

Marcus & Millichap
TAG INDUSTRIAL GROUP

CLEBURNE RAIL SERVED INDUSTRIAL
3102 WINDMILL ROAD

CLEBURNE, TX 76033

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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.

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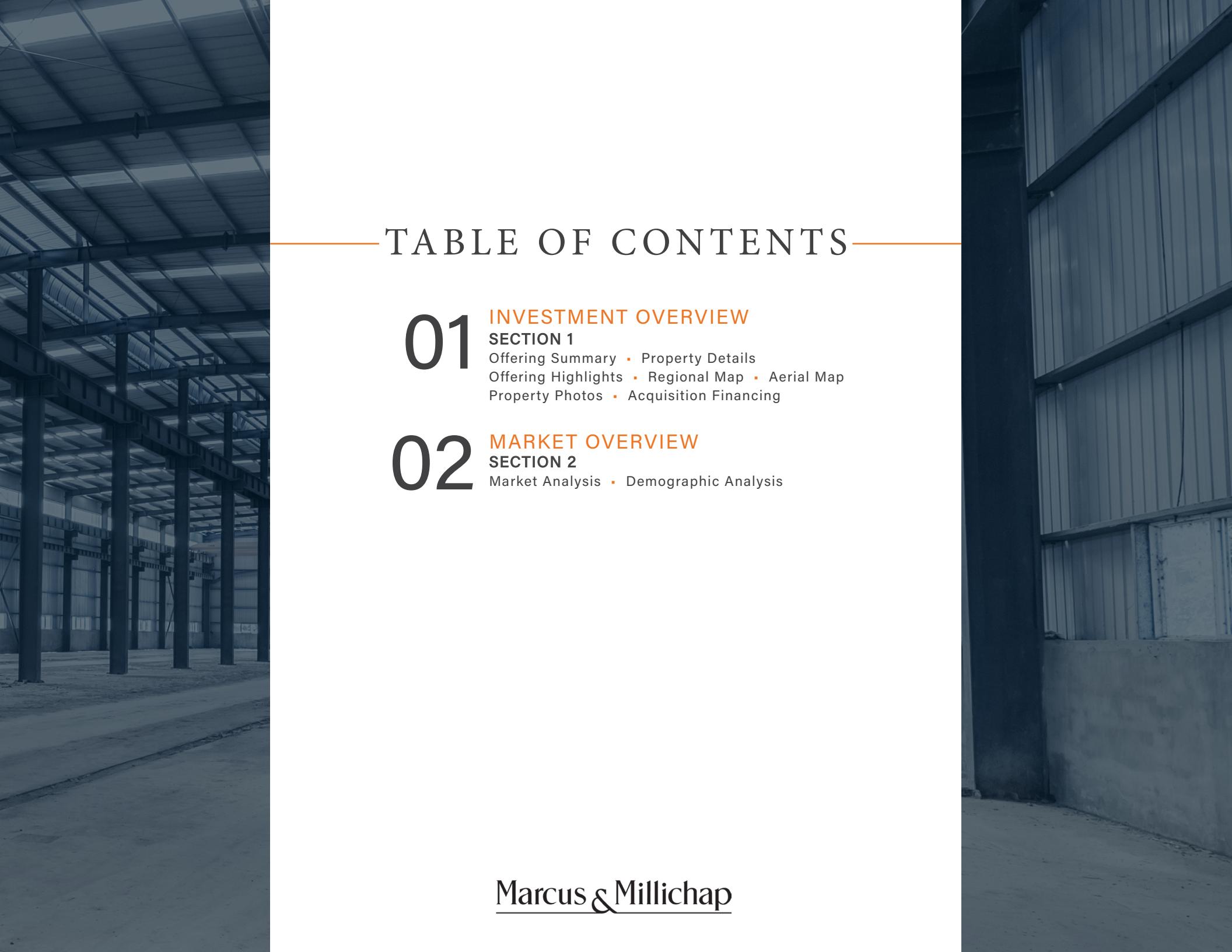
A dark, atmospheric photograph of the interior of a large industrial building. The left side shows a series of thick, dark steel columns supporting a complex steel truss roof. The right side shows the dark, vertical siding of a building. The overall lighting is low, with some light coming from the windows and skylights in the ceiling.

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SECTION 1

INVESTMENT OVERVIEW

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OFFERING SUMMARY

- Vacant 25,230-Square-Foot Industrial Facility Situated on 6.78 Acres
- Features FWWR Rail Spur, 16'-26' Clear Heights, Seven Grade-Level Doors, and Truck Scale
 - Former BioDiesel Facility with Potential for Conversion for Variety of Industrial Uses
 - Close Proximity to Amazon's 1.7 Million-Square-Foot Facility Under Construction
- 3.6% Submarket Vacancy Rate vs. 7.5% National Average | Positive 12-Month Net Absorption

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 3102 Windmill Road in Cleburne, Texas. The subject property consists of approximately 25,230 square feet of specialized industrial space and is situated on 6.78 acres of land. The four-building asset features metal construction, a 16' to 26' clear height, seven grade-level doors, a truck scale, four HVAC units, and three-phase heavy power with 480 volts. For sale as vacant, the property was previously used as a biodiesel processing facility and can be retooled for a variety of industrial uses. The property is equipped with a rail spur operated by Fort Worth & Western Railroad (FWWR). Located at the traffic-controlled Weatherford Highway intersection, the property is in close proximity to U.S. Route 67.

The subject property is well-positioned within the mid-sized Johnson County submarket, containing 17.3 million square feet of industrial space. In the 12 months through Q2 2025, net absorption in Johnson County was comfortably in positive territory at about 395,000 square feet. However, net deliveries slightly outpaced demand during this time at nearly 541,000 square feet. As a result, the vacancy rate in Johnson County increased by 80 basis points to 3.6 percent, but sat less than half the 7.5 percent national average (based on top 50 metros, classes A, B, & C, minimum 10,000 square feet). Thanks to the 1.7 million-square-foot Amazon facility under construction in Q3 (positioned less than two miles from the subject property), total industrial space in the pipeline was near record highs in Johnson County at 2.3 million square feet (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

3102 WINDMILL ROAD, CLEBURNE, TX 76033

Number of Buildings	4
Total Square Feet	25,230 SF
Office Square Feet	4,700 SF
Office Ratio	18.63%
Year Built	2005
Lot Size	6.78 Acres
Type of Ownership	Fee Simple
Clear Height	16'-26'
Parking Spaces	16
Parking Surface	Concrete
Building Class	B
Tenancy	Owner-User
Grade Level Doors	7
Rail Served	Yes - FWRR
Construction	Metal
Power	3-Phase, 480V
Zoning	I
Roof Type	Metal
HVAC Units	4
Age/Condition of HVAC	2015-2023
Sprinklers	Wet
Market	TX-Dallas/Fort Worth
Submarket	Johnson County
Market Vacancy	4.70%

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CLEBURNE RAIL SERVED INDUSTRIAL

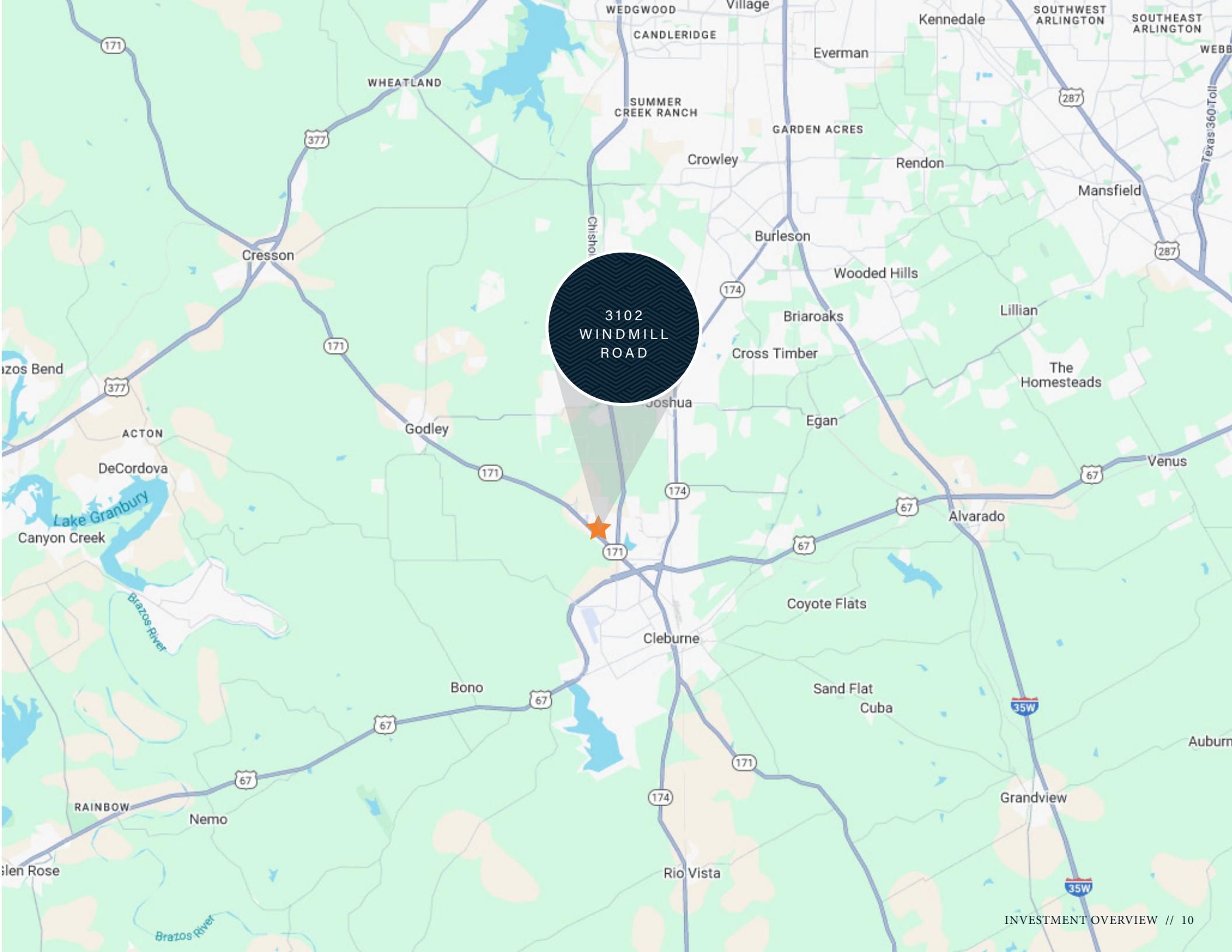
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OFFERING PRICE

\$5,000,000

Offering Price	\$5,000,000
Price/SF	\$198.18
Total Square Feet	25,230
Tenancy	Owner-User
Occupancy	0.00%

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3102
WINDMILL
ROAD





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 our 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.

SECTION 2

MARKET OVERVIEW

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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

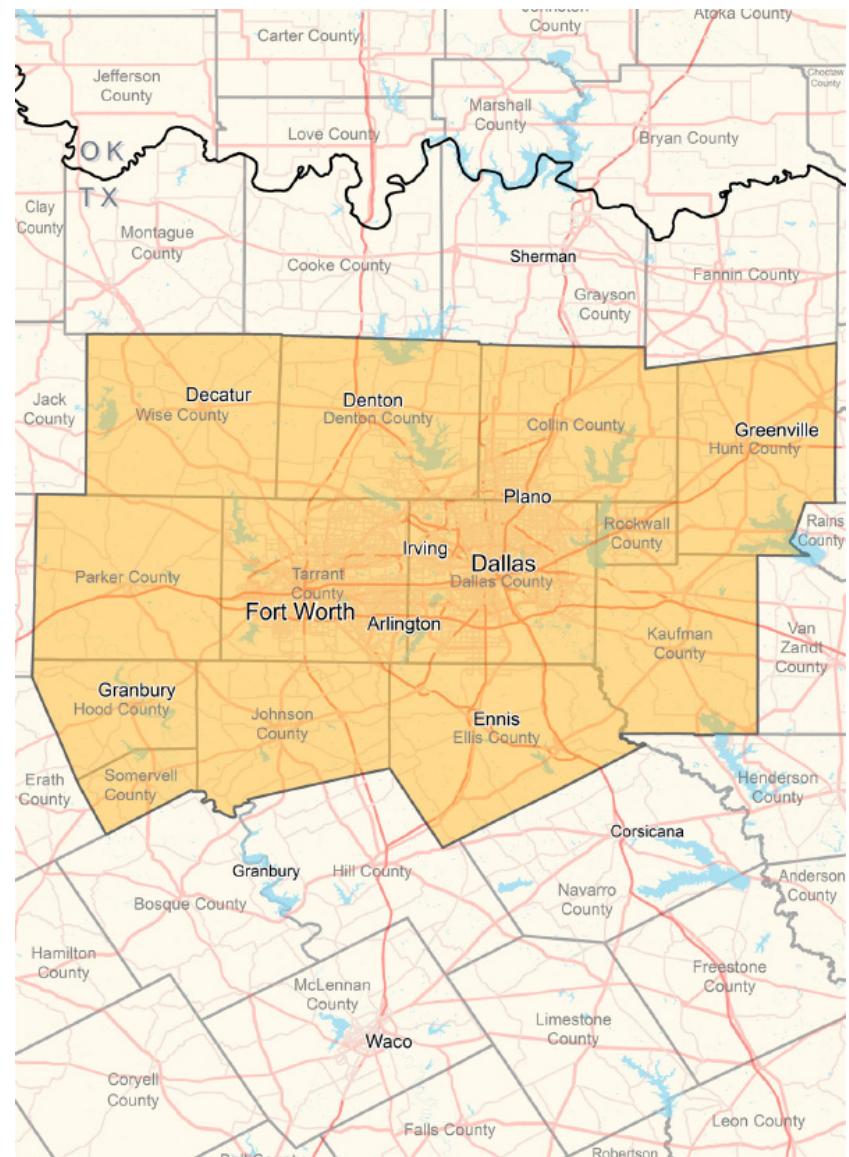
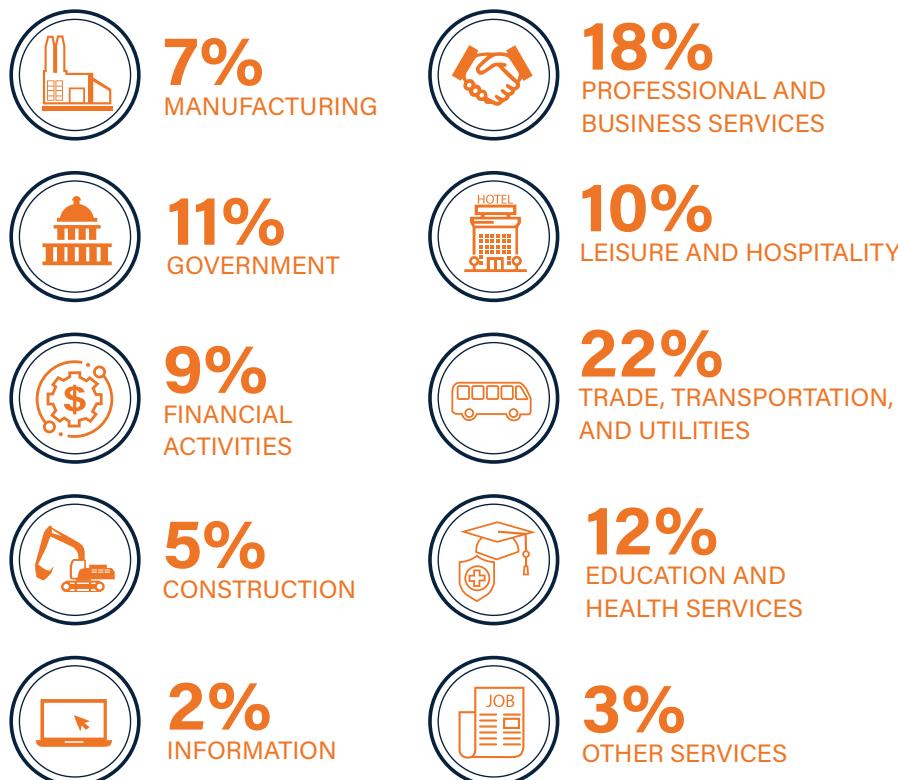


MAJOR DISTRIBUTION
CENTER

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.



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

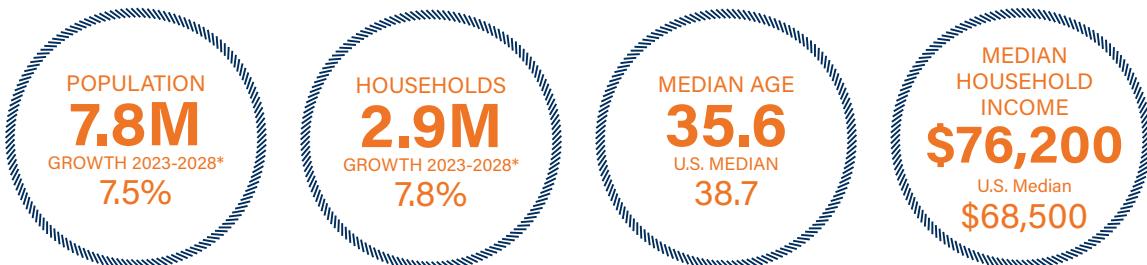
The Metroplex provides residents with an unparalleled lifestyle at a reasonable cost. The region continually ranks high for its affordability, when compared with other large metros. A temperate climate provides ample opportunities for outdoor enthusiasts to enjoy. The region has many golf courses and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



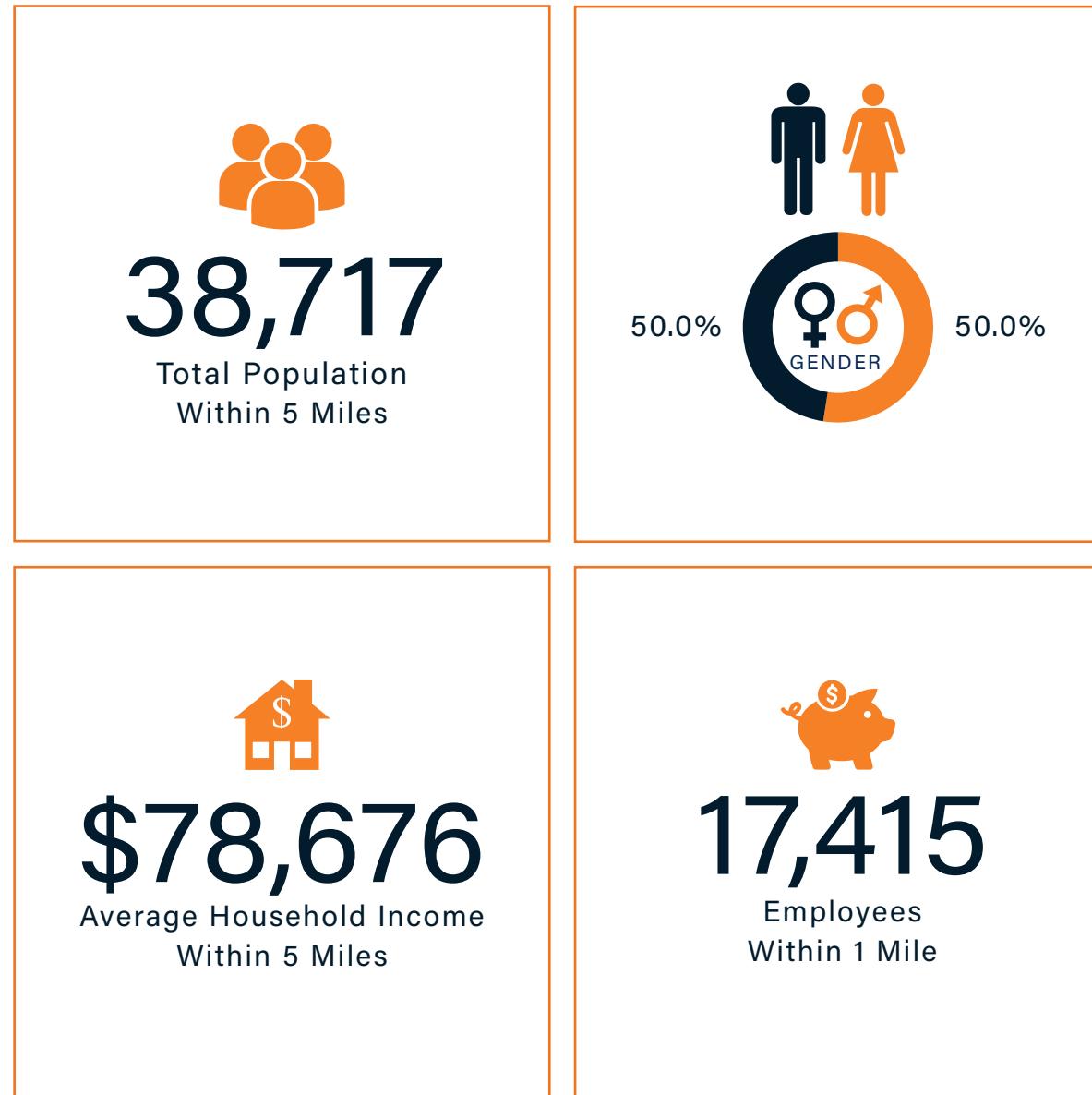
METROPLEX GROWTH

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



DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	119	6,234	40,490
2024 Estimate			
Total Population	115	6,057	38,717
2020 Census			
Total Population	133	5,717	35,900
2010 Census			
Total Population	136	5,196	33,221
Daytime Population			
2024 Estimate	956	9,679	36,847
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	52	2,139	14,482
2024 Estimate			
Total Households	50	2,052	13,703
Average (Mean) Household Size	2.4	2.4	2.6
2020 Census			
Total Households	48	1,931	12,630
2010 Census			
Total Households	53	1,698	11,545

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	8.9%	3.3%	4.8%
\$150,000-\$199,999	11.9%	5.3%	5.7%
\$100,000-\$149,999	8.9%	10.1%	15.7%
\$75,000-\$99,999	8.7%	14.6%	14.0%
\$50,000-\$74,999	16.3%	18.3%	18.3%
\$35,000-\$49,999	16.5%	13.2%	13.5%
\$25,000-\$34,999	10.4%	11.1%	10.6%
\$15,000-\$24,999	13.5%	13.2%	7.9%
Under \$15,000	4.9%	10.9%	9.3%
Average Household Income	\$93,156	\$66,953	\$78,676
Median Household Income	\$55,030	\$50,961	\$63,167
Per Capita Income	\$36,457	\$25,715	\$28,850
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	115	6,057	38,717
Under 20	25.1%	24.6%	28.0%
20 to 34 Years	21.0%	24.1%	21.5%
35 to 39 Years	6.0%	7.6%	6.7%
40 to 49 Years	9.8%	11.4%	11.9%
50 to 64 Years	19.2%	15.9%	16.7%
Age 65+	19.0%	16.4%	15.2%
Median Age	37.0	36.0	35.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	79	4,112	25,159
Elementary (0-8)	3.1%	6.3%	6.2%
Some High School (9-11)	7.3%	10.8%	11.3%
High School Graduate (12)	47.5%	41.8%	37.0%
Some College (13-15)	25.7%	24.1%	21.9%
Associate Degree Only	5.1%	5.0%	7.5%
Bachelor's Degree Only	9.7%	9.3%	11.5%
Graduate Degree	1.7%	2.6%	4.6%
Travel Time to Work			
Average Travel Time to Work in Minutes	29.0	29.0	31.0

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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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Designated Broker of Firm

Licensed Supervisor of Sales Agent/Associate
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