

Marcus & Millichap
TAG INDUSTRIAL GROUP

FORT WORTH ALLIANCE - IOS

13053 GATEWAY ALLIANCE 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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SECTION 2

Market Analysis • Demographic Analysis

Marcus & Millichap

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 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- Totaling 27,910 Square Feet of Warehouse and Office Space with an Estimated Nine Acres of Dedicated IOS
 - Ideal Opportunity for Owner-User or Value-Add Investor
 - Emerging IOS Market Valued at \$200 Billion with 30% Rent Growth in Recent Years
- Northeast Tarrant/Alliance is One of Dallas-Fort Worth's Primary Industrial Nodes and Most Active Submarkets
 - Close Proximity to Major Highways and Airports

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 13053 Gateway Alliance Drive in Fort Worth, Texas. The subject property consists of approximately 27,910 square feet of flex space and is situated on 19.56 acres of land. The five-building asset features a combined 13,074 square feet of warehouse space, 14,836 square feet of office space, and 13 grade-level doors. With an estimated 9 acres of usable land for industrial outdoor storage (IOS), the property has a building coverage ratio of just 7.5 percent. IOS is an emerging market with an estimated value of \$200 billion across the nation. According to a report by Marcus & Millichap, IOS properties outperformed the overall industrial market thanks to its limited supply that is restricted by municipal policies. During the recent industrial boom, the vacancy rate for IOS properties declined below 3.0 percent in 2022 as market rents increased by 30 percent from the end of 2019 (Bisnow).

The subject property is primely situated in the Northeast Tarrant/Alliance submarket. As one of Dallas-Fort Worth's primary industrial nodes, the submarket contains a massive 84.2 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.

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

FORT WORTH ALLIANCE - IOS

Number of Buildings	5
Total Square Feet	27,910
Warehouse Square Feet	13,074
Office Square Feet	14,836
Office Ratio	53%
Year Built	1999-2018
Lot Size	19.56 Acres
Type of Ownership	Fee Simple
Parking Spaces	82
Parking Surface	Concrete/Crushed Gravel
Building Class	B - C
Tenancy	Multi-Tenant
Grade Level Doors	13
Construction	Metal - Wood Frame
Zoning	Light Industrial
Roof Type	Metal
Market	Dallas Fort Worth
Submarket	NE Tarrant/Alliance

FRONT OFFICE

Number of Suites	1
Number of Buildings	1
Total Square Feet	4,800
Year Built	1999
Parking Spaces	26
Parking Surface	Concrete
Building Class	B
Construction	Wood Frame - Stucco
Power	400 AMPS, 120/240V, Single Phase
Type of Lighting	Fluorescent
Roof Type	Metal
Age/Condition of Roofs	2023
HVAC Units	4 Standard 2 Mini
Age/Condition of HVAC	2013-2022

SHOP SPACE

Number of Buildings	3
Total Square Feet	5,010
Year Built	Est. 1999-2018
Clear Height	16'-24'
Parking Surface	Crushed Gravel
Building Class	C
Grade Level Doors	7
Construction	Metal
Power	400 AMPS, 240V
Type of Lighting	Fluorescent
Roof Type	Metal

FLEX BUILDING

Number of Suites	2
Number of Buildings	1
Total Square Feet	18,100
Warehouse Square Feet	8,064
Office Square Feet	10,036
Office Ratio	55%
Year Built	1999
Clear Height	18'-24'
Parking Spaces	56
Parking Surface	Concrete
Building Class	C
Tenancy	Multi
Grade Level Doors	6
Construction	Metal
Power	120/208V, 3-Phase
Type of Lighting	Fluorescent
Roof Type	Metal
Age/Condition of Roofs	2022
HVAC Units	8
Age/Condition of HVAC	2013-2018



OFFERING HIGHLIGHTS

FORT WORTH ALLIANCE - IOS

13053 GATEWAY ALLIANCE DRIVE, FORT WORTH, TX 76244

OFFERING PRICE
\$7,000,000

Offering Price	\$7,000,000
Total Square Feet	27,910
Estimated Gross Acreage	19.56
Estimated Net Acreage	14.00
Price/SF (Gross Acreage)	\$8.22
Price/SF (Net Acreage)	\$11.48
Tenancy	Multi-Tenant
Occupancy	0.00%

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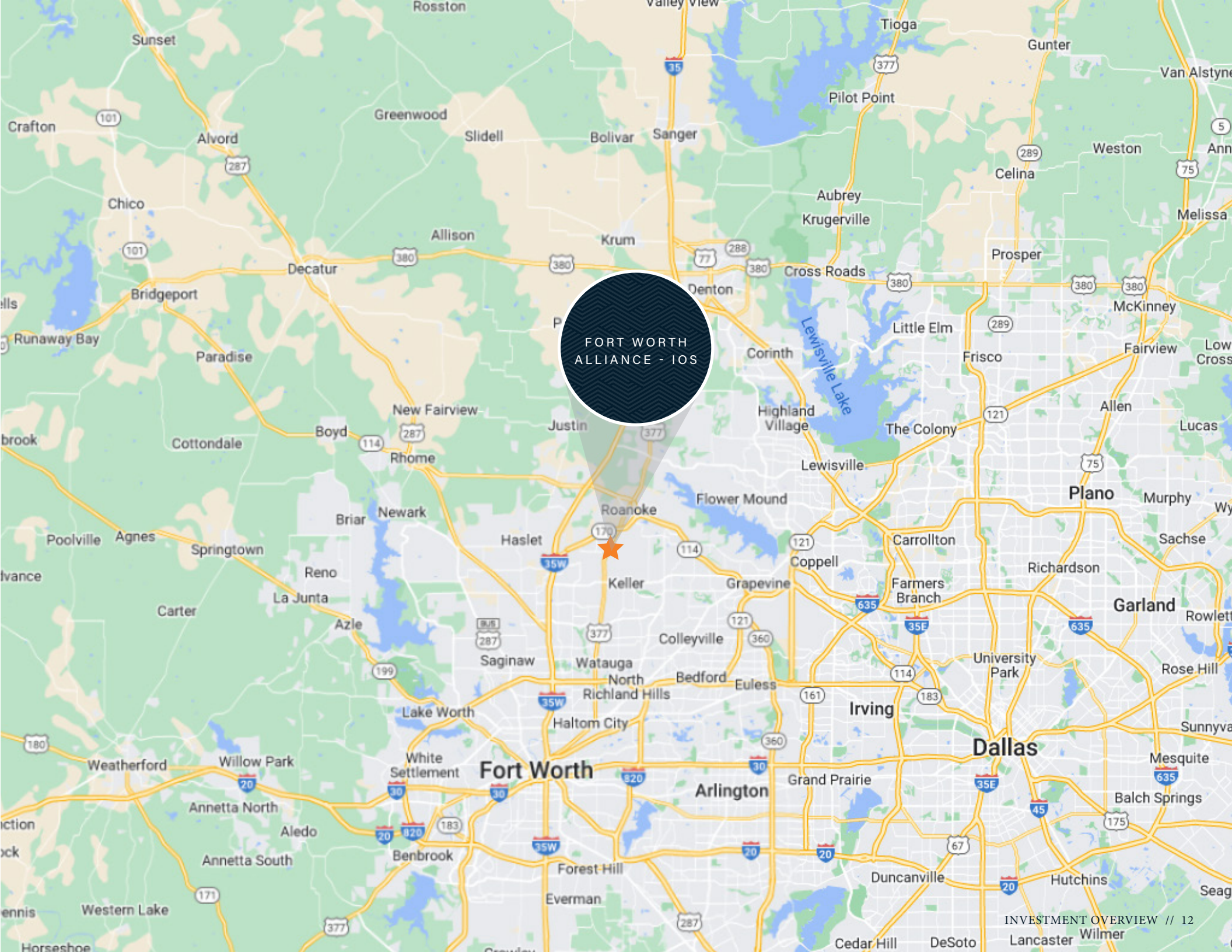
RENT ROLL

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	Lease Type
				Comm.	Exp.					
Office/Shop IOS	A	392,040	95.6%	TBD	-	\$0.00	\$0.00	\$0.00	\$486,000	NNN
Multi-Tenant Flex	B	18,180	4.4%	TBD	-	\$0.00	\$0.00	\$0.00	\$181,800	NNN
Total		410,220				\$0.00	\$0.00	\$0.00	\$667,800	
Occupied Tenants: 0				Unoccupied Tenants: 2		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	667,800	1.63
Expense Reimbursement Income				
Net Lease Reimbursement				
Insurance	0	0.00	7,380	0.02
Real Estate Taxes	0	0.00	43,450	0.11
Total Reimbursement Income	\$0 0.0%	\$0.00	\$50,830 100.0%	\$0.12
Effective Gross Revenue	\$0	\$0.00	\$718,630	\$1.75

Operating Expenses	Current	Per SF	Pro Forma	Per SF
Insurance	7,380	0.02	7,380	0.02
Real Estate Taxes	43,450	0.11	43,450	0.11
Total Expenses	\$50,830	\$0.12	\$50,830	\$0.12
Expenses as % of EGR	0.0%		7.1%	
Net Operating Income	-\$50,830	(\$0.12)	\$667,800	\$1.63



FORT WORTH
ALLIANCE - IOS



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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 features a complex network of steel beams, girders, and hanging industrial lights, creating a sense of depth and structure. The lighting is dim, with some highlights on the metal surfaces.

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



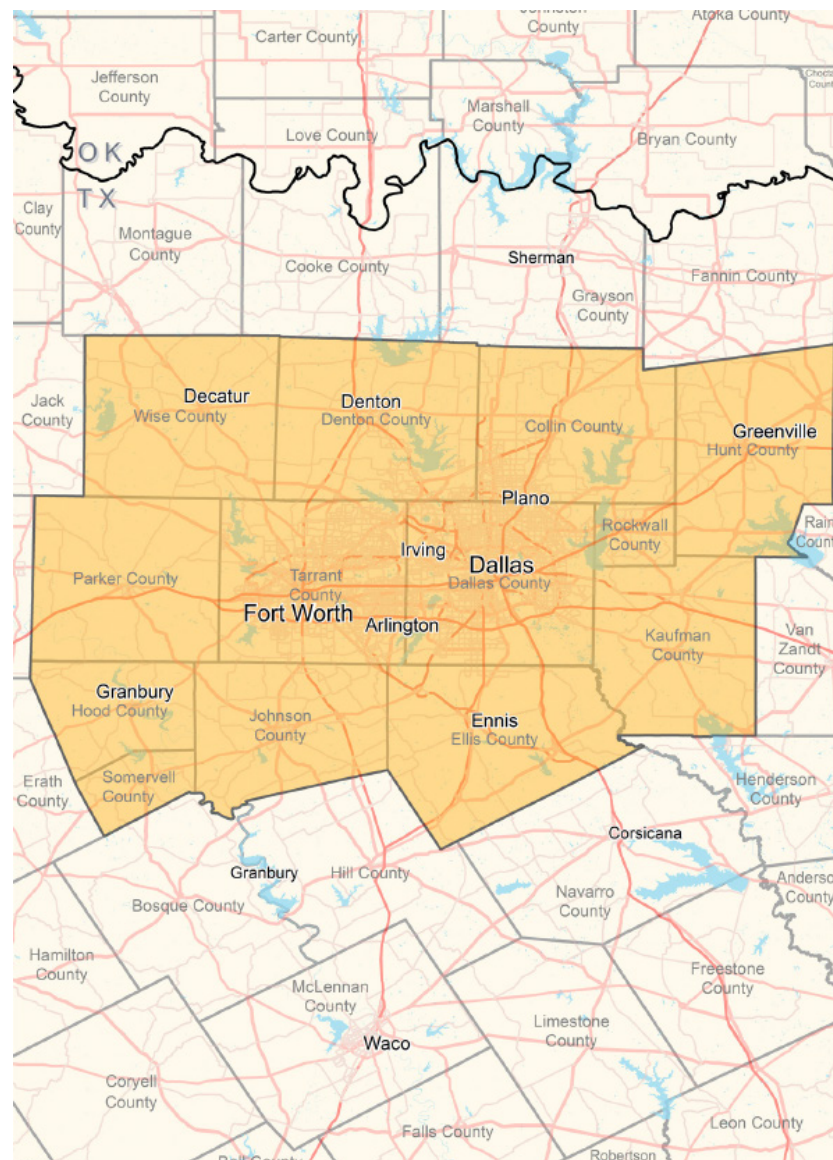
12%
EDUCATION AND
HEALTH SERVICES



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.

INTERSTATES

6

ACROSS THE
METRO

DALLAS HAS

2

MAJOR AIRLINES
BASED LOCALLY

LESS THAN

4

HOURS OF FLIGHT
TIME TO EAST OR
WEST COASTS

QUALITY OF LIFE

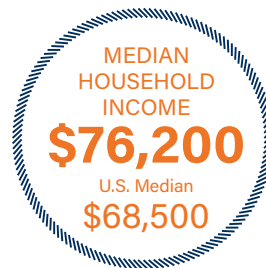
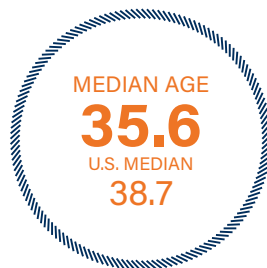
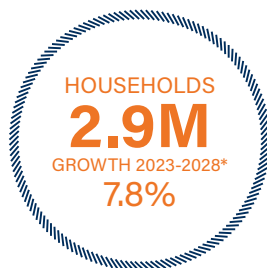
The Metroplex provides residents with an unparalleled lifestyle at a reasonable cost. The region continually ranks high for its affordability, when compared with other large metros. A temperate climate provides ample opportunities for outdoor enthusiasts to enjoy. The region has many golf courses and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



164,929

Total Population
Within 5 miles



48.9%



51.1%



\$157,497

Average Household Income
Within 5 miles



94,054

Employees
Within 1 mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	9,983	68,319	188,525
2022 Estimate			
Total Population	8,310	60,038	164,929
2010 Census			
Total Population	5,182	43,279	120,091
2000 Census			
Total Population	1,019	12,265	44,537
Daytime Population			
2022 Estimate	9,551	62,146	159,628
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	3,143	24,185	65,726
2022 Estimate			
Total Households	2,607	21,013	57,121
Average (Mean) Household Size	3.1	2.9	2.9
2010 Census			
Total Households	1,584	14,768	40,369
2000 Census			
Total Households	354	4,266	14,752

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$200,000 or More	22.2%	14.7%	17.8%
\$150,000-\$199,999	12.9%	12.0%	15.2%
\$100,000-\$149,999	23.9%	24.7%	24.9%
\$75,000-\$99,999	17.1%	17.4%	14.8%
\$50,000-\$74,999	12.3%	14.0%	12.4%
\$35,000-\$49,999	5.8%	7.2%	6.5%
\$25,000-\$34,999	3.1%	4.8%	4.1%
\$15,000-\$24,999	1.4%	2.5%	2.2%
Under \$15,000	1.3%	2.6%	2.2%
Average Household Income	\$174,909	\$144,263	\$157,497
Median Household Income	\$116,200	\$102,181	\$114,111
Per Capita Income	\$54,889	\$50,527	\$54,570
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate Total Population	8,310	60,038	164,929
Under 20	37.0%	34.3%	32.9%
20 to 34 Years	17.4%	17.4%	16.4%
35 to 39 Years	8.4%	8.6%	7.8%
40 to 49 Years	15.1%	15.6%	15.7%
50 to 64 Years	14.8%	15.3%	17.5%
Age 65+	7.1%	8.8%	9.8%
Median Age	32.1	33.9	35.5
Population 25+ by Education Level			
2022 Estimate Population Age 25+	4,785	36,354	102,093
Elementary (0-8)	2.3%	1.9%	1.5%
Some High School (9-11)	1.9%	2.7%	2.3%
High School Graduate (12)	14.7%	17.6%	16.2%
Some College (13-15)	23.6%	22.8%	21.4%
Associate Degree Only	8.8%	7.9%	7.4%
Bachelor's Degree Only	34.2%	33.2%	35.1%
Graduate Degree	14.6%	14.0%	16.1%
Travel Time to Work			
Average Travel Time to Work in Minutes	33.0	32.0	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.

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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.

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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

Information available at www.trec.texas.gov
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