

Marcus & Millichap
TAG INDUSTRIAL GROUP

377 SAVAGE LANE

ALEDO, TX 76008

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

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Marcus & Millichap
TAG INDUSTRIAL GROUP

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ALEDO, TX 76008

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The background of the slide is a dark, blue-toned photograph of an industrial interior. It shows a series of overhead industrial lights hanging from a metal framework. In the lower left, there is a large, closed industrial door with several small, rectangular windows. The overall atmosphere is industrial and modern.

SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- 19,000-Square-Foot Warehouse/Manufacturing Asset Situated on 4.0 Acres
- Features +/- 3.3 Acres of IOS, Eight Grade-Level Doors, and 16'-20' Clear Height
- Above-Market 8.8% Cap Rate | Fully Leased Through 11/2027 with Five-Year Renewal Options
- Anchoring Tenant, WeatherShield Roofing, Provides Commercial/Residential Roofing and Maintenance
- Parker County Submarket Rents Offer 28% Premium Over Market Average

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 377 Savage Lane in Aledo, Texas, anchored by WeatherShield Roofing. The subject property consists of approximately 19,000 square feet of warehouse and manufacturing space and is situated on 4.0 acres of land. Delivered in 2017, the multi-tenant asset features a clear height of 16' to 20', eight grade-level doors, 3,500 square feet of modern office space, metal roofing, three HVAC units, and three-phase power. With a building-to-land ratio of 11 percent, the property has roughly 3.3 acres of industrial outdoor storage space. Located within a 10-minute drive to Interstate 20, the property has proximate access to a major thoroughfare that runs through the Dallas-Fort Worth metroplex.

This sale offers investors an opportunity to acquire a fully leased asset at an above-market cap rate of 8.8 percent. The two tenants, WeatherShield Roofing and M3 Disposal, are signed to leases expiring in November 2027 that can be renewed for five years with 3.0 percent annual rent escalations. WeatherShield Roofing, which occupies about 95 percent of the property, is signed to a triple-net lease and is responsible for total property operating expenses, minimizing landlord responsibilities. In business for 20 years, WeatherShield Roofing provides roofing products, installation services, and maintenance to residential and commercial properties in the metro area.

The subject property is located in Parker County, a relatively small submarket containing 6 million square feet of industrial space. During the second quarter of 2024, the vacancy rate rose to 6.8 percent, up 2.5 percentage points year-over-year. After posting a strong year in 2023, net absorption in Parker County has trended in negative territory in 2024 as new deliveries slow. Rent growth has slowed to 6.9 percent but remains well ahead of the annual increase in the Consumer Price Index. With an average asking rent of \$12.50, landlords in Parker County enjoy a 28 percent premium over the market average (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

377 SAVAGE LANE,
ALED0, TEXAS 76008

Number of Suites	1
Number of Buildings	1
Total Square Feet	19,000
Warehouse Square Feet	15,500
Office Square Feet	3,500
Office Ratio	18.42%
Year Built	2017
Lot Size	4.00 Acres
Type of Ownership	Fee Simple
Clear Height	16'-20'
Parking Surface	Asphalt
Building Class	B
Tenancy	Multi
Grade-Level Doors	8
Construction	Metal
Power	3 Phase
Zoning	Industrial
Roof Type	Metal
Age/Condition of Roofs	2017
HVAC Units	3
Age/Condition of HVAC	2017
Market	TX-Dallas/Fort Worth
Submarket	Parker County
Submarket Vacancy	6.50%

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OFFERING HIGHLIGHTS

377 SAVAGE LANE

ALEDO, TX 76008

OFFERING PRICE	CAP RATE	PRO-FORMA CAP RATE
\$3,100,000	8.80%	9.14%
Offering Price		\$3,100,000
Cap Rate		8.80%
Pro-Forma Cap Rate		9.14%
Price/SF		\$163.16
Total Square Feet		19,000
Rental Rate		\$9.62
Lease Type		Triple-Net (NNN)
Lease Term		3+ Years
Rental Increases		3% Annual Increases
Tenancy		Multi
Occupancy		100.00%

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RENT ROLL

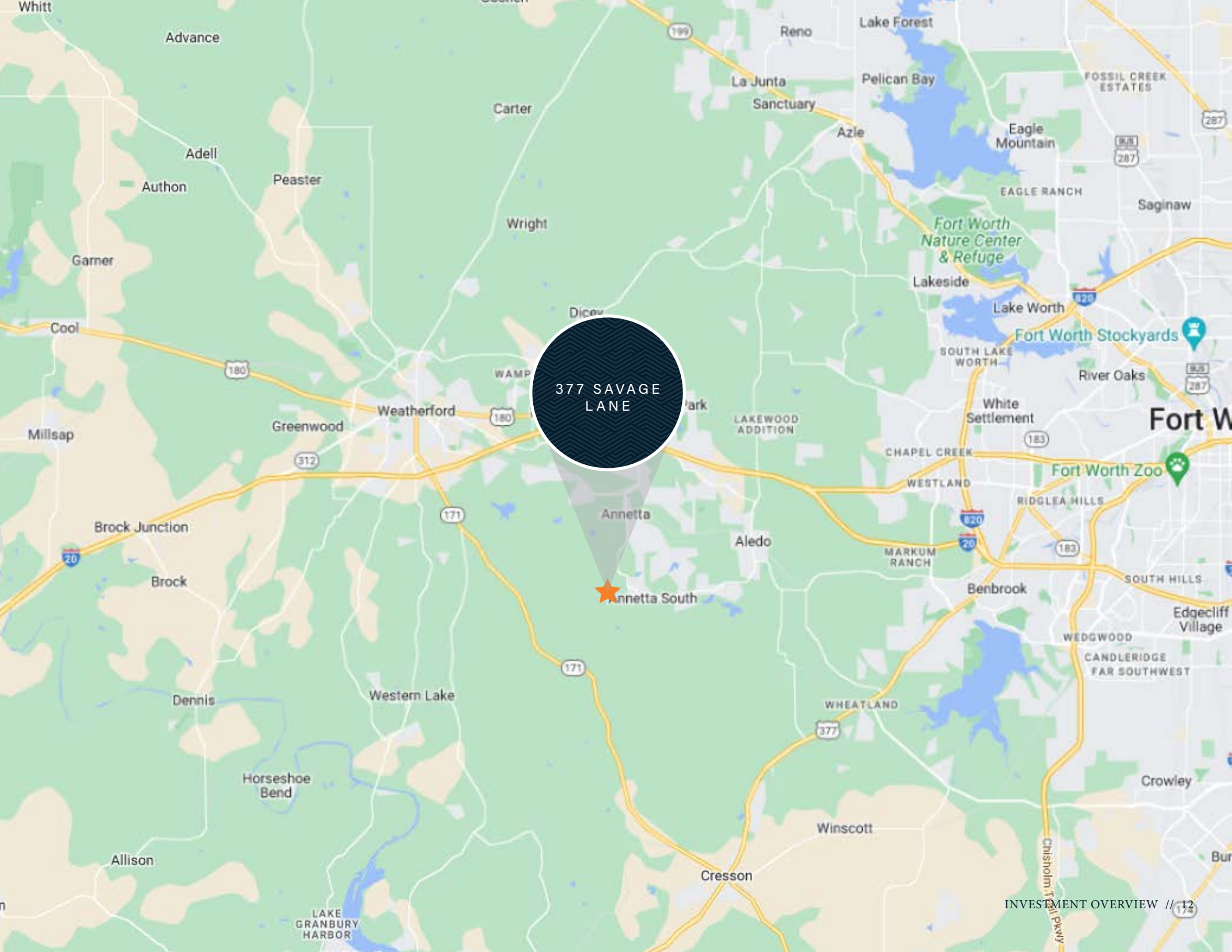
Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes on	Rent Increase	Lease Type	Renewal Options and Option Year Rental Information
WeatherShield Roofing	0	26,800	94.7%	12/1/22	11/30/27	\$8.31	\$18,566	\$222,789	\$229,473	Nov-2025	3.00%	NNN	5-Year Renewal, 3% Annual Bumps
M3 Disposal	IOS/Office	1,500	5.3%	12/1/22	11/30/27	\$32.96	\$4,120	\$49,440	\$50,923	Nov-2025	3.00%	Gross	5-Year Renewal, 3% Annual Bumps
Total		28,300				\$9.62	\$22,686	\$272,229	\$280,396				
Occupied Tenants: 2				Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%					
Total Current Rents: \$22,686						Occupied Current Rents: \$22,686		Unoccupied Current Rents: \$0					

Weathershield Roofing Leases 26,800 Square Feet Total. Square Footage Consists of 17,500 SF of Office/Warehouse Plus the Canopy Coverage Outside Storage. M3 Disposal Uses 1,500 Square Feet of Office Space. Cap Rate Based Off NOI Increase in November 2024*

OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF
Scheduled Base Rental Income	272,229	9.62	280,396	9.91
Expense Reimbursement Income				
Net Lease Reimbursement				
Insurance	6,270	0.22	10,000	0.35
Real Estate Taxes	27,312	0.97	30,528	1.08
Total Reimbursement Income	\$33,582	101.6%	\$40,528	108.0%
Effective Gross Revenue	\$305,811	\$10.81	\$320,924	\$11.34

Operating Expenses	Current	Per SF	Pro Forma	Per SF
Insurance	5,497	0.19	7,000	0.25
Real Estate Taxes	27,572	0.97	30,528	1.08
Total Expenses	\$33,069	\$1.17	\$37,528	\$1.33
Expenses as % of EGR	10.8%		11.7%	
Net Operating Income	\$272,742	\$9.64	\$283,396	\$10.01



377 SAVAGE
LANE



377 SAVAGE
LANE



TENANT SUMMARY

“To provide a best-in-class service and product to our customers.”

TENANT

WeatherShield Roofing

HEADQUARTERS

Aledo, TX

DATE FOUNDED

2003

www.weathershieldroofs.com



As a subsidiary of Roofing Corp of America, WeatherShield Roofing provides roofing products, installation services, and maintenance to residential and commercial properties in the Dallas-Fort Worth metroplex. WeatherShield Roofing specializes in repairing storm-damaged roofs, employing a team of specialists trained in storm inspection and knowledgeable about insurance claims related to hail, wind, rain, and fire damages. However, WeatherShield Roofing is not the typical “storm-chasing” roof repair company but is customer-focused, offering roof inspections and preventative maintenance. The company’s machine shop is fully equipped with a Schechtl Max 3100 Automated Folding machine and a Schechtl Shearing machine, enabling the company to make a variety of flashing, coping, gutter, downspouts, and other various trim pieces to fit any application. The company also maintains a full line of standing seam metal forming machines to custom form roof panels. Metal fabrication is done in-house requiring no sub-contractor to provide complete roof systems. WeatherShield Roofing uses the highest-quality materials, along with proven techniques to deliver expert roofing solutions for their clients (WeatherShield Roofing).

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

.....



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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 was forecasted 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



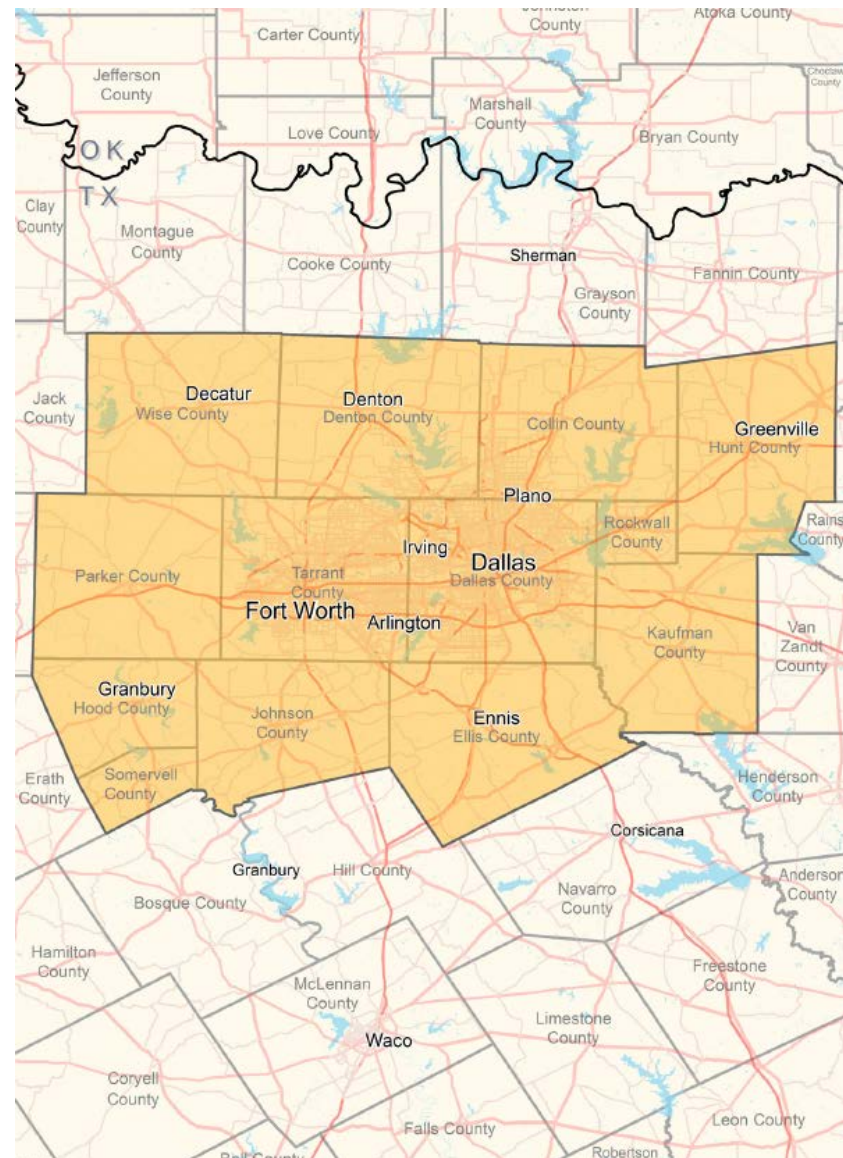
12%
EDUCATION AND
HEALTH SERVICES



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

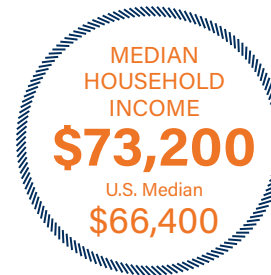
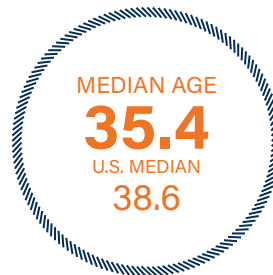
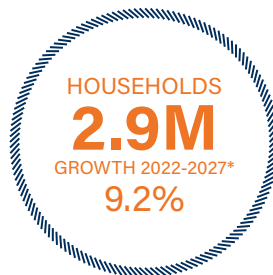
The Metroplex provides residents with an unparalleled lifestyle at a reasonable cost. The region continually ranks high for its affordability, when compared with other large metros. A temperate climate provides ample opportunities for outdoor enthusiasts to enjoy. The region has many golf courses and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



13,250

Total Population
Within 5 Miles



50.6%



49.4%



\$166,921

Average Household Income
Within 5 Miles



7,481

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	660	5,658	13,827
2023 Estimate			
Total Population	631	5,407	13,250
2020 Census			
Total Population	654	5,465	13,223
2010 Census			
Total Population	474	3,919	9,877
Daytime Population			
2023 Estimate	416	3,977	10,269
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	206	1,768	4,540
2023 Estimate			
Total Households	197	1,689	4,344
Average (Mean) Household Size	3.0	3.1	3.0
2020 Census			
Total Households	190	1,637	4,217
2010 Census			
Total Households	148	1,227	3,214

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	28.5%	24.7%	21.9%
\$150,000-\$199,999	16.3%	16.7%	15.0%
\$100,000-\$149,999	27.3%	28.0%	27.0%
\$75,000-\$99,999	9.6%	10.0%	11.3%
\$50,000-\$74,999	9.8%	9.7%	11.2%
\$35,000-\$49,999	4.2%	5.0%	5.4%
\$25,000-\$34,999	1.0%	1.6%	2.6%
\$15,000-\$24,999	1.4%	1.8%	2.6%
Under \$15,000	2.1%	2.5%	3.0%
Average Household Income	\$189,312	\$179,192	\$166,921
Median Household Income	\$136,998	\$132,184	\$121,948
Per Capita Income	\$59,034	\$55,987	\$54,721
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate Total Population	631	5,407	13,250
Under 20	27.6%	31.1%	30.8%
20 to 34 Years	12.4%	12.8%	13.4%
35 to 39 Years	6.4%	6.3%	6.5%
40 to 49 Years	16.0%	15.6%	15.0%
50 to 64 Years	24.9%	22.6%	22.2%
Age 65+	12.7%	11.5%	12.1%
Median Age	42.5	39.8	39.5
Population 25+ by Education Level			
2023 Estimate Population Age 25+	426	3,443	8,480
Elementary (0-8)	1.1%	1.1%	1.4%
Some High School (9-11)	1.7%	2.7%	3.2%
High School Graduate (12)	16.2%	15.9%	17.5%
Some College (13-15)	18.5%	18.1%	18.8%
Associate Degree Only	7.0%	8.1%	9.4%
Bachelor's Degree Only	38.4%	36.3%	33.2%
Graduate Degree	17.0%	17.7%	16.3%
Travel Time to Work			
Average Travel Time to Work in Minutes	35.0	34.0	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

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- 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
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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.

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
ADAM ABUSHAGUR	661916	ADAM.ABUSHAGUR@MARCUSMILLICHAP.COM	972-755-5223
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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ALEDO, TX 76008

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