

# NON-ENDORSEMENT & DISCLAIMER NOTICE

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

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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.



OFFICES THROUGHOUT THE U.S. AND CANADA www.marcusmillichap.com

# 2323 TIN TOP ROAD

WEATHERFORD, TX 76087

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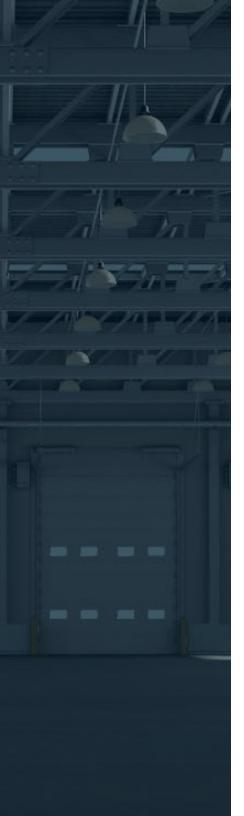
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Marcus & Millichap





# **SECTION 1**

INVESTMENT OVERVIEW

Marcus & Millichap



- Three-Building 33,000-Square-Foot Industrial Property Situated on 3.7 Acres
  - Features 33 Suites, 33 Grade-Level Doors, and 12'-16' Clear Heights
  - Fully-Leased Asset with Proximity to Downtown Fort Worth via I-20
- Below-Market Short-Term Leases Offering Value-Add Opportunity with Seller Financing
  - Average Submarket Rent of \$12.60 Per Square Foot and 5.7% Rent Growth

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 2323 Tin Top Road in Weatherford, Texas. The subject property consists of approximately 33,000 square feet of industrial space and is situated on 3.7 acres of land. The three-building asset features 33 suites, 33 grade-level doors, a clear height between 12' and 16', 50 parking spaces, and heavy three-phase power. Located along Interstate 20, the property sits 29 miles from Downtown Fort Worth. As of September 2024, the property was fully occupied with month-to-month modified gross leases in place. With a below-market average rent of \$7.69 per square foot, the short-term leased asset offers investors a value-add opportunity with the option of seller financing.

The subject property is situated within Parker County, a relatively small submarket containing 6.1 million square feet of industrial space. During the third quarter of 2024, the vacancy rate rose 20 basis points to 6.5 percent as net absorption dipped into negative territory. The increase in availability put further pressure on rents as the annual growth rate slowed to 5.7 percent in Q3, pushing the average asking rent to about \$12.60 per square foot. Only 112,000 square feet of industrial space was under construction, representing just 1.8 percent of inventory. With new supply limited, vacancies and rents will largely be impacted by demand for the foreseeable future (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-

## 2323 TIN TOP ROAD, WEATHERFORD, TX 76087

Number of Suites	33
Number of Buildings	3
Total Square Feet	33,000 SF
Year Built	2004
Lot Size	3.70 Acres
Type of Ownership	Fee Simple
Clear Height	12'-16'
Parking Spaces	50
Parking Surface	Asphalt
Building Class	С
Tenancy	Multi-Tenant
Grade Level Doors	33
Construction	Metal
Power	100 Amp/ 220-3 Phase
Type of Lighting	Fluorescent
Zoning	Industrial
Roof Type	Metal
Age/Condition of Roofs	Good Condition
Market	TX-Dallas/Fort Worth
Submarket	Parker County
Submarket Vacancy	6.50%





# 2323 TIN TOP ROAD

WEATHERFORD, TX 76087

OFFERING PRICE

CAP RATE

PRO FORMA CAP RATE

\$3,200,000

6.84%

10.50%

Offering Price	\$3,200,000
Cap Rate	6.84%
Pro Forma Cap Rate	10.50%
Pro Forma Cash-on-Cash	17.24%
Price/SF	\$96.97
Total Square Feet	33,000
Rental Rate	\$7.69
Lease Type	Modified Gross
Lease Term	Month-to-Month
Tenancy	Multi
Occupancy	100.00%

# SELLER FINANCE REQUIREMENT

LTV	75%
Interest Rate	5.50%
Term (Years)	20 Years
Amortization Period	20 Years
Down Payment	\$800,000 (25%)

# RENT ROLL-

Tenant Name	Suite	Square	% Bldg	Lease		Annual Rent per	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Rent Increase	Lease
A2ZDoneRight	1 Unit	1,000	Share 3.0%	Comm. 4/1/24	Exp. M-T-M	Sq. Ft. \$8.40	\$700	\$8,400	\$12,000	42.86%	Type  Modified Gross
Beau Bradbury	1 Unit	1,000	3.0%	5/1/11	M-T-M	\$7.80	\$650	\$7,800	\$12,000	53.85%	Modified Gross
Global Resource Products	10 Units	10,000	30.3%	6/1/06	M-T-M	\$8.10	\$6,750	\$81,000	\$90,000	11.11%	Modified Gross
Heritage Machine	3 Units	3,000	9.1%	1/10/05	M-T-M	\$6.00	\$1,500	\$18,000	\$27,000	50.00%	Modified Gross
Heritage Home Medical Equipment	1 Unit	1,000	3.0%	10/1/19	M-T-M	\$8.40	\$700	\$8,400	\$12,000	42.86%	Modified Gross
Noel Hernandez	1 Unit	1,000	3.0%	7/11/12	M-T-M	\$8.40	\$700	\$8,400	\$12,000	42.86%	Modified Gross
JM87 Construction	1 Unit	1,000	3.0%	4/1/22	M-T-M	\$8.40	\$700	\$8,400	\$12,000	42.86%	Modified Gross
Legends Landscape	1 Unit	1,000	3.0%	11/12/22	M-T-M	\$7.20	\$600	\$7,200	\$12,000	66.67%	Modified Gross
David Linfoot	1 Unit	1,000	3.0%	4/1/23	M-T-M	\$8.40	\$700	\$8,400	\$12,000	42.86%	Modified Gross
Lone Star Mechanical	1 Unit	1,000	3.0%	10/1/16	M-T-M	\$8.40	\$700	\$8,400	\$12,000	42.86%	Modified Gross
William Morris	2 Units	2,000	6.1%	4/1/15	M-T-M	\$7.20	\$1,200	\$14,400	\$18,000	25.00%	Modified Gross
Gene Patton	1 Unit	1,000	3.0%	11/15/06	M-T-M	\$7.20	\$600	\$7,200	\$12,000	66.67%	Modified Gross
Steve Pennington	1 Unit	1,000	3.0%	6/1/21	M-T-M	\$7.20	\$600	\$7,200	\$12,000	66.67%	Modified Gross
Trimble Electric	2 Units	2,000	6.1%	9/1/19	M-T-M	\$7.20	\$1,200	\$14,400	\$18,000	25.00%	Modified Gross
Kerry White	1 Unit	1,000	3.0%	1/1/20	M-T-M	\$8.40	\$700	\$8,400	\$12,000	42.86%	Modified Gross
Mike Wilds	1 Unit	1,000	3.0%	3/20/17	M-T-M	\$7.80	\$650	\$7,800	\$12,000	53.85%	Modified Gross
Hughes 3 Coyotes, LLC	1 Unit	1,000	3.0%	10/1/24	M-T-M	\$8.40	\$700	\$8,400	\$12,000	42.86%	Modified Gross
Jon Yaunke	3 Units	3,000	9.1%	9/15/11	M-T-M	\$7.20	\$1,800	\$21,600	\$27,000	25.00%	Modified Gross
Total		33,000				\$7.69	\$21,150	\$253,800	\$336,000		
		Occupied	Tenants: 18	Unoccupie	ed Tenants: 0	Occupied GLA: 100.00%		Unoccupied GLA:	0.00%		
			To	otal Current Re	Current Rents: \$21,150 Occupie		Rents: \$21,150	Unoccupied Curre	nt Rents: \$0		

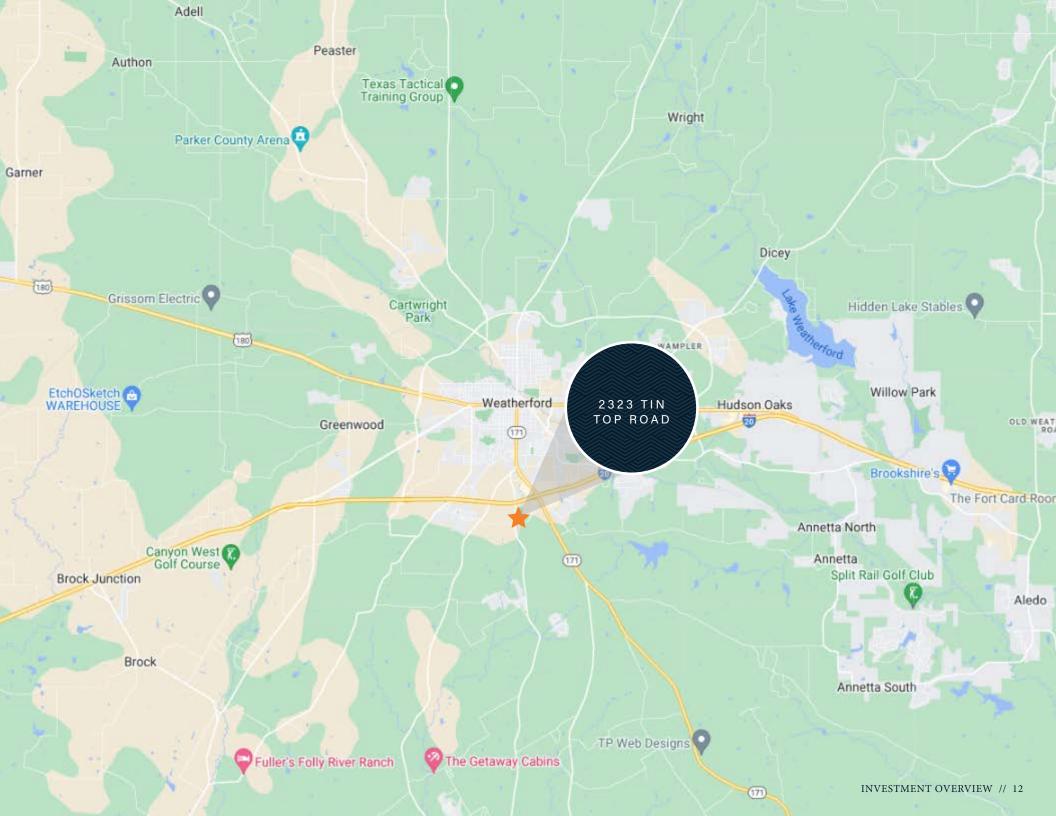
Rents are based off of currnet invoices paid by tenant to landlord. Tenants pay for all utilities besides water.



Income	Current		Per SF	Pro Forma	Per SF	
Scheduled Base Rental Income	253,800		7.69	336,000	10.18	
Expense Reimbursement Income  Net Lease Reimbursement						
CAM	9,660		0.29	10,440	0.32	
Insurance	0		0.00	14,500	0.44	
Real estate Taxes	0		0.00	19,700	0.60	
Total Reimbursement Income	\$9,660	21.6%	\$0.29	\$44,640	100.0% \$1.35	
Effective Gross Revenue	\$263,460		\$7.98	\$380,640	\$11.53	

Operating Expenses	Current	Per SF	Pro Forma	Per SF
Electric	1,620	0.05	1,620	0.05
Trash Removal	7,020	0.21	7,020	0.21
Water	780	0.02	780	0.02
Landscaping	1,020	0.03	1,020	0.03
Insurance	14,500	0.44	14,500	0.44
Real Estate Taxes	19,700	0.60	19,700	0.60
Total Expenses	\$44,640	\$1.35	\$44,640	\$1.35
Expenses as % of EGR	16.9%		11.7%	
Net Operating Income	\$218,820	\$6.63	\$336,000	\$10.18













## 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

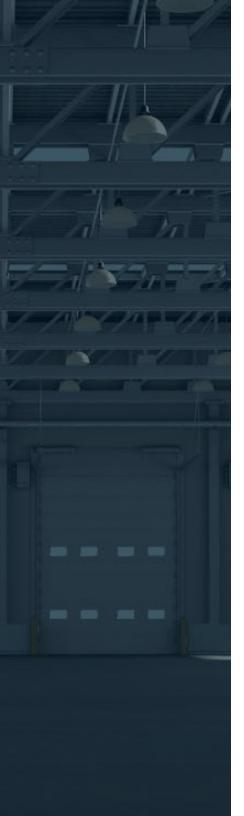
# WHY MMCC?

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



# 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



### **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



### **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

All Hallen and Market and Market

LESS THAN

4

HOURS OF FLIGHT
TIME TO EAST OR
WEST COASTS

### **QUALITY OF LIFE**

All Hallen and Market and Market

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.



### **DEMOGRAPHICS**

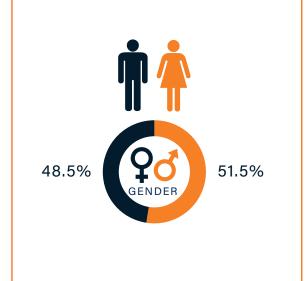
Roughly 679,400 new people are expected through 2027, fueled by robust job growth, natural increases and north-to-south migration. The Metroplex is projected to add 266,800 households during the same period, generating the need for additional housing options. A younger population resides in the Metroplex, 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.

7.9 M GROWTH 2022-2027\* HOUSEHOLDS
2.9 M
GROWTH 2022-2027\*
9.2%

35.4 U.S. MEDIAN 38.6 MEDIAN HOUSEHOLD INCOME \$73,200











# DEMOGRAPHICS-

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	870	23,597	39,353
2023 Estimate			
Total Population	815	22,329	37,086
2020 Census			
Total Population	795	22,169	36,019
2010 Census			
Total Population	598	18,029	30,378
Daytime Population			
2023 Estimate	1,141	33,157	44,866
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	363	9,617	15,391
2023 Estimate			
Total Households	340	9,093	14,484
Average (Mean) Household Size	2.4	2.4	2.5
2020 Census	-		
Total Households	327	8,781	13,935
2010 Census			

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	9.8%	6.5%	6.7%
\$150,000-\$199,999	8.0%	6.9%	6.9%
\$100,000-\$149,999	20.7%	17.0%	17.2%
\$75,000-\$99,999	11.6%	11.3%	12.0%
\$50,000-\$74,999	17.5%	19.0%	18.6%
\$35,000-\$49,999	11.6%	11.6%	11.5%
\$25,000-\$34,999	6.2%	8.6%	8.6%
\$15,000-\$24,999	6.4%	8.3%	8.2%
Under \$15,000	8.1%	10.8%	10.4%
Average Household Income	\$109,223	\$91,102	\$92,207
Median Household Income	\$75,313	\$64,243	\$65,360
Per Capita Income	\$45,809	\$37,582	\$36,383
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age	'		
2023 Estimate Total Population	815	22,329	37,086
Under 20	24.7%	25.5%	26.9%
20 to 34 Years	19.3%	20.6%	20.2%
35 to 39 Years	6.7%	7.0%	7.3%
40 to 49 Years	10.9%	11.2%	11.6%
50 to 64 Years	18.5%	17.4%	17.2%
Age 65+	19.8%	18.3%	16.8%
Median Age	39.4	37.7	36.9
Population 25+ by Education Level			
2023 Estimate Population Age 25+	566	15,343	25,019
Elementary (0-8)	2.8%	4.5%	4.6%
Some High School (9-11)	4.2%	6.6%	7.2%
High School Graduate (12)	25.7%	27.5%	28.6%
Some College (13-15)	23.4%	23.7%	23.6%
Associate Degree Only	11.8%	11.5%	11.0%
Bachelor's Degree Only	21.3%	17.1%	16.4%
Graduate Degree	10.8%	9.1%	8.5%
Travel Time to Work			
Average Travel Time to Work in Minutes	28.0	27.0	28.0





### 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.

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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.

#### 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.

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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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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Init	ials		_

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