

Marcus & Millichap
TAG INDUSTRIAL GROUP

2401 NORTH HIGHWAY 287

MANSFIELD, TX 76063

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

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap
TAG INDUSTRIAL GROUP

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SECTION 2

Market Analysis • Demographic Analysis

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

- Vacant 34,200-Square-Foot Industrial Flex Asset Situated on 3.57 Acres
- Features Grade-Level Access, Recent Exterior Improvements, and Ample Parking
- Frontage Along U.S. Highway 287 with Quick Access to Highway 360 and I-20
- Immediately Available for Owner Use or Lease-up Opportunity at Attractive Price/Square Feet
- 4.2% Vacancy Rate Among Comparable Properties Under 50,000 Square Feet

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 2401 North Highway 287 (Frontage Road), in Mansfield, Texas.

The subject property consists of approximately 34,200 square feet of industrial flex space and is situated on 3.57 acres of land. The single-tenant asset features a clear height of 16', one grade-level door, metal construction, 10 HVAC units, and 20 parking spaces. Renovated in 2021, the property façade has been improved to increase curb appeal. With high visibility along Mansfield's major thoroughfare, the property also has proximate access to Interstate 20 and Texas State Highway 360. For sale as vacant, the property is available for immediate owner use or as a lease-up opportunity. At \$105 per square foot, investors can acquire this asset below replacement costs.

The subject property is located in the mid-sized Mansfield submarket, containing 10.9 million square feet of industrial space. In the 12 months through the first quarter of 2025, net absorption remained positive, just above the decade's average at more than 263,000 square feet. However, during that time span, net deliveries increased by just over 920,000 square feet. As a result, the vacancy rate in Mansfield increased by 380 basis points year-over-year to 9.3 percent in Q1. However, among comparable properties under 50,000 square feet, the vacancy rate actually dropped by -340 basis points to 4.2 percent in Q1. Nonetheless, the additional availability across Mansfield put pressure on rent growth as the annual rate decelerated to 4.9 percent in Q1 from 8.0 percent a year earlier. With only about 318,000 square feet under construction, representing 2.9 percent of inventory, the good news is that supply will have less of an impact on vacancies and rents going forward (CoStar).

The Dallas-Fort Worth metroplex is the fourth-most populous metro in the nation, with a total of 8.1 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 nearly 980,000 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 (Marcus & Millichap).

PROPERTY DETAILS

2401 NORTH HIGHWAY 287, MANSFIELD, TX 76063

Number of Suites	1
Number of Buildings	1
Total Square Feet	34,200 SF
Year Built	1983
Lot Size	3.57 Acres
Clear Height	16'
Parking Spaces	20
Parking Surface	Concrete
Building Class	C
Tenancy	Single-Tenant
Grade Level Doors	1
Construction	Metal
Zoning	C-2
Market	TX-Dallas/Fort Worth
Submarket	Mansfield



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OFFERING HIGHLIGHTS

2401 NORTH HIGHWAY 287

MANSFIELD, TX 76063

OFFERING PRICE
\$3,750,000

Offering Price	\$3,750,000
Price/SF	\$109.65
Total Square Feet	34,200
Tenancy	Single
Occupancy	Vacant

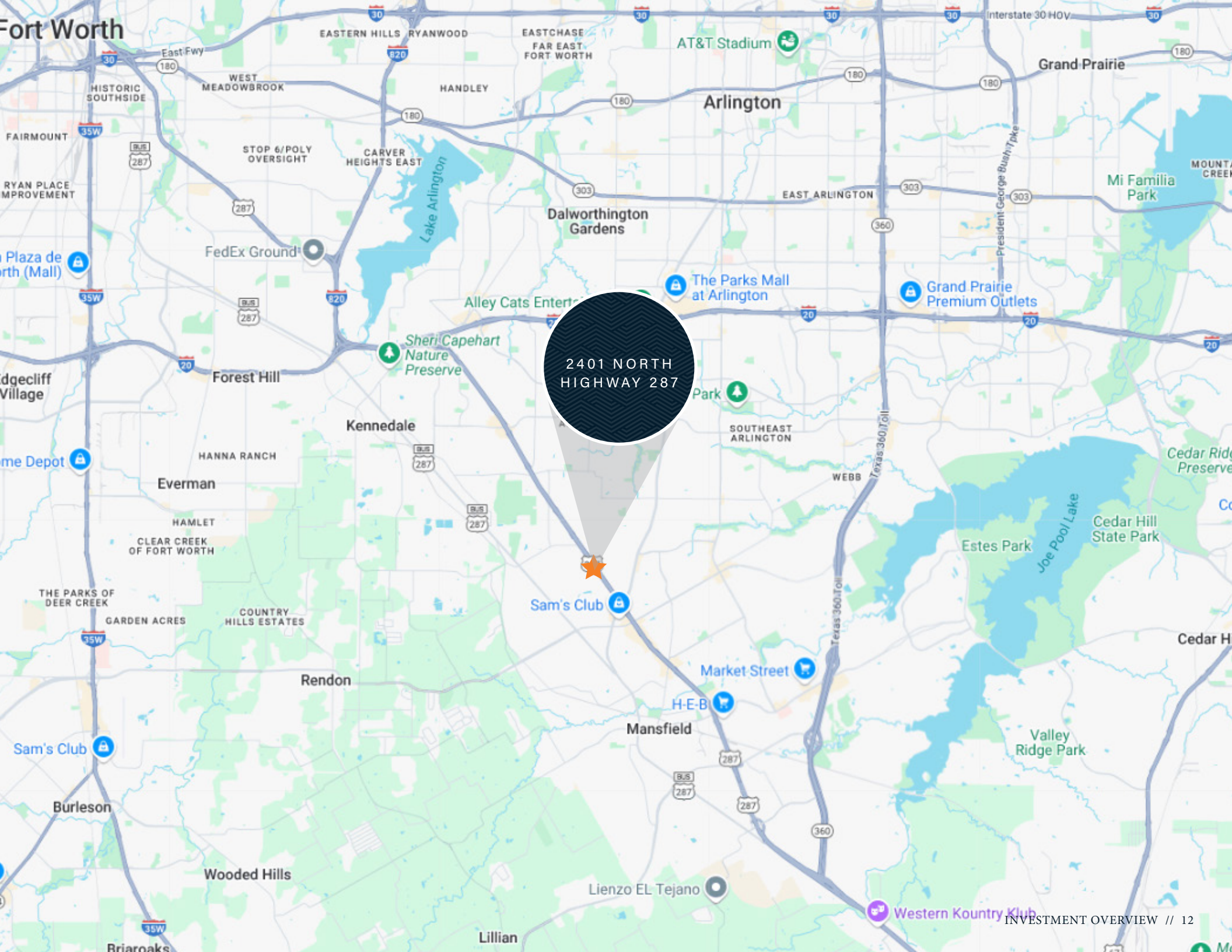
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RENT ROLL

Tenant Name	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year
			Comm.	Exp.				
Vacant	34,200	100.0%	N/A	N/A	\$0.00	\$0.00	\$0.00	\$307,800
Total	34,200				\$0.00	\$0.00	\$0.00	\$307,800
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	307,800		9.00
Expense Reimbursement Income						
Net Lease Reimbursement						
Total Reimbursement Income	\$0	0.0%	\$0.00	\$33,140	100.0%	\$0.97
Effective Gross Revenue	\$0		\$0.00	\$340,940		\$9.97
Operating Expenses	Current		Per SF	Pro Forma		Per SF
Insurance	11,813		0.35	11,813		0.35
Real Estate Taxes	21,327		0.62	21,327		0.62
Total Expenses	\$33,140		\$0.97	\$33,140		\$0.97
Expenses as % of EGR	0.0%			9.7%		
Net Operating Income	-\$33,140		(\$0.97)	\$307,800		\$9.00



2401 NORTH
HIGHWAY 287



2401 NORTH
HIGHWAY 287



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.



1,249 Financing
Transactions
in 2024



National platform operating
within the firm's
brokerage offices



\$6.7 billion total
national volume
in 2024



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 hanging industrial lamps. The lighting is dim, creating a moody atmosphere. The structure appears to be a factory or a large warehouse with complex piping and structural elements.

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 7.8 million residents. It is composed of 13 counties, stretching nearly 10,000 square miles. The core cities of Dallas and Fort Worth house approximately 1.3 million and 935,000 residents, respectively. Strong corporate relocations and the resulting job gains continue to draw new residents to the region, which has added more than 625,000 people over the past five years. In keeping with historical trends, Collin and Denton counties have received the majority of recent growth. To accommodate the additional roadway traffic, the region's transportation network is continually evolving. The expansion of the transportation network is vital in 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 4.3 million jobs at the onset of 2024. The local labor force has doubled since 1993. The region is home to numerous Fortune 500 companies in a variety of sectors, including American Airlines Group, Southwest Airlines, Exxon Mobil, McKesson, Fluor, AT&T, Tenet Healthcare, Kimberly-Clark, HF Sinclair, Charles Schwab, Texas Instruments, AECOM, and D.R. Horton. The area is forecast to add the greatest number of new positions among major U.S. markets in 2024. Dallas-Fort Worth also led the country in net employment growth since the onset of the pandemic in 2020. 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



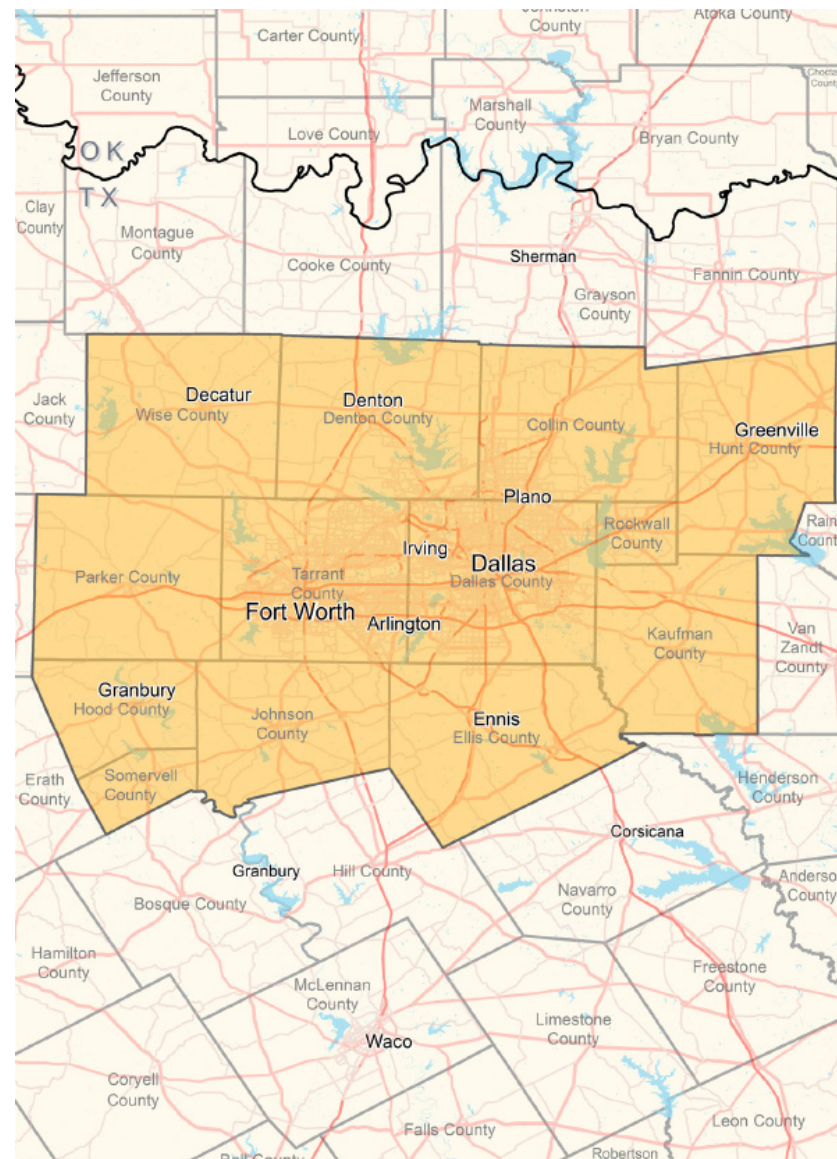
12%
EDUCATION AND
HEALTH SERVICES



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 surrounding cities, consisting of buses and a light rail system. The system had a ridership exceeding 21 million in 2023. Trinity Railway Express and Amtrak also 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 Port Houston, and Highways 20 and 45, the International Inland Port of Dallas connects the region to global markets. 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

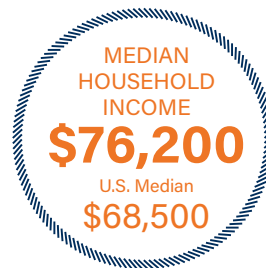
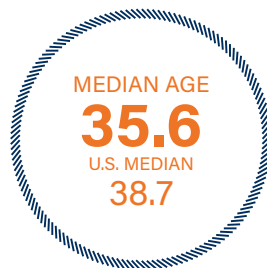
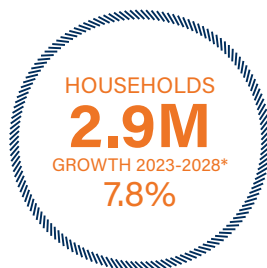
The Metroplex provides residents with an unparalleled lifestyle at a reasonable cost. The region continually ranks high for its affordability, when compared with other large metros. A temperate climate provides ample opportunities for outdoor enthusiasts to enjoy. The region has many golf courses and 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 585,000 new people are expected through 2028, fueled by robust job growth, natural increases and north-to-south migration. The Metroplex is projected to add 225,000 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. Roughly 35 percent of residents ages 25 and older have at least a bachelor's degree, exceeding the U.S. average. The median income is \$77,700 above the national level. Given the market's younger median age, approximately 60 percent of residents owned their homes in 2022 — providing a vibrant rental market.



DEMOGRAPHICS



203,902

Total Population
Within 5 Miles



51.3%



48.7%



\$124,648

Average Household Income
Within 5 Miles



106,875

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	5,768	84,160	214,993
2024 Estimate			
Total Population	5,608	79,407	203,902
2020 Census			
Total Population	5,453	73,359	191,488
2010 Census			
Total Population	4,618	65,097	174,372
Daytime Population			
2024 Estimate	5,434	63,667	159,376
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	1,886	28,845	73,393
2024 Estimate			
Total Households	1,831	26,996	69,328
Average (Mean) Household Size	3.0	2.9	2.9
2020 Census			
Total Households	1,757	24,464	63,753
2010 Census			
Total Households	1,473	21,381	57,946

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	22.7%	14.5%	12.9%
\$150,000-\$199,999	22.6%	16.2%	13.6%
\$100,000-\$149,999	22.9%	23.0%	23.9%
\$75,000-\$99,999	13.6%	15.1%	15.7%
\$50,000-\$74,999	8.7%	13.4%	14.5%
\$35,000-\$49,999	4.0%	7.0%	7.8%
\$25,000-\$34,999	0.8%	3.3%	3.7%
\$15,000-\$24,999	1.6%	2.2%	2.9%
Under \$15,000	3.0%	5.2%	5.0%
Average Household Income	\$162,830	\$132,024	\$124,648
Median Household Income	\$139,133	\$111,193	\$105,134
Per Capita Income	\$52,930	\$44,342	\$42,220
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	5,608	79,407	203,902
Under 20	28.1%	28.8%	28.8%
20 to 34 Years	14.4%	17.7%	18.3%
35 to 39 Years	6.7%	6.7%	6.9%
40 to 49 Years	15.0%	14.3%	14.1%
50 to 64 Years	21.3%	20.0%	19.8%
Age 65+	14.4%	12.4%	12.2%
Median Age	40.0	38.0	37.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	3,706	51,337	131,948
Elementary (0-8)	2.1%	3.0%	4.1%
Some High School (9-11)	6.8%	3.9%	4.4%
High School Graduate (12)	13.8%	20.8%	21.3%
Some College (13-15)	27.5%	23.7%	23.6%
Associate Degree Only	7.4%	9.4%	9.6%
Bachelor's Degree Only	28.0%	27.1%	24.9%
Graduate Degree	14.5%	12.2%	12.1%
Travel Time to Work			
Average Travel Time to Work in Minutes	29.0	31.0	32.0



Information About Brokerage Services

2-10-2025

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

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