

Marcus & Millichap  
TAG INDUSTRIAL GROUP

120, 128, AND 133 COIN STREET  
FORT WORTH, TX 76140



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

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PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

**Marcus & Millichap**  
TAG INDUSTRIAL GROUP

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

# 120, 128, AND 133 COIN STREET FORT WORTH, TX 76140

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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

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### INVESTMENT OVERVIEW

Marcus & Millichap



## OFFERING SUMMARY

- Fully Occupied 18,280-Square-Foot Industrial Portfolio Situated on 1.46 Acres
- Featuring Three Buildings, 12'-14' Clear Heights, Six Grade-Level Doors, and Ample IOS
  - Located Along I-35W, 12 Miles South of Downtown Fort Worth
  - Below-Market M-T-M Leases Create Value-Add Investment Opportunity
- Large Submarket with Stabilized Vacancy Rates and \$8.20/SF Average Market Rent

Marcus & Millichap is pleased to present the opportunity to acquire the portfolio located at 120, 128, and 133 Coin Street in Fort Worth, Texas, anchored by AC Services. The subject portfolio consists of approximately 18,280 square feet of industrial space and is situated on 1.46 acres of land. The three-building asset features clear heights of 12' and 14'; six grade-level doors, and metal construction. With a building coverage ratio of 29 percent, the portfolio has ample industrial outdoor storage space (IOS). Located along Interstate 35 West, the asset is well-positioned 12 miles south of Downtown Fort Worth. The portfolio is fully occupied on month-to-month leases at a below-market rate of \$3.61 per square foot, creating a value-add investment opportunity.

The portfolio sits within South Central Tarrant County, a large submarket containing 43 million square feet of industrial space. In the 12 months toward the end of Q2 2025, net absorption stood at nearly 1.5 million square feet, matching its annual average over the last decade. Over the last year, net deliveries in the submarket essentially matched demand with about 1.6 million square feet. As a result, the vacancy rate during that time remained relatively stable at 8.6 percent. Despite vacancies stabilizing, annual rent growth in the submarket continued to decelerate to 2.9 percent in Q2, down -5.2 percentage points year-over-year. The average market rent stood at about \$8.20 per square foot in Q2, nearly double the level seen 10 years ago. With 1.7 million square feet of industrial space under construction in South Central Tarrant County, all of which is concentrated in properties over 50,000 square feet, supply will factor into vacancies and rent growth for at least the foreseeable future (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

### 120 COIN STREET, FORT WORTH, TX 76140

Number of Suites	1
Number of Buildings	1
Total Square Feet	3,960 SF
Year Built	1967
Lot Size	0.28 Acres
Clear Height	14'
Building Class	C
Tenancy	Single
Drive-In Doors	2
Construction	Metal
Market	TX-Dallas/Fort Worth
Submarket	South Fort Worth
Market Vacancy	3.10%

### 128 COIN STREET, FORT WORTH, TX 76140

Number of Suites	1
Number of Buildings	1
Total Square Feet	9,520 SF
Year Built	1967
Lot Size	0.71 Acres
Clear Height	14'
Parking Surface	Concrete
Building Class	C
Tenancy	Single-Tenant
Grade Level Doors	3
Construction	Metal
Roof Type	Metal
Market	TX-Dallas/Fort Worth
Submarket	South Fort Worth
Market Vacancy	3.10%

### 133 COIN STREET, FORT WORTH, TX 76140

Number of Suites	1
Number of Buildings	1
Total Square Feet	4,800 SF
Year Built	1971
Lot Size	0.47 Acres
Clear Height	12'
Parking Spaces	6
Building Class	C
Tenancy	Single
Drive-In Doors	1
Construction	Metal
Market	TX-Dallas/Fort Worth
Submarket	South Fort Worth
Market Vacancy	3.10%



OFFERING HIGHLIGHTS

PORTFOLIO

OFFERING PRICE  
**\$1,669,500**

PRO FORMA CAP RATE  
**10.85%**

Offering Price	\$1,669,500
Pro Forma Cap Rate	10.85%
Price/SF	\$91.33
Total Square Feet	18,280
Rental Rate	\$3.61
Lease Type	Modified Gross
Lease Term	M-T-M
Tenancy	Single
Occupancy	100.00%

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 of Nevada, Inc. © 2025 Marcus & Millichap. All rights reserved. (Activity ID: ZAG0060051)



## 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	Rent Increase	Lease Type
AC Services	120	3,960	21.7%	M-T-M	M-T-M	\$6.06	\$2,000	\$24,000	\$47,520	98.00%	Modified Gross
AC Services	128	9,520	52.1%	M-T-M	M-T-M	\$2.52	\$2,000	\$24,000	\$95,200	296.67%	Modified Gross
Whiteworth	133	4,800	26.3%	M-T-M	M-T-M	\$3.75	\$1,500	\$18,000	\$38,400	113.33%	Modified Gross
Total		18,280				\$3.61	\$5,500	\$66,000	\$181,120		
Occupied Tenants: 3				Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%			
Total Current Rents: \$5,500						Occupied Current Rents: \$5,500		Unoccupied Current Rents: \$0			

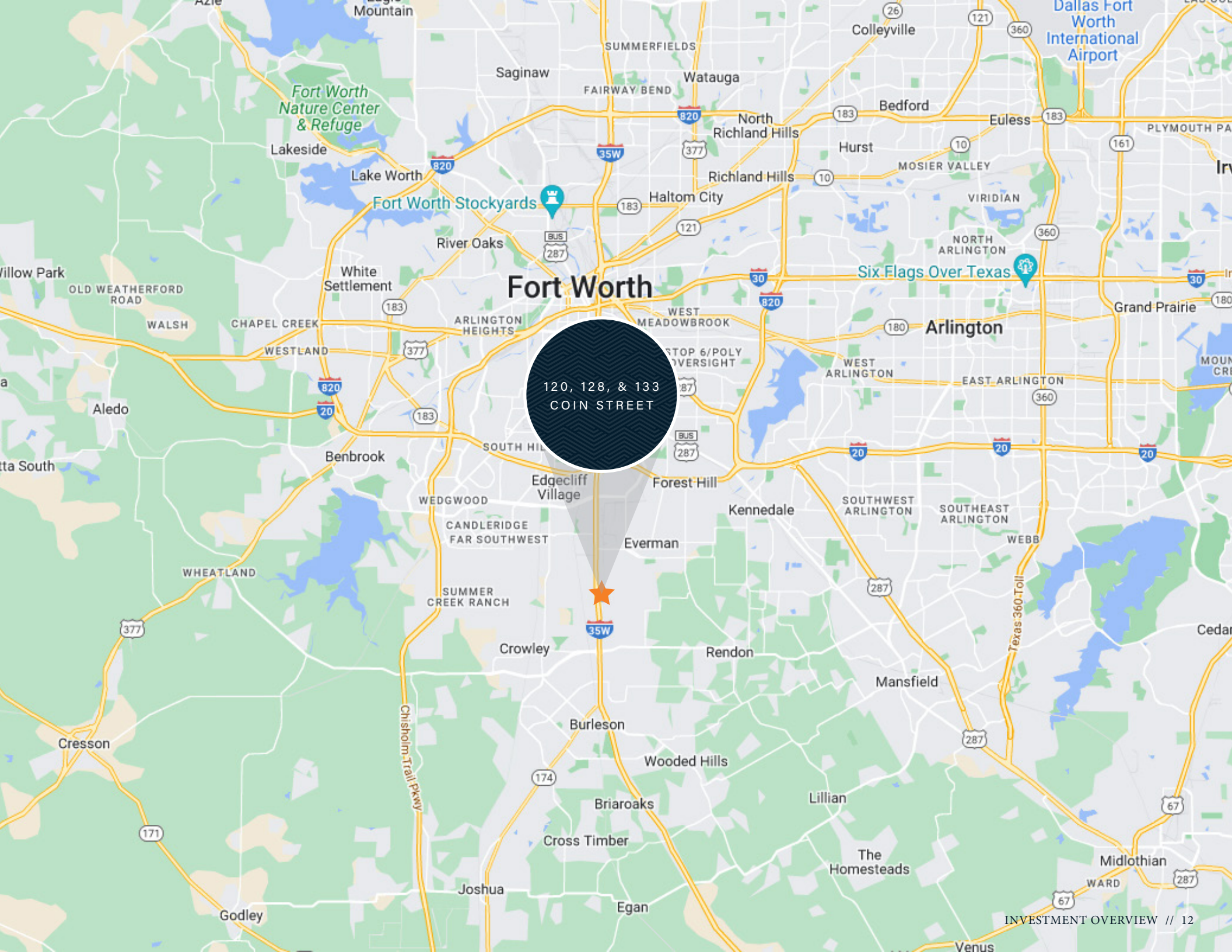
## OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF
Scheduled Base Rental Income	66,000	3.61	181,120	9.91
Expense Reimbursement Income				
Net Lease Reimbursement				
Insurance	0	0.00	4,500	0.25
Real Estate Taxes	0	0.00	21,719	1.19
Total Reimbursement Income	\$0 0.0%	\$0.00	\$26,219 100.0%	\$1.43
Effective Gross Revenue	\$66,000	\$3.61	\$207,339	\$11.34

Operating Expenses	Current	Per SF	Pro Forma	Per SF
Insurance	4,500	0.25	4,500	0.25
Real Estate Taxes	21,719	1.19	21,719	1.19
Total Expenses	\$26,219	\$1.43	\$26,219	\$1.43
Expenses as % of EGR	39.7%		12.6%	
Net Operating Income	0.28	\$2.18	\$181,120	\$9.91





# Fort Worth

120, 128, & 133  
COIN STREET





120 COIN  
STREET

133 COIN  
STREET

128 COIN  
STREET







## 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 large warehouse or a factory interior.

## SECTION 2

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### MARKET OVERVIEW

Marcus & Millichap

# DALLAS-FORT WORTH TEXAS

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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



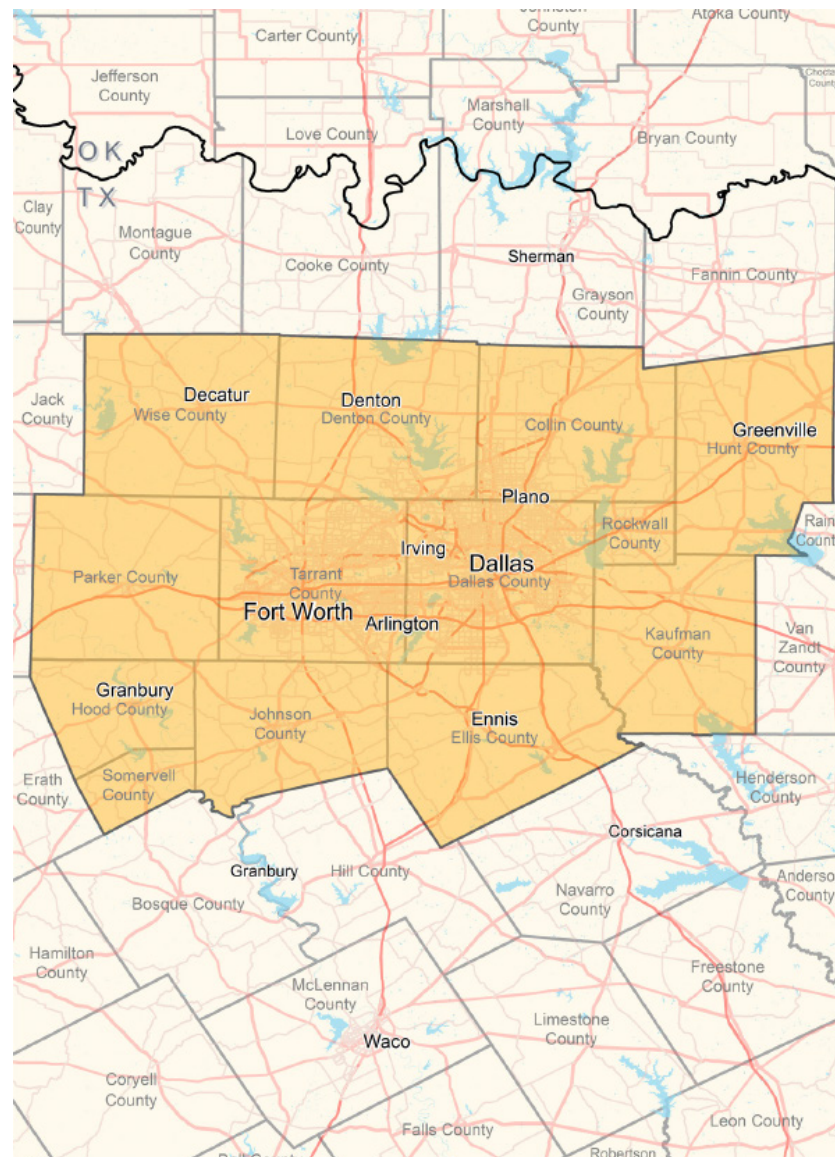
**12%**  
EDUCATION AND  
HEALTH SERVICES



**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.

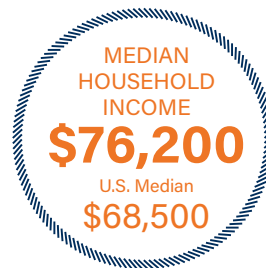
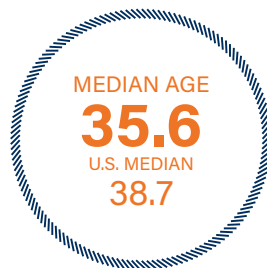
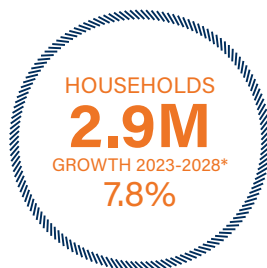




## METROPLEX GROWTH

### 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



187,846

Total Population  
Within 5 Miles



48.0%



52.0%



\$89,302

Average Household Income  
Within 5 Miles



99,514

Employees  
Within 1 Mile

## DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2028 Projection</b>			
Total Population	8,579	66,953	208,901
<b>2023 Estimate</b>			
Total Population	7,146	61,626	187,846
<b>2020 Census</b>			
Total Population	6,221	61,415	182,256
<b>2010 Census</b>			
Total Population	4,011	48,120	150,512
<b>Daytime Population</b>			
2023 Estimate	6,180	52,465	155,966
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2028 Projection</b>			
Total Households	2,657	22,524	72,737
<b>2023 Estimate</b>			
Total Households	2,211	20,693	65,166
Average (Mean) Household Size	3.2	3.0	2.9
<b>2020 Census</b>			
Total Households	1,929	19,564	60,518
<b>2010 Census</b>			
Total Households	1,195	15,704	50,940

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2023 Estimate</b>			
\$200,000 or More	5.0%	3.8%	4.6%
\$150,000-\$199,999	5.0%	5.3%	6.6%
\$100,000-\$149,999	25.6%	18.2%	18.7%
\$75,000-\$99,999	17.2%	18.9%	17.9%
\$50,000-\$74,999	17.8%	20.5%	20.1%
\$35,000-\$49,999	14.3%	13.1%	12.4%
\$25,000-\$34,999	5.8%	6.7%	6.8%
\$15,000-\$24,999	4.5%	6.2%	5.8%
Under \$15,000	4.9%	7.4%	7.0%
Average Household Income	\$91,007	\$84,160	\$89,302
Median Household Income	\$78,868	\$70,190	\$72,213
Per Capita Income	\$28,235	\$28,345	\$31,018
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2023 Estimate Total Population	7,146	61,626	187,846
Under 20	35.6%	33.8%	31.6%
20 to 34 Years	21.8%	21.6%	20.4%
35 to 39 Years	7.9%	7.6%	7.2%
40 to 49 Years	13.3%	12.5%	12.6%
50 to 64 Years	15.0%	14.9%	16.6%
Age 65+	6.5%	9.6%	11.6%
Median Age	30.0	31.5	33.6
<b>Population 25+ by Education Level</b>			
2023 Estimate Population Age 25+	4,070	36,606	116,094
Elementary (0-8)	3.4%	6.2%	6.0%
Some High School (9-11)	7.3%	7.3%	6.9%
High School Graduate (12)	32.5%	31.4%	30.6%
Some College (13-15)	23.1%	24.3%	24.0%
Associate Degree Only	9.8%	8.8%	8.0%
Bachelor's Degree Only	15.1%	14.4%	15.8%
Graduate Degree	8.8%	7.5%	8.6%
<b>Travel Time to Work</b>			
Average Travel Time to Work in Minutes	33.0	32.0	31.0





## 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.

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

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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.

**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
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

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-1



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