

Marcus & Millichap  
TAG INDUSTRIAL GROUP

# SINGLE-TENANT WAREHOUSE - IOS

## 906 MERCURY AVENUE

DUNCANVILLE, TX 75137

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Texas Real Estate Commission  
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Austin, Texas 78711-2188  
(512) 936-3000

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**Marcus & Millichap**  
TAG INDUSTRIAL GROUP

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



# 906 MERCURY AVENUE

DUNCANVILLE, TX 75137

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# TABLE OF CONTENTS

01

## INVESTMENT OVERVIEW

### SECTION 1

Offering Summary • Property Details • Offering Highlights • Operating Statement • Regional Map  
Aerial Map • Property Photos • Floor Plans • Acquisition Financing

02

## MARKET OVERVIEW

### SECTION 2

Market Analysis • Demographic Analysis

Marcus & Millichap



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 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

- Vacant 21,175-Square-Foot Single-Tenant Warehouse with 30,000 Square Feet of Secured IOS
  - Features Four Grade-Level Doors and One Dock-High Door with Automatic Lifts
- Recent Renovations Include: Roof, Electrical Service, New Security System, and Upgrades to Warehouse/Office Interior and Exterior
  - 13 Miles Southwest of Downtown Dallas, Quick Access to I-20 and Highway 67
    - High-Growth Submarket with 3.2% Vacancy Among Comparables

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 906 Mercury Avenue in Duncanville, Texas. The subject property consists of approximately 21,175 square feet of warehouse space and is situated on 1.4 acres of land. The single-tenant asset features one dock-high door and four grade-level doors, a clear height of 13' to 16', and three-phase power with 600 amps and 220 volts. Recent renovations include a newly installed security system and upgrades to the interior warehouse and office space. With a building coverage ratio of about 35 percent, the property consists of 30,000 square feet of paved outdoor storage space secured by steel fencing and two heavy industrial gates. For sale as vacant, the property can be acquired for owner use or as a lease-up opportunity. Located in the Southwest Dallas/US 67 submarket, the property is about 13 miles southwest of downtown Dallas with easy access to State Highway 67 and Interstates 20 and 35 East.

Southwest Dallas/US 67 is a large submarket containing 42.9 million square feet of industrial space. Thanks to vacancies hitting a record low of 1.0 percent in 2021, the submarket attracted significant development in recent years with the inventory expanding by 27 percent by the start of 2024 (86 percent of which is concentrated in big-box warehouses over 200,000 square feet). The increase in speculative supply drove the vacancy rate to a new high of 13.7 percent at the end of 2023. However, comparable properties under 50,000 square feet continued to enjoy a low vacancy rate, remaining steady at just 2.4 percent last year. Despite slowing down in 2023, the growth rate on asking rents throughout Southwest Dallas/US 67 remained 140 basis points higher than the 10-year average at 8.6 percent. Construction activity slowed to just 93,000 square feet in early 2024, representing just 0.2 percent of inventory (CoStar).

Thanks to the slowdown in development, rent growth and vacancy rates will 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, ensures its status as a distribution hub.

## PROPERTY DETAILS

SINGLE-TENANT WAREHOUSE - IOS | 906 MERCURY AVENUE, DUNCANVILLE, TX 75137

Number of Suites	1
Number of Buildings	1
Total Square Feet	21,175
Warehouse Square Feet	18,875
Dedicated Office/Bathroom/Breakroom Square Feet	2,300
Upstairs Office Square Feet	496
Office Ratio	11%
Year Built	1972 - Renovated in 2023
Lot Size	1.4 Acres
Type of Ownership	Fee Simple
Clear Height	13'-16'
Parking Spaces	11
Parking Surface	Concrete
Building Class	C
Tenancy	Vacant Single-Tenant
Dock High Doors (10W X 10H)	1
Grade Level Doors (14W X 14H)	2
Grade Level Doors (20W X 14H)	1
Grade Level Doors (12W X 12H)	1
Sprinklers	Wet - 100% Covered
Construction	Metal with Brick Facade
Power	3 Phase - 600-Amp / 220-Volt
Type of Lighting	LED
Bathrooms	3
Water Source	City
Waste	Sewer
Zoning	Industrial District
Roof Type	Metal with Fiber Glass Skylights
Age/Condition of Roofs	Fair - Sealed and Recoated 12/2023
HVAC Units	2
HVAC Type	Electric
Age/Condition of HVAC	Good - New Condensers
Market	Dallas Fort Worth
Submarket	Southwest Dallas / US 67
Submarket Vacancy	3.2% (5-50K SF)
Current Insurance	\$13,021
Current Taxes	\$24,377







FOR SALE

OFFERING PRICE  
**\$2,920,000**

Offering Price	\$2,920,000
Price/SF	\$137.90
Total Square Feet	21,175
Outside Storage Square Feet	30,000
Tenancy	Single
Occupancy	0.00%

FOR LEASE

OFFERING RATE  
**\$11.00**

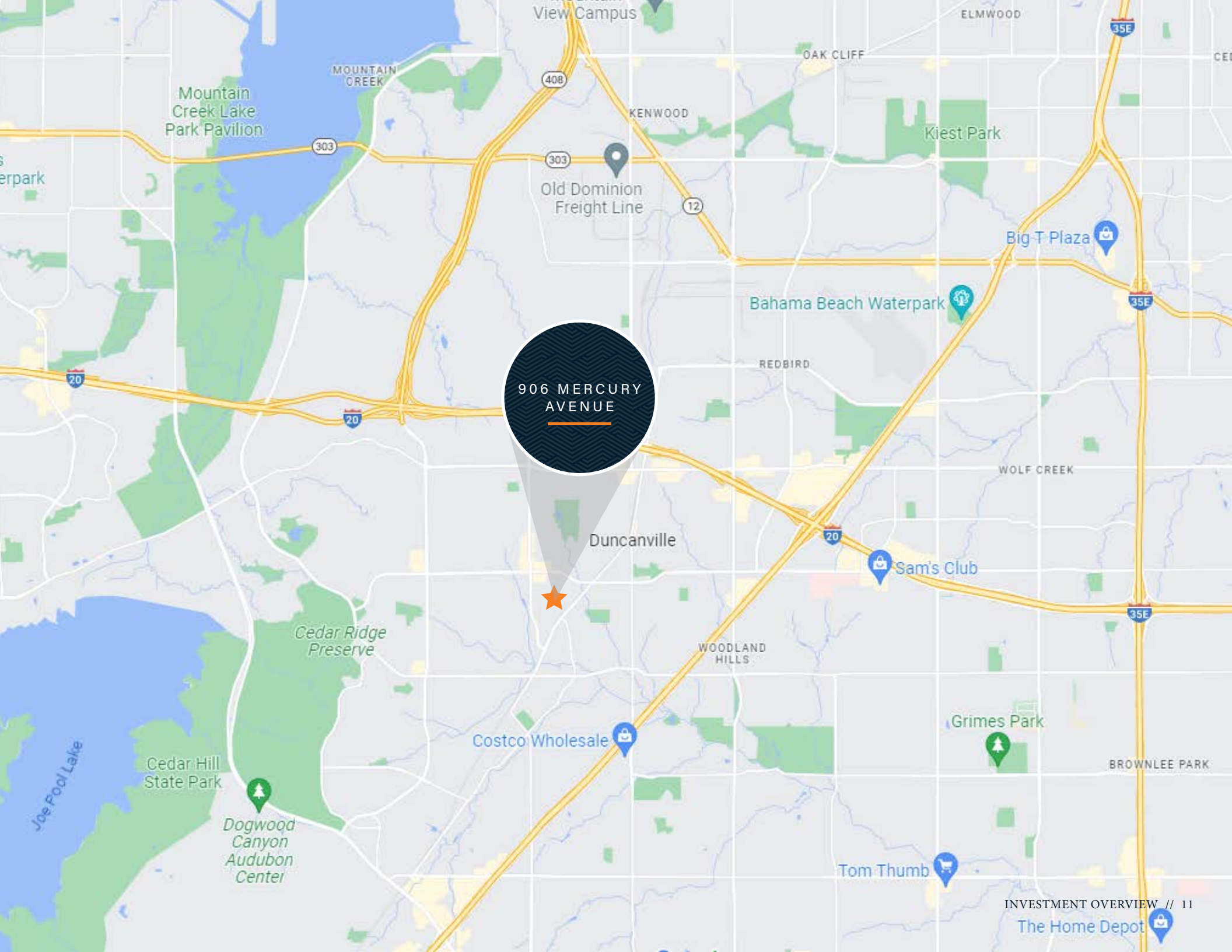
Offering Rate Per Building Square Foot	\$11.00/ft
Base Rent Year One	\$232,925
Lease Type	NNN
Term Minimum	Five Years
Total Square Feet	21,175
Outside Storage Square Feet	30,000
Tenancy	Single

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. © 2024 Marcus & Millichap. All rights reserved. (Activity ID: ZAE0060364)

## OPERATING STATEMENT - IF LEASED

Income	Pro Forma	Per SF
Scheduled Base Rental Income	200,104	9.45
Expense Reimbursement Income		
Net Lease Reimbursement		
Insurance	13,012	0.61
Real Estate Taxes	44,602	2.11
Total Reimbursement Income	\$57,614	100.0% \$2.72
Effective Gross Revenue	\$257,718	\$12.17

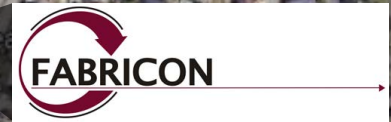
Operating Expenses	Pro Forma	Per SF
Insurance	13,012	0.61
Real Estate Taxes	44,602	2.11
Total Expenses	\$57,614	\$2.72
Expenses as % of EGR	22.4%	
Net Operating Income	\$200,104	\$9.45



906 MERCURY  
AVENUE



906 MERCURY AVENUE





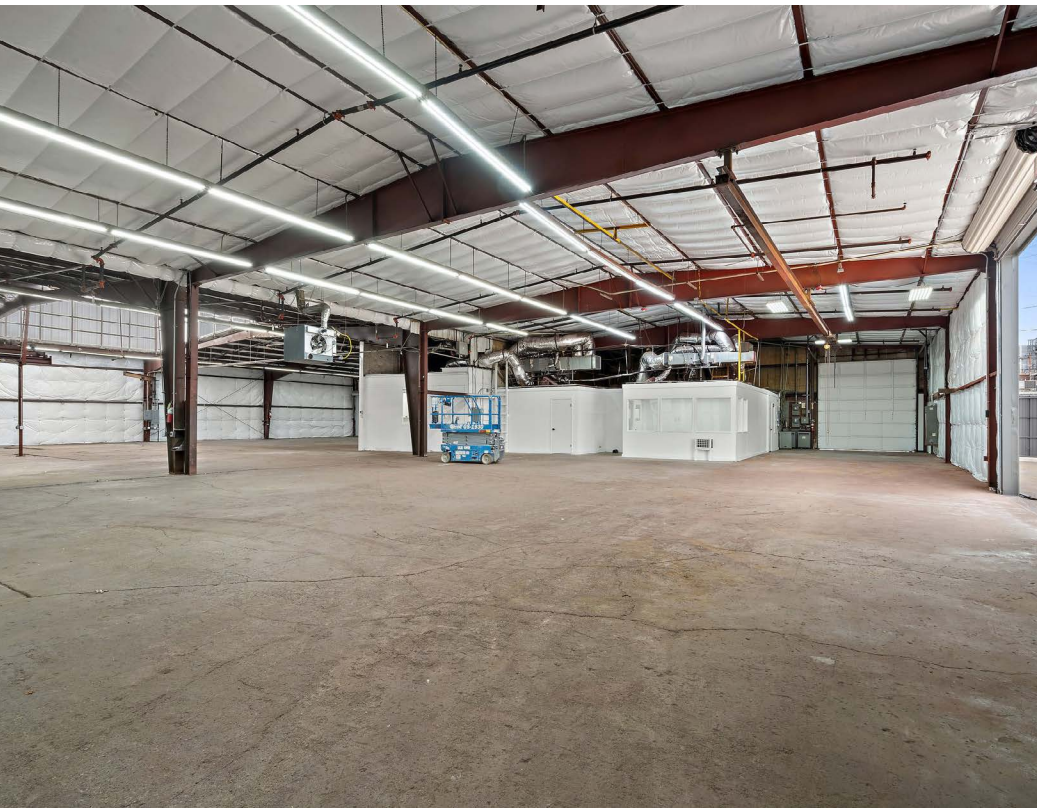


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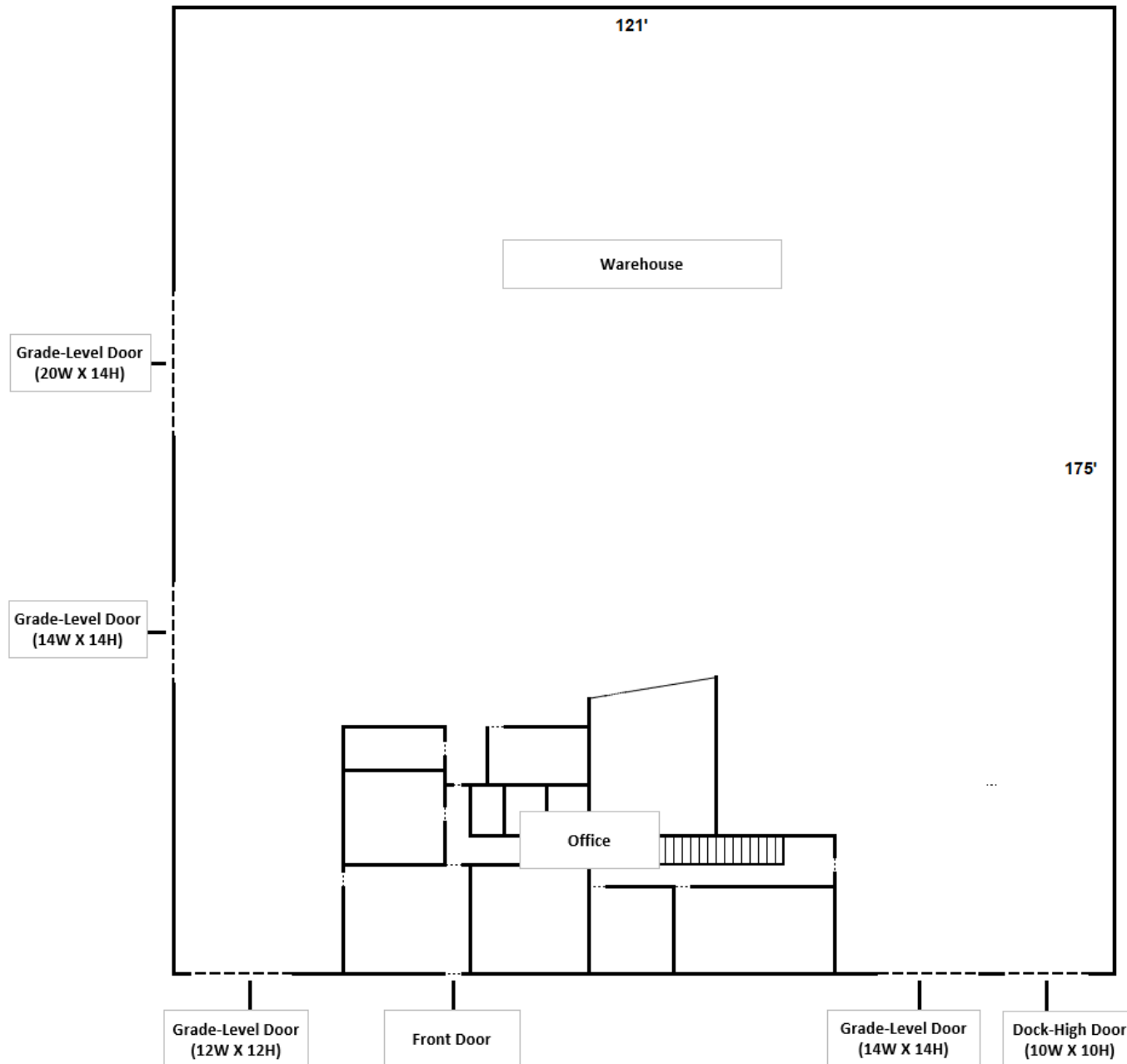








# MAIN LEVEL FLOOR PLAN



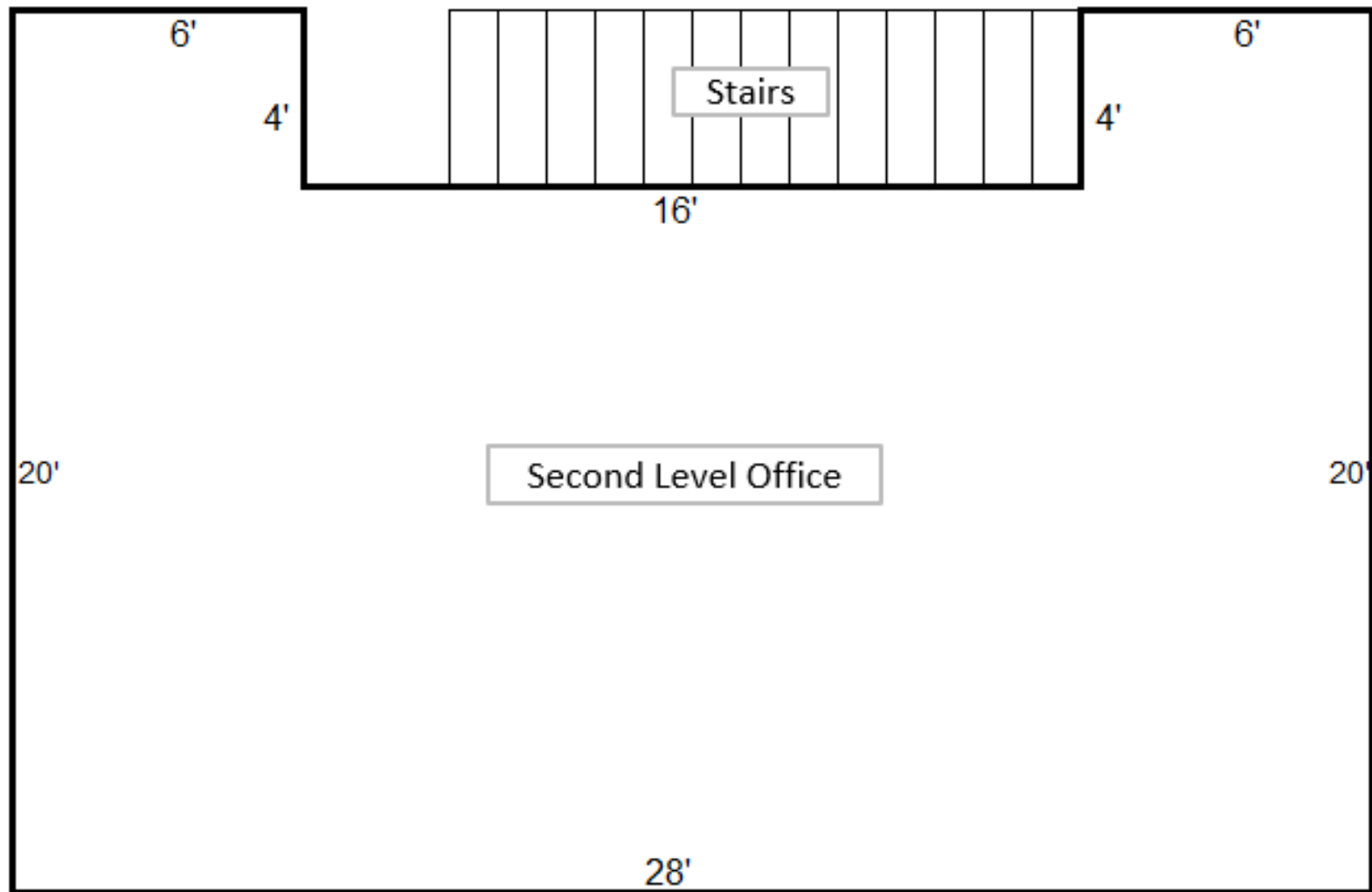


## MAIN LEVEL OFFICE FLOOR PLAN





## SECOND LEVEL OFFICE FLOOR 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 shows a large, multi-level structure with a complex network of steel beams and supports. Several large, white, dome-shaped pendant lights are suspended from the ceiling. In the lower-left corner, a large, white industrial door with a grid of small rectangular windows is visible. The overall atmosphere is industrial and modern.

## SECTION 2

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### 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



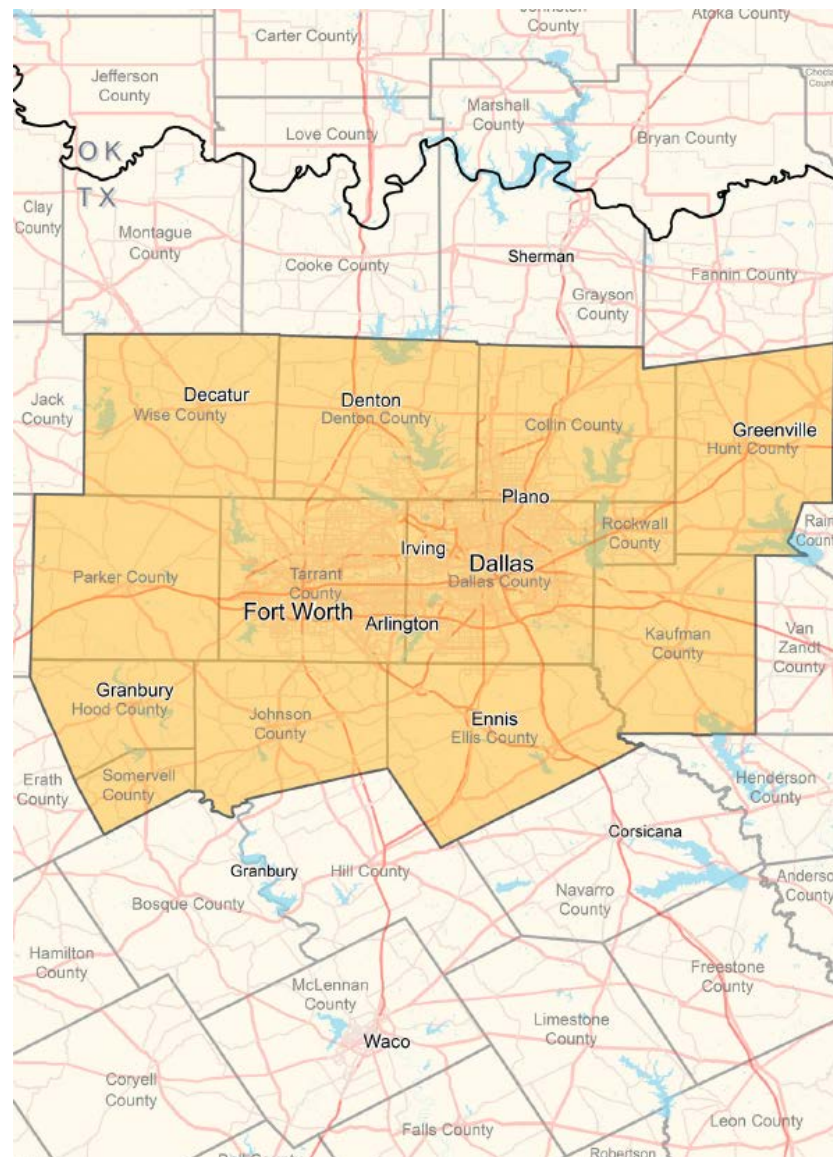
**12%**  
EDUCATION AND  
HEALTH SERVICES



**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, 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.

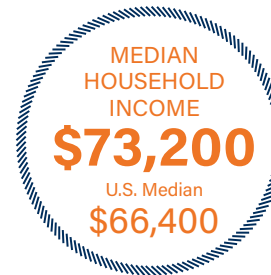
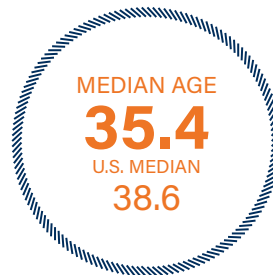
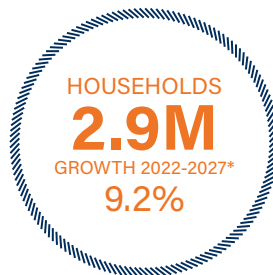




## METROPLEX GROWTH

### 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



190,913

Total Population  
Within 5 miles



46.4%



53.6%



\$75,996

Average Household Income  
Within 5 miles



97,809

Employees  
Within 1 mile



## DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2027 Projection</b>			
Total Population	11,679	106,208	202,545
<b>2022 Estimate</b>			
Total Population	11,404	100,614	190,913
<b>2010 Census</b>			
Total Population	10,690	87,873	165,231
<b>2000 Census</b>			
Total Population	10,289	69,438	131,358
<b>Daytime Population</b>			
2022 Estimate	14,631	92,795	180,395
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2027 Projection</b>			
Total Households	4,224	38,292	72,794
<b>2022 Estimate</b>			
Total Households	4,100	36,036	68,163
Average (Mean) Household Size	2.8	2.8	2.8
<b>2010 Census</b>			
Total Households	3,823	31,363	58,593
<b>2000 Census</b>			
Total Households	3,787	24,994	46,877

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2022 Estimate</b>			
\$200,000 or More	4.7%	2.9%	3.0%
\$150,000-\$199,999	5.4%	5.5%	6.0%
\$100,000-\$149,999	19.4%	14.4%	15.4%
\$75,000-\$99,999	14.2%	12.4%	13.0%
\$50,000-\$74,999	18.2%	18.7%	18.7%
\$35,000-\$49,999	15.1%	17.0%	16.2%
\$25,000-\$34,999	8.3%	9.6%	8.9%
\$15,000-\$24,999	8.6%	9.6%	9.0%
Under \$15,000	6.1%	9.8%	9.8%
Average Household Income	\$85,393	\$73,391	\$75,996
Median Household Income	\$66,244	\$54,315	\$57,313
Per Capita Income	\$30,747	\$26,375	\$27,267
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2022 Estimate Total Population	11,404	100,614	190,913
Under 20	25.9%	29.6%	29.1%
20 to 34 Years	18.2%	21.1%	20.8%
35 to 39 Years	5.3%	6.2%	6.1%
40 to 49 Years	10.9%	12.3%	12.5%
50 to 64 Years	21.1%	18.2%	18.9%
Age 65+	18.6%	12.5%	12.6%
Median Age	40.6	34.4	35.0
<b>Population 25+ by Education Level</b>			
2022 Estimate Population Age 25+	7,786	63,628	121,156
Elementary (0-8)	4.1%	7.1%	6.2%
Some High School (9-11)	6.5%	8.1%	7.6%
High School Graduate (12)	27.9%	27.8%	27.3%
Some College (13-15)	26.6%	25.7%	26.4%
Associate Degree Only	5.7%	7.5%	7.4%
Bachelor's Degree Only	17.5%	14.5%	15.7%
Graduate Degree	11.8%	9.2%	9.4%
<b>Travel Time to Work</b>			
Average Travel Time to Work in Minutes	29.0	31.0	32.0



## 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.
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- Answer the client's questions and present any offer to or counter-offer from the client; and
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**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.

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Licensed Supervisor or of Sales Agent/Associate	License No.	Email	Phone
ADAM ABUSHAGUR	661916	<a href="mailto:ADAM.ABUSHAGUR@MARCUSMILLICHAP.COM">ADAM.ABUSHAGUR@MARCUSMILLICHAP.COM</a>	972-755-5223
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date



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