9,413	61,412	134,034
Under 20	33.1%	30.7%	30.9%
20 to 34 Years	18.8%	18.2%	16.2%
35 to 39 Years	9.6%	8.8%	7.9%
40 to 49 Years	16.8%	16.7%	16.9%
50 to 64 Years	14.5%	16.3%	18.1%
Age 65+	7.3%	9.3%	10.1%
Median Age	33.8	35.7	37.0
<b>Population 25+ by Education Level</b>			
2022 Estimate Population Age 25+	5,730	39,043	85,064
Elementary (0-8)	3.3%	3.6%	3.2%
Some High School (9-11)	2.2%	3.2%	3.4%
High School Graduate (12)	21.7%	23.6%	21.2%
Some College (13-15)	23.9%	22.6%	20.8%
Associate Degree Only	8.9%	8.7%	8.4%
Bachelor's Degree Only	28.5%	27.8%	29.1%
Graduate Degree	11.5%	10.5%	13.9%
<b>Travel Time to Work</b>			
Average Travel Time to Work in Minutes	38.0	36.0	35.0





## 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.

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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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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

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