

Marcus & Millichap
TAG INDUSTRIAL GROUP

3833-3835 CONFLANS ROAD

IRVING, TX 75061

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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
TAG INDUSTRIAL GROUP

OFFICES THROUGHOUT THE U.S. AND CANADA
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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
Acquisition Financing

02

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 features a complex network of steel beams, pipes, and several large, dome-shaped industrial lights hanging from the ceiling. The lighting is dim, creating a moody atmosphere.

SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- 22,000-Square-Foot Metal Constructed Industrial Property Situated on 0.9 Acres
 - Features Three Grade-Level Doors and Recently Renovated East Warehouse
 - Vacancy Allows for Owner Use or Lease-up Opportunity
- South of DFW Airport with Close Proximity to George Bush Turnpike and Highway 183
 - 5.0% Vacancy Rate in West Brookhollow Outperforms Overall Market

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 3833 to 3835 Conflans Road in Irving, Texas. The subject property consists of approximately 22,000 square feet of industrial space and is situated on 0.9 acres of land. The two-building asset features a clear height of 12', three grade-level doors, metal construction, three-phase power, and recent renovations to the east warehouse space. For sale as vacant, the property can be acquired for owner use or as a lease-up opportunity. Located near the interchange between Texas State Highway 183 and State Highway 161 (President George Bush Turnpike), the property is in close proximity to the Dallas-Fort Worth International Airport and Downtown Dallas.

The subject property sits within West Brookhollow, a large submarket containing 43.2 million square feet of industrial space. As one of the original industrial hubs in the metroplex, 91 percent of West Brookhollow was developed before 1990. Since the turn of the century, the inventory has remained stagnant largely due to the lack of available land to develop industrial space. In 2023, net absorption contracted by about -657,000 square feet, representing the largest decline since 2010. As a result, the vacancy rate in West Brookhollow increased by 160 basis points to 5.0 percent but sat 350 basis points below the market average thanks to the lack of new supply. While rent growth cooled off in 2023, the 7.6 percent increase in asking rents was higher than any year prior to 2021 on record (CoStar). As industrial real estate continues to face headwinds, West Brookhollow is positioned to continue to outperform the overall market.

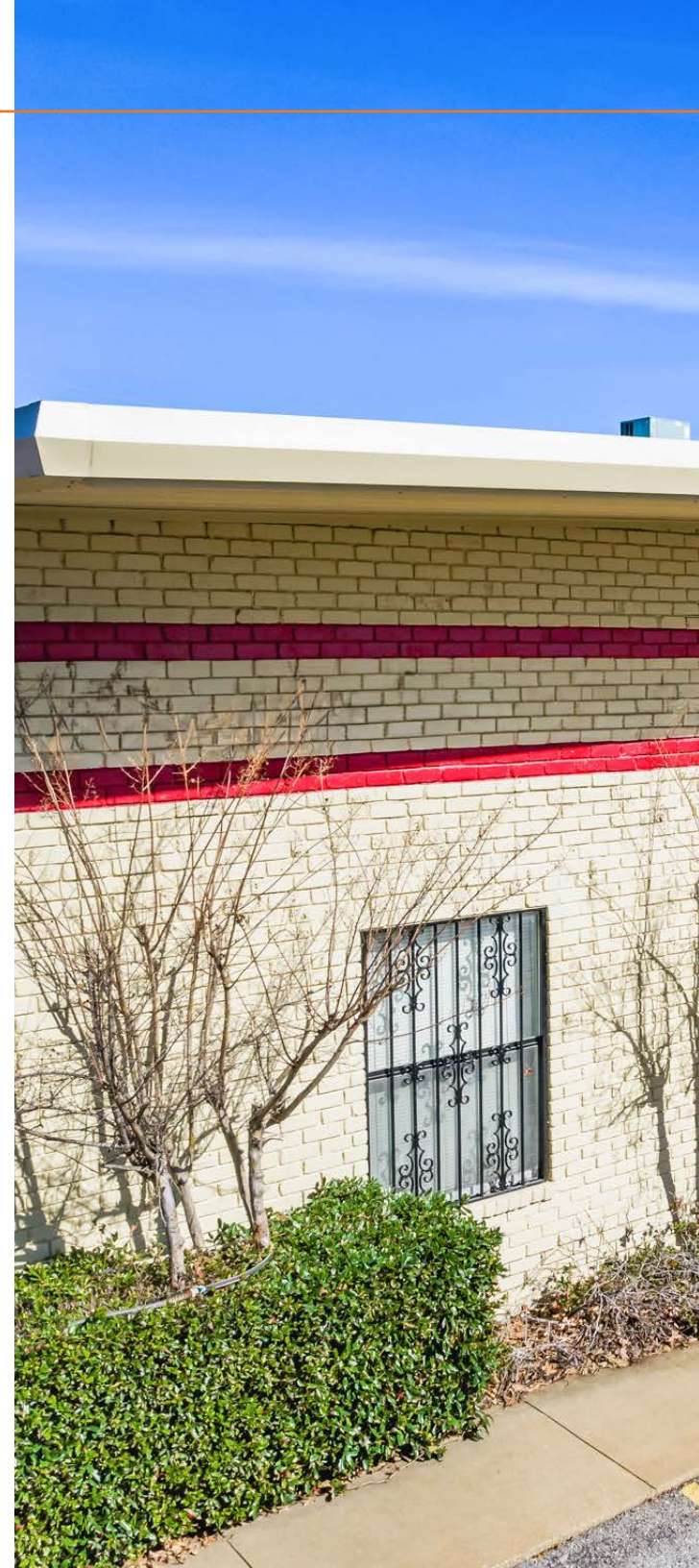
The Dallas-Fort Worth metroplex is the fourth-most populous metro in the nation, with an aggregate of more than 7.7 million residents. It is composed of 13 counties stretching nearly 10,000 square miles. The city of Dallas houses 1.3 million people, followed by Fort Worth with 919 thousand residents. 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

3833-3835 CONFLANS ROAD,
IRVING, TEXAS 75061

| | |
|---------------------|------------------------|
| Number of Buildings | 1 |
| Total Square Feet | 22,000 |
| Year Built | 1977/1980/1992 |
| Lot Size | 0.9 Acres |
| Type of Ownership | Fee Simple |
| Clear Height | 12'-16' |
| Parking Surface | Concrete |
| Building Class | B |
| Tenancy | Single |
| Grade Level Doors | 3 |
| Sprinklers | Yes |
| Construction | Metal |
| Power | 3 Phase Heavy |
| Type of Lighting | LED |
| Zoning | SP1 |
| Roof Type | TPO Reflective Coating |
| HVAC Units | 100% |
| Market | Dallas/Fort Worth |
| Submarket | West Brookhollow |
| Submarket Vacancy | 8.50% |

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3833-3835 CONFLANS ROAD - VACANT

IRVING, TEXAS 75061

OFFERING PRICE
\$2,200,000

PRO FORMA CAP RATE
8.00%

| | |
|--------------------|------------------|
| Offering Price | \$2,200,000 |
| Pro Forma Cap Rate | 8.00% |
| Price/SF | \$100.00 |
| Total Square Feet | 22,000 |
| Rental Rate | \$8.00 |
| Lease Type | Triple-Net (NNN) |
| Tenancy | Single |
| Occupancy | Vacant |

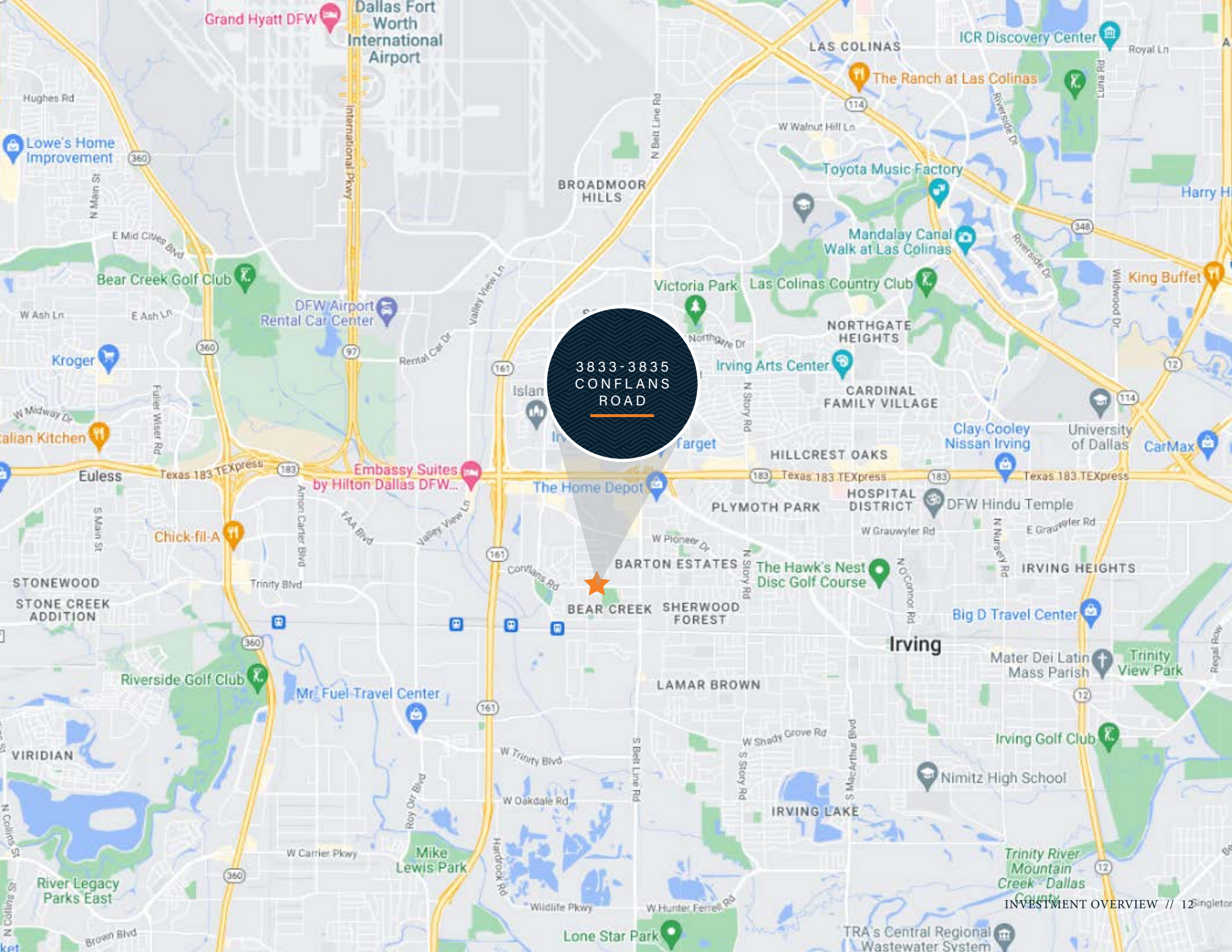
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RENT ROLL

| | | % Bldg Share | | Lease Dates | | Annual Rent per Sq. Ft. | | Total Rent | | Pro Forma Rent | |
|--------------------------|-------|--------------|--------|-----------------------|------|-----------------------------|--------|-------------------------------|----------|----------------|------------|
| Tenant Name | Suite | Square Feet | | Comm. | Exp. | | | Per Month | Per Year | Per Year | Lease Type |
| Vacant | 1 | 22,000 | 100.0% | N/A | N/A | | \$0.00 | \$0.00 | \$0.00 | \$176,000 | NNN |
| Total | | 22,000 | | | | | \$0.00 | \$0.00 | \$0.00 | \$176,000 | |
| Occupied Tenants: 0 | | | | Unoccupied Tenants: 1 | | Occupied GLA: 0.00% | | Unoccupied GLA: 100.00% | | | |
| 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 | 176,000 | | 8.00 |
| Expense Reimbursement Income | | | | | | |
| Net Lease Reimbursement | | | | | | |
| Insurance | 0 | | 0.00 | 10,295 | | 0.47 |
| Real Estate Taxes | 0 | | 0.00 | 17,058 | | 0.78 |
| Total Reimbursement Income | \$0 | 0.0% | \$0.00 | \$27,353 | 100.0% | \$1.24 |
| Effective Gross Revenue | \$0 | | \$0.00 | \$203,353 | | \$9.24 |
| | | | | | | |
| Operating Expenses | Current | | Per SF | Pro Forma | | Per SF |
| Insurance | 10,295 | | 0.47 | 10,295 | | 0.47 |
| Real Estate Taxes | 16,847 | | 0.77 | 17,058 | | 0.78 |
| Total Expenses | \$27,142 | | \$1.23 | \$27,353 | | \$1.24 |
| Expenses as % of EGR | 0.0% | | | 13.5% | | |
| Net Operating Income | -\$27,142 | | (\$1.23) | \$176,000 | | \$8.00 |



3833-3835
CONFLANS
ROAD



3833-3835
CONFLANS
ROAD



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 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 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



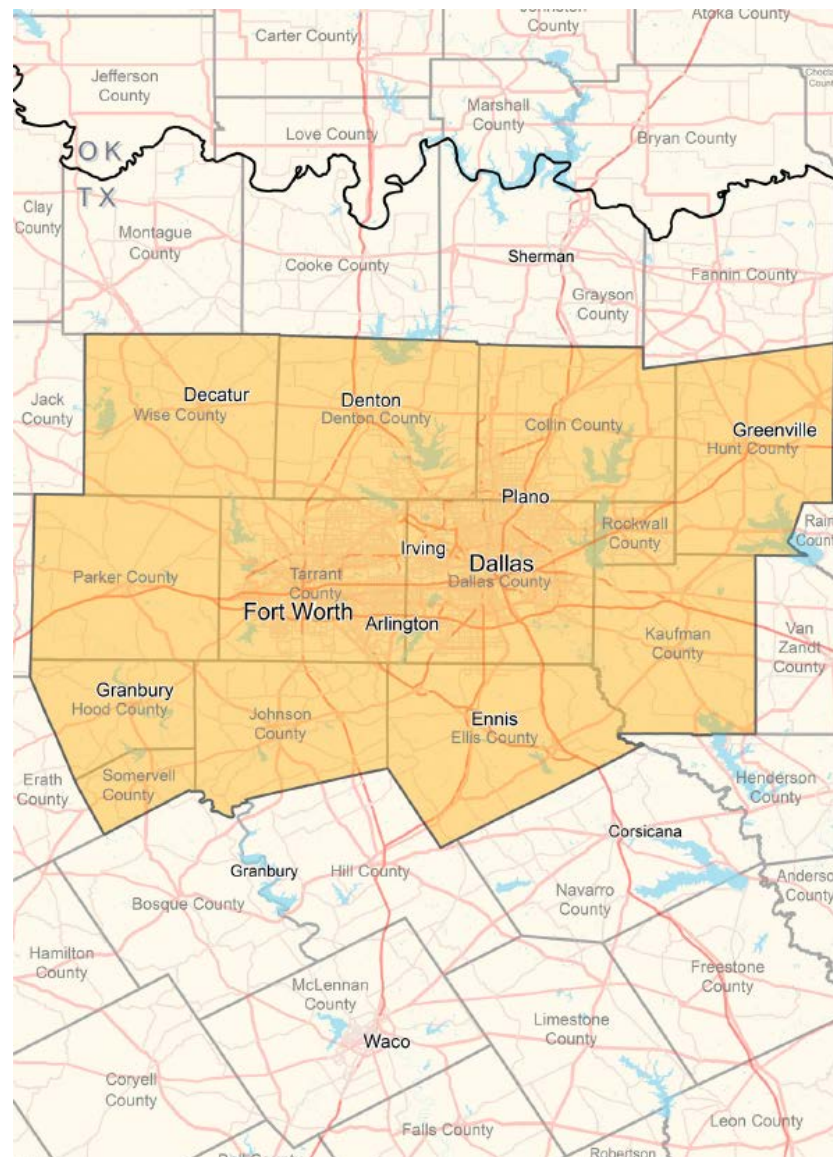
12%
EDUCATION AND
HEALTH SERVICES



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.

INTERSTATES

6

ACROSS THE
METRO

DALLAS HAS

2

MAJOR AIRLINES
BASED LOCALLY

LESS THAN

4

HOURS OF FLIGHT
TIME TO EAST OR
WEST COASTS

QUALITY OF LIFE

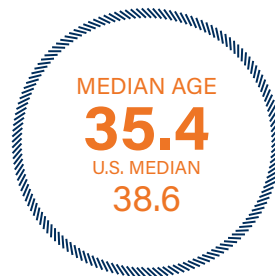
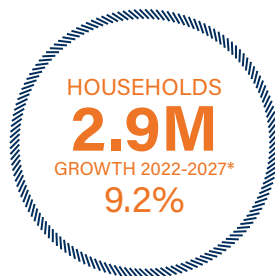
The Metroplex provides residents with an unparalleled lifestyle at a reasonable cost. The region continually ranks high for its affordability, when compared with other large metros. A temperate climate provides ample opportunities for outdoor enthusiasts to enjoy. The region has many golf courses and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



256,474

Total Population
Within 5 miles



50.0%



50.0%



\$76,062

Average Household Income
Within 5 miles



143,984

Employees
Within 1 mile

DEMOGRAPHICS

| POPULATION | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|--------|---------|---------|
| 2027 Projection | | | |
| Total Population | 19,247 | 120,458 | 266,784 |
| 2022 Estimate | | | |
| Total Population | 18,574 | 117,622 | 256,474 |
| 2010 Census | | | |
| Total Population | 16,781 | 108,188 | 229,533 |
| 2000 Census | | | |
| Total Population | 14,781 | 103,057 | 212,103 |
| Daytime Population | | | |
| 2022 Estimate | 16,027 | 117,508 | 320,948 |
| HOUSEHOLDS | 1 Mile | 3 Miles | 5 Miles |
| 2027 Projection | | | |
| Total Households | 7,459 | 42,850 | 101,920 |
| 2022 Estimate | | | |
| Total Households | 7,221 | 41,731 | 97,484 |
| Average (Mean) Household Size | 2.6 | 2.8 | 2.6 |
| 2010 Census | | | |
| Total Households | 6,675 | 38,907 | 87,156 |
| 2000 Census | | | |
| Total Households | 6,518 | 39,844 | 84,172 |

| HOUSEHOLDS BY INCOME | 1 Mile | 3 Miles | 5 Miles |
|--|----------|----------|----------|
| 2022 Estimate | | | |
| \$200,000 or More | 1.7% | 1.8% | 3.4% |
| \$150,000-\$199,999 | 1.7% | 2.6% | 3.7% |
| \$100,000-\$149,999 | 12.9% | 12.8% | 12.8% |
| \$75,000-\$99,999 | 11.3% | 13.8% | 13.9% |
| \$50,000-\$74,999 | 22.5% | 24.0% | 24.3% |
| \$35,000-\$49,999 | 20.6% | 18.4% | 17.3% |
| \$25,000-\$34,999 | 11.2% | 10.3% | 10.1% |
| \$15,000-\$24,999 | 10.1% | 9.7% | 8.6% |
| Under \$15,000 | 8.0% | 6.7% | 5.8% |
| Average Household Income | \$64,462 | \$67,496 | \$76,062 |
| Median Household Income | \$50,079 | \$54,871 | \$58,067 |
| Per Capita Income | \$25,060 | \$23,959 | \$28,959 |
| POPULATION PROFILE | 1 Mile | 3 Miles | 5 Miles |
| Population By Age | | | |
| 2022 Estimate Total Population | 18,574 | 117,622 | 256,474 |
| Under 20 | 27.5% | 28.8% | 27.2% |
| 20 to 34 Years | 27.2% | 25.3% | 26.6% |
| 35 to 39 Years | 7.8% | 7.6% | 8.2% |
| 40 to 49 Years | 12.5% | 13.1% | 13.1% |
| 50 to 64 Years | 15.8% | 15.4% | 15.4% |
| Age 65+ | 9.2% | 9.8% | 9.4% |
| Median Age | 32.4 | 32.5 | 32.9 |
| Population 25+ by Education Level | | | |
| 2022 Estimate Population Age 25+ | 12,133 | 75,470 | 168,781 |
| Elementary (0-8) | 12.9% | 12.8% | 10.9% |
| Some High School (9-11) | 11.6% | 12.0% | 9.9% |
| High School Graduate (12) | 28.9% | 28.6% | 25.2% |
| Some College (13-15) | 18.4% | 18.8% | 19.0% |
| Associate Degree Only | 6.2% | 6.5% | 6.9% |
| Bachelor's Degree Only | 14.8% | 15.2% | 19.2% |
| Graduate Degree | 7.2% | 6.1% | 8.9% |
| Travel Time to Work | | | |
| Average Travel Time to Work in Minutes | 27.0 | 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

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- 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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- 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.

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- 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.

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Buyer/Tenant/Seller/Landlord Initials

Date

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