

Marcus & Millichap
TAG INDUSTRIAL GROUP

SINGLE-TENANT WAREHOUSE 5600 KROGER DRIVE

FORT WORTH, TX 76244

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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.

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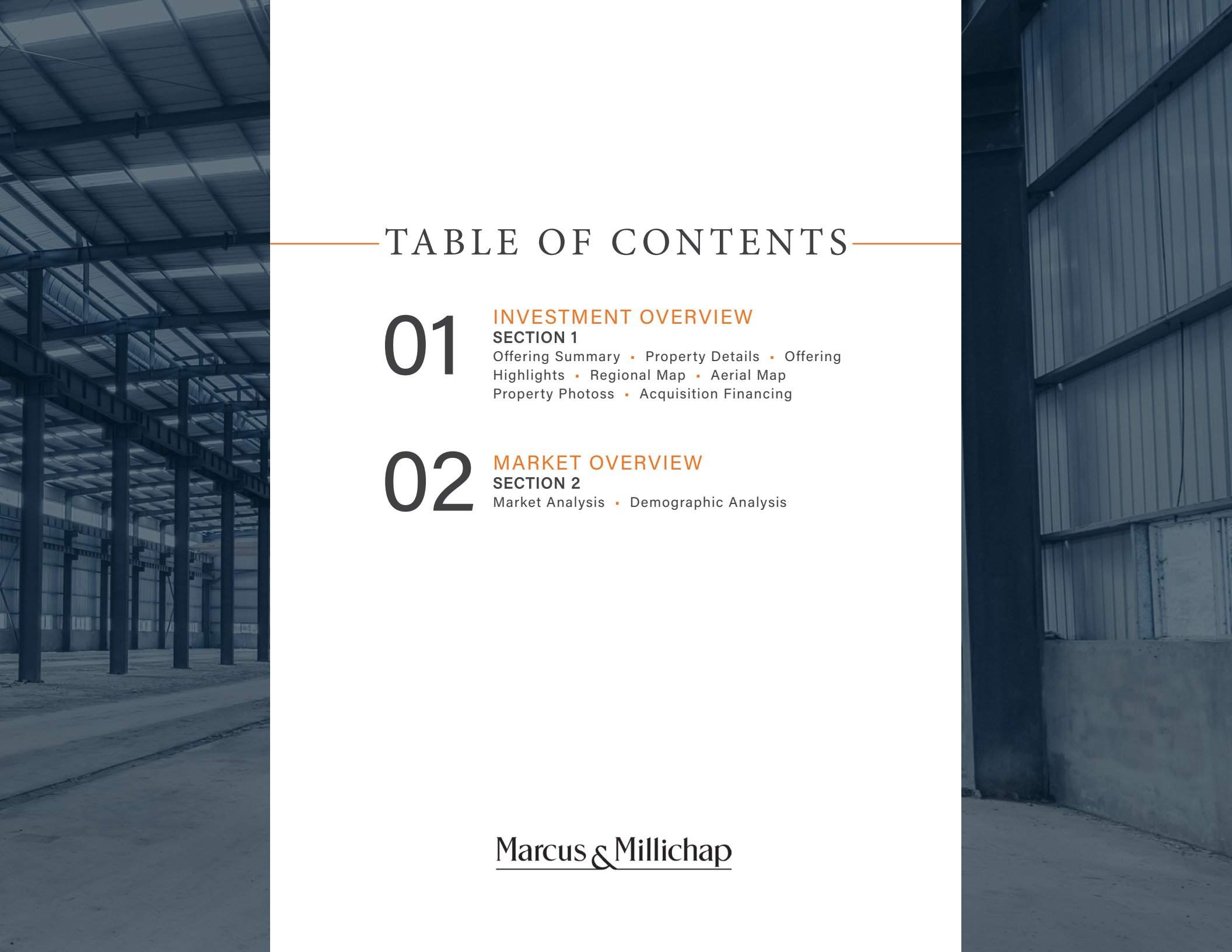


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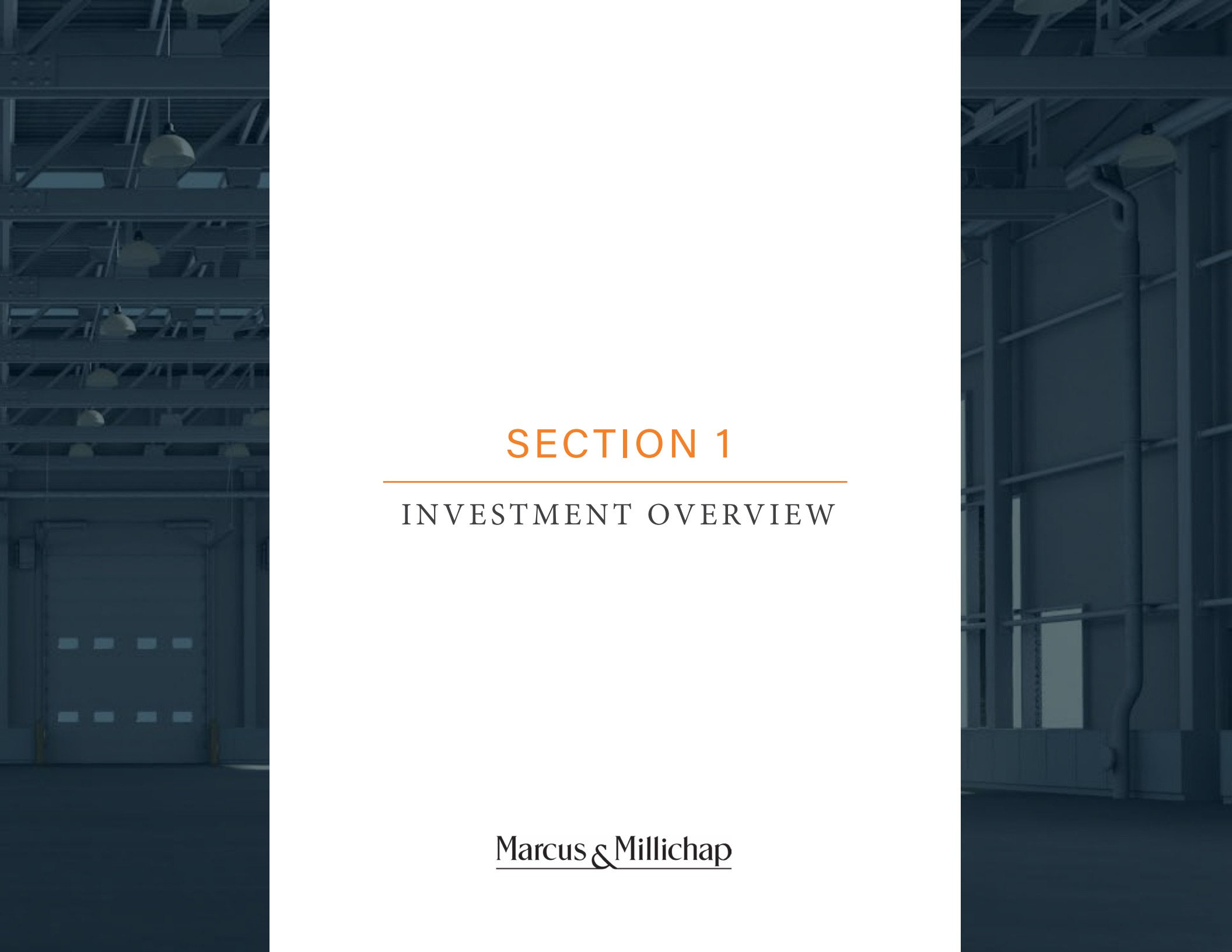
02

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 features a complex network of steel beams, girders, and hanging industrial lights, creating a sense of depth and structure.

SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- 13,966-Square-Foot Warehouse Situated on 1.89 Acres
- Featuring 12'-25' Clear Height, ClearSpan Construction, and Ample Concrete Parking
- Close Proximity to Highway 377 and I-35 West Allowing Quick Access to Entire Metroplex
- Located in High-Growth Submarket with 8.9% Rent Growth
- Submarket Home to Hillwood's 27,000-Acre Alliance Texas Development

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 5600 Kroger Drive in Fort Worth, Texas. The subject property consists of approximately 13,966 square feet of warehouse space and is situated on 1.89 acres of land. Delivered in 2017, the single-tenant asset features Clear Span construction with metal roofing, a clear height ranging between 12' to 25', one grade-level door, three-phase power, and 53 concrete parking spaces. Situated within walking distance of U.S. Route 377 and three miles from Interstate 35 West, the property can easily access the entire Dallas-Fort Worth Metroplex.

The subject property is primely situated in the Northeast Tarrant/Alliance submarket. As one of the market's premier industrial nodes, the submarket contains a massive 85.8 million square feet of industrial space. The submarket is home to Perot Field Fort Worth Alliance Airport, the nation's first airport designated for industrial use that serves as a main hub for air cargo carriers such as FedEx and Amazon. Alliance Airport is part of the largest business park in North Texas, Alliance Texas, a 27,000-acre master-planned mix-use community developed by Hillwood, a subsidiary of the Perot Company. At the start of the new year, 4.1 million square feet of industrial space were under construction as Alliance Texas continues to drive expansion. Despite the rapid increase in supply, asking rents grew by 8.9 percent in 2023. While 340 basis points slower than the previous record year, rent growth still more than doubled the pace of the Consumer Price Index (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

SINGLE-TENANT WAREHOUSE
5600 KROGER DRIVE, FORT WORTH, TX 76244

Number of Suites	1
Number of Buildings	1
Total Square Feet	13,966
Year Built	2017
Lot Size	1.89 Acres
Type of Ownership	Fee Simple
Clear Height	12'-25'
Parking Spaces	53
Parking Surface	Concrete
Building Class	B
Tenancy	Single
Grade Level Doors	1
Construction	Masonry
Type of Lighting	LED
Power	3 Phase
Sprinklers	Wet
Water Source	City
Waste	Sewer
Zoning	Light Industrial
Roof Type	Metal
Age/Condition of Roofs	2017
HVAC Units	2 York 4 JCI Heat Pumps
Age/Condition of HVAC	2017
Market	Dallas Fort Worth
Submarket	NE Tarrant Alliance
Market Vacancy	5.80%

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OFFERING HIGHLIGHTS

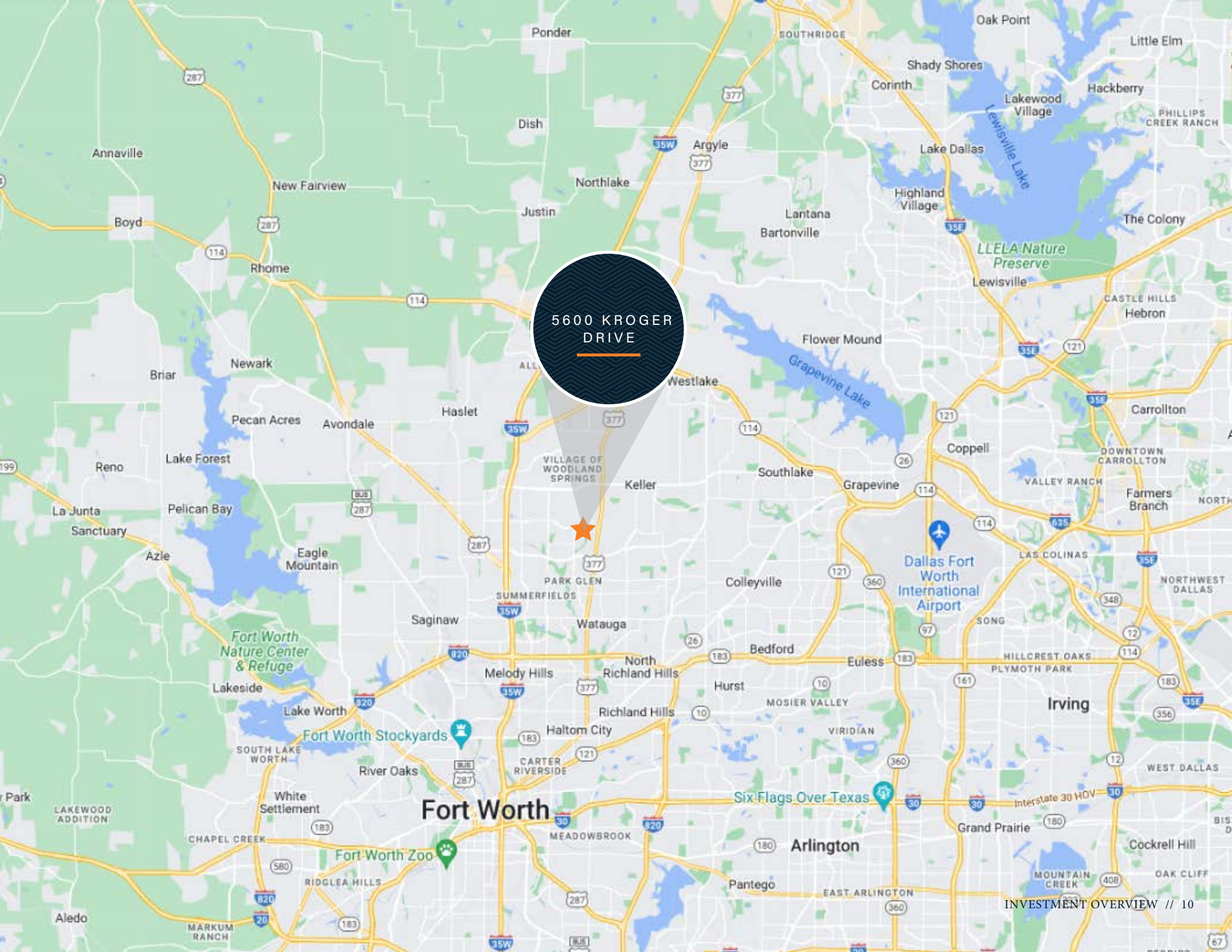
SINGLE-TENANT WAREHOUSE

5600 KROGER DRIVE, FORT WORTH, TX 76244

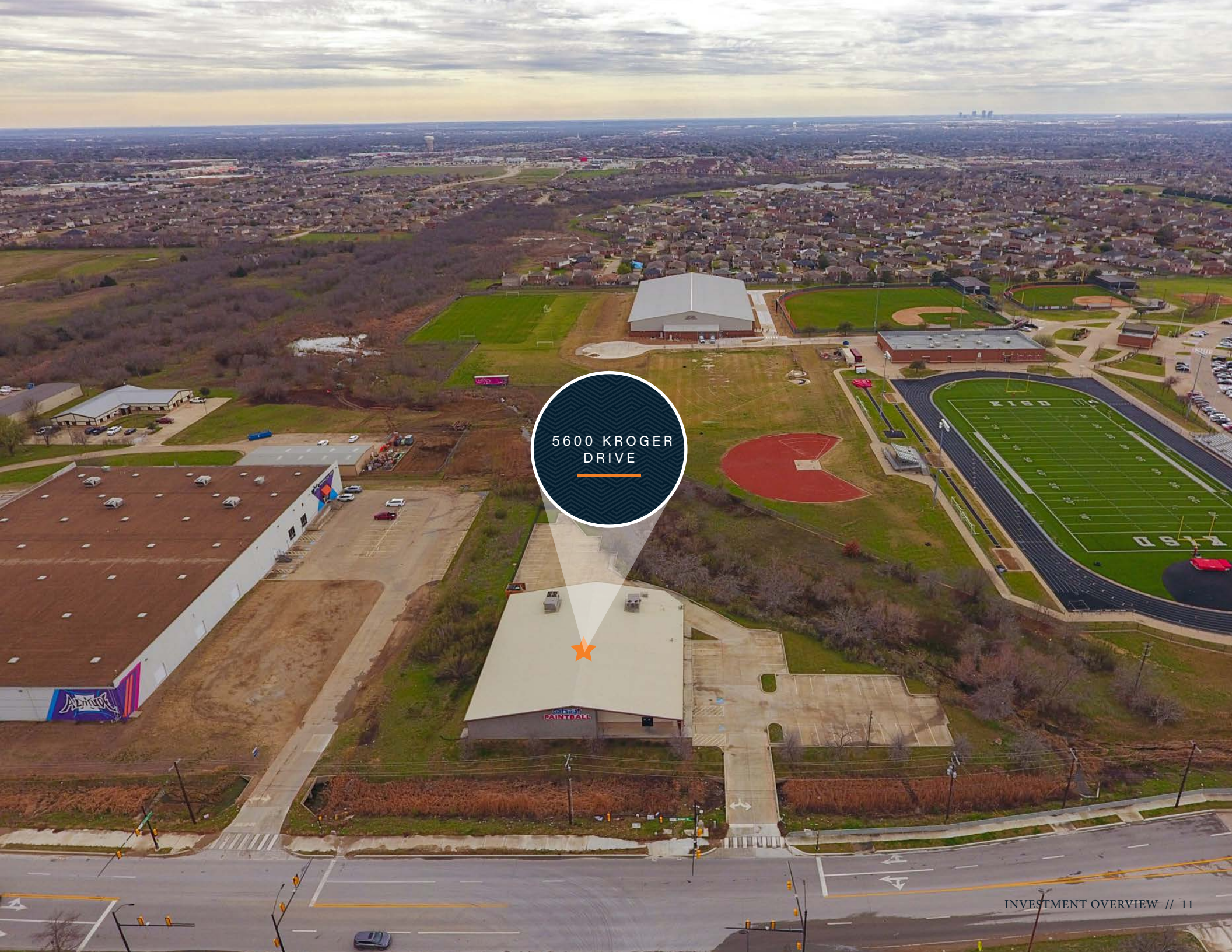
OFFERING PRICE
\$2,100,000

Offering Price	\$2,100,000
Price/SF	\$150.37
Total Square Feet	13,966
Tenancy	Single
Occupancy	0.00%

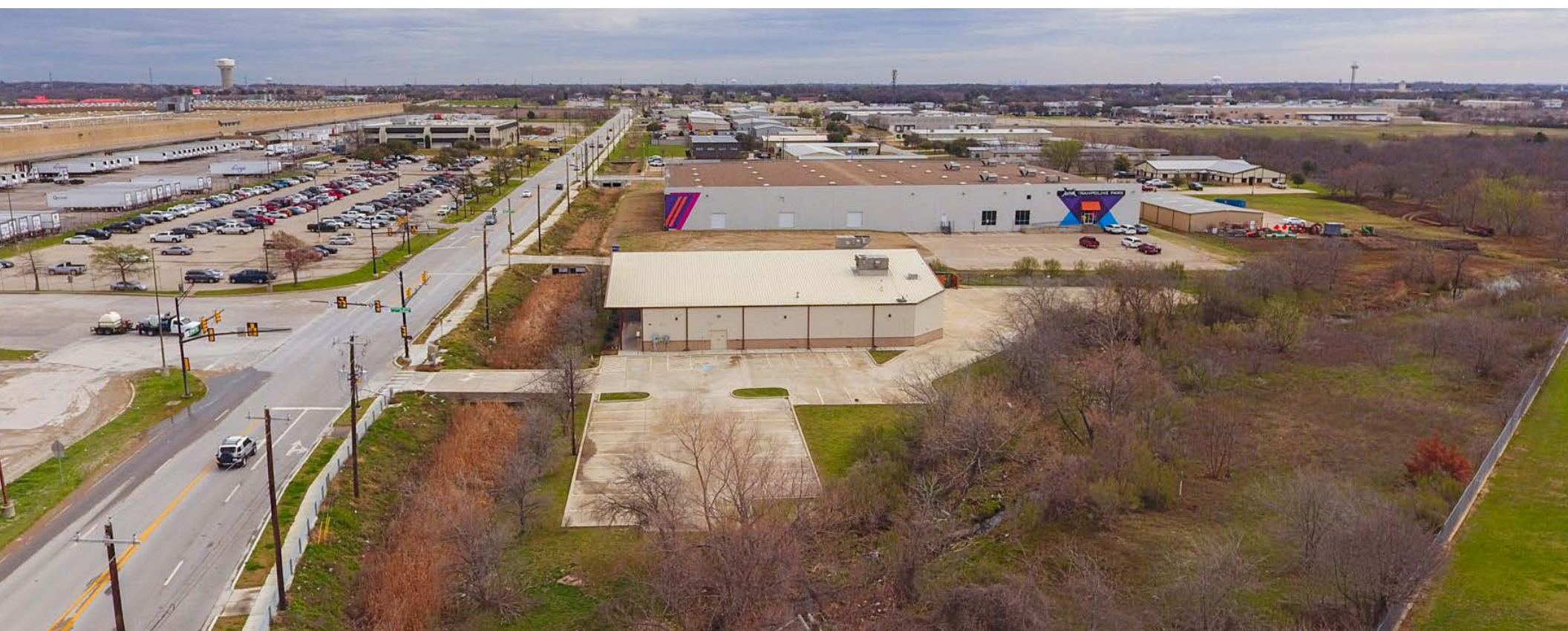
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5600 KROGER
DRIVE



5600 KROGER
DRIVE





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 2023



National platform operating
within the firm's
brokerage offices



\$86.3 billion total
national volume
in 2023



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

.....

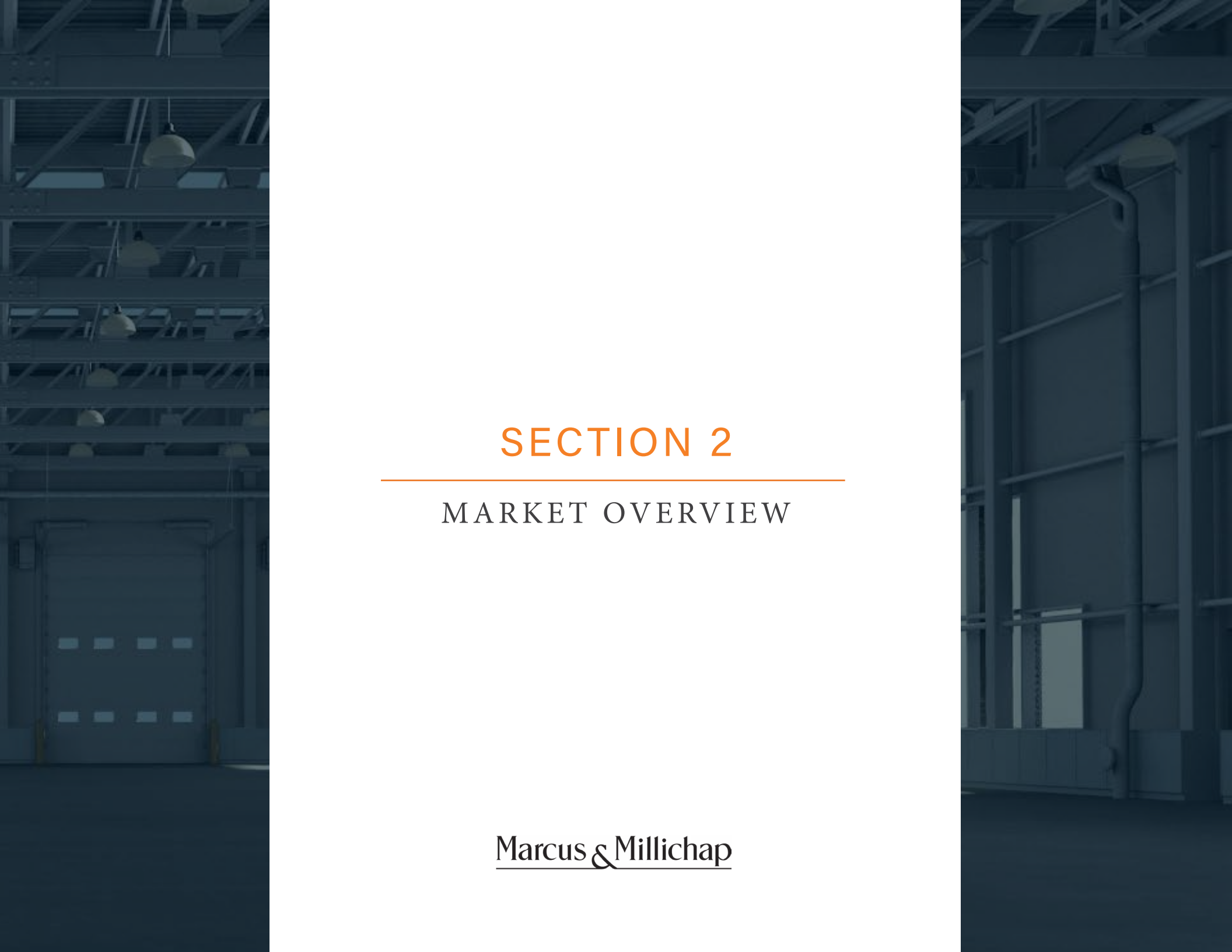
Enhanced control through quickly
identifying potential debt/equity sources,
processing, and closing buyer's
finance alternatives

.....

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

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



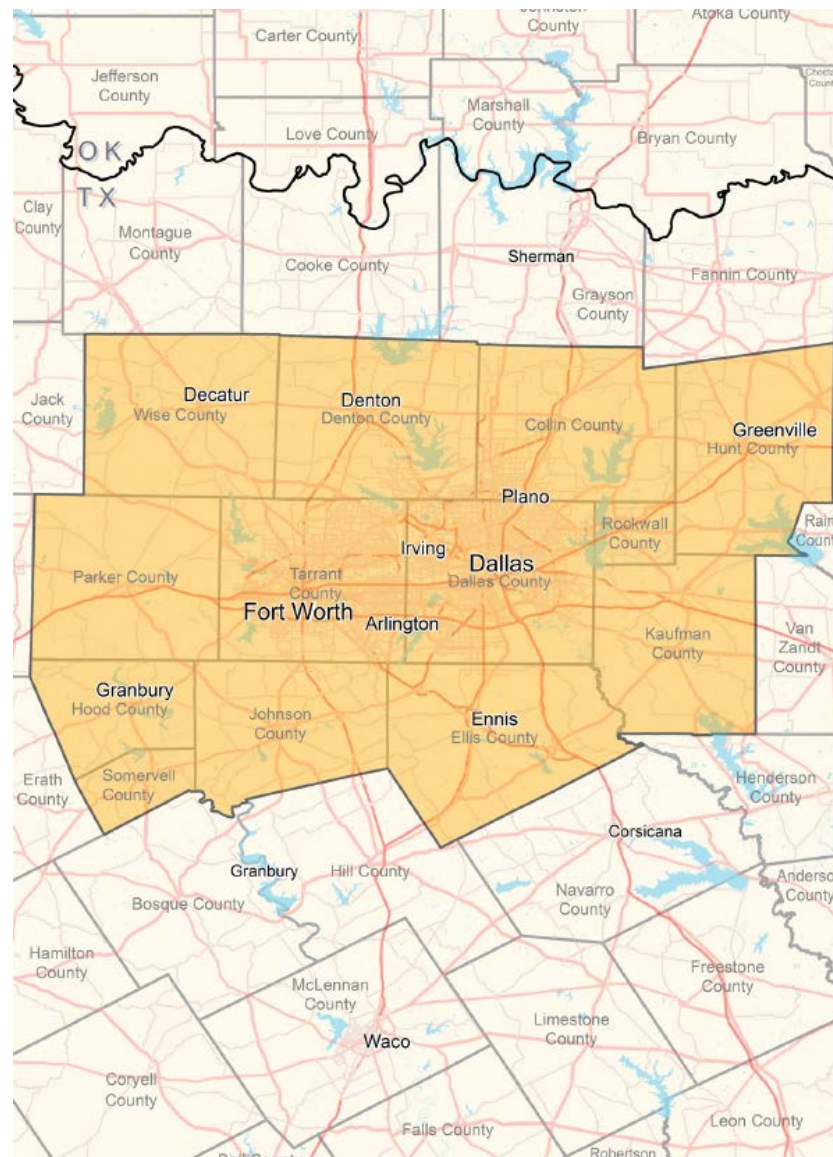
12%
EDUCATION AND
HEALTH SERVICES



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

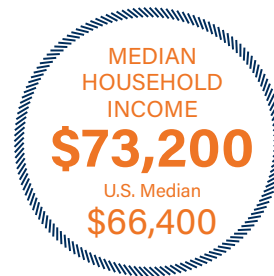
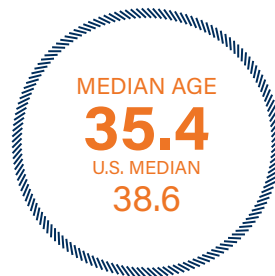
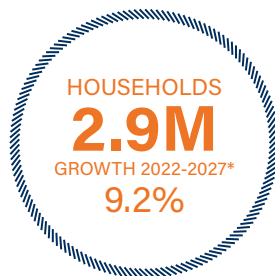
The Metroplex provides residents with an unparalleled lifestyle at a reasonable cost. The region continually ranks high for its affordability, when compared with other large metros. A temperate climate provides ample opportunities for outdoor enthusiasts to enjoy. The region has many golf courses and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



286,773

Total Population
Within 5 miles



48.7%



51.3%



\$128,138

Average Household Income
Within 5 miles



163,238

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	17,699	143,249	315,841
2022 Estimate			
Total Population	15,344	131,619	286,773
2010 Census			
Total Population	11,218	109,182	228,145
2000 Census			
Total Population	1,177	55,254	126,885
Daytime Population			
2022 Estimate	11,932	99,607	230,210
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	5,503	49,127	111,208
2022 Estimate			
Total Households	4,814	44,922	100,526
Average (Mean) Household Size	3.2	3.0	2.9
2010 Census			
Total Households	3,470	36,343	78,792
2000 Census			
Total Households	376	17,800	43,019

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$200,000 or More	10.2%	11.2%	11.0%
\$150,000-\$199,999	17.0%	14.4%	12.2%
\$100,000-\$149,999	29.9%	25.9%	23.8%
\$75,000-\$99,999	17.8%	17.3%	17.7%
\$50,000-\$74,999	12.6%	14.8%	15.8%
\$35,000-\$49,999	4.9%	7.1%	8.5%
\$25,000-\$34,999	3.5%	4.4%	5.1%
\$15,000-\$24,999	2.5%	2.6%	3.2%
Under \$15,000	1.6%	2.3%	2.8%
Average Household Income	\$135,578	\$133,413	\$128,138
Median Household Income	\$109,549	\$102,272	\$95,586
Per Capita Income	\$42,534	\$45,562	\$44,943
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate Total Population	15,344	131,619	286,773
Under 20	39.1%	33.0%	31.6%
20 to 34 Years	18.4%	17.6%	19.0%
35 to 39 Years	9.3%	8.0%	8.0%
40 to 49 Years	15.6%	15.7%	14.9%
50 to 64 Years	12.3%	17.0%	17.1%
Age 65+	5.4%	8.7%	9.4%
Median Age	29.9	34.6	34.6
Population 25+ by Education Level			
2022 Estimate Population Age 25+	8,439	80,576	179,851
Elementary (0-8)	1.6%	1.9%	2.1%
Some High School (9-11)	2.6%	3.3%	3.7%
High School Graduate (12)	18.1%	19.4%	20.8%
Some College (13-15)	23.5%	23.7%	24.2%
Associate Degree Only	8.0%	8.3%	8.4%
Bachelor's Degree Only	32.9%	31.1%	29.1%
Graduate Degree	13.3%	12.3%	11.8%
Travel Time to Work			
Average Travel Time to Work in Minutes	33.0	32.0	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.
- 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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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

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