

Marcus & Millichap
TAG INDUSTRIAL GROUP

1886 MINERAL WELLS HIGHWAY

WEATHERFORD, TX 76088

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

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Marcus & Millichap
TAG INDUSTRIAL GROUP

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The background of the slide is a dark, blue-toned photograph of an industrial interior. It shows a complex network of steel beams, pipes, and several large, dome-shaped pendant lights hanging from the ceiling. The lighting is dim, creating a moody atmosphere. The structure appears to be a multi-level industrial facility, possibly a warehouse or a manufacturing plant.

SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- Two-Building 22,000-Square-Foot Shallow-Bay Retail Asset Situated on 2.66 Acres
- 2009 Delivery, Featuring Nine Units, 14' Clear Height, 12 Grade Doors, Metal Construction, & Excess Parking
 - Prime Frontage on Mineral Wells Highway, Directly Feeding into I-20
- Diverse 96% Occupancy on Modified Leases, Creating Value-Add NNN Conversion Opportunity
 - Parker County Submarket: 3.5% Retail Rent Growth & Vacancy Rate

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 1886 Mineral Wells Highway in Weatherford, Texas, anchored by Epic Fights & Fitness Academy. The subject property consists of approximately 22,000 square feet of shallow-bay flex space and is situated on 2.66 acres of land. Developed in 2009, the two-building asset features nine units, a 14' clear height, 12 grade-level doors, metal construction and roofing, and excess parking. The property has prime frontage along Mineral Wells Highway (U.S. Route 180), which feeds directly into Interstate 20, connecting the metros of Fort Worth and Dallas. Consisting of a diverse group of retail and industrial tenants, the property is 95.5 percent occupied on modified gross leases, creating a value-add opportunity to convert leases into triple-net terms.

The subject property is well-positioned within the Parker County submarket, containing 6.8 million square feet of industrial space. During Q4 2025, the industrial vacancy rate climbed to 10.0 percent, but despite the increase in availability, local industrial rents outpaced the national average, rising 2.4 percent annually. Unlike the overall Dallas-Fort Worth Market, retail space consumes more of the inventory pie than the industrial market in Parker County, covering 7.5 million square feet. The submarket's retail sector also boasts solid fundamentals, with vacancies and annual rent growth both at 3.5 percent (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

1886 MINERAL WELLS HIGHWAY, WEATHERFORD, TX 76088

Number of Suites	9
Number of Buildings	2
Total Square Feet	22,000 SF
Year Built	2009
Lot Size	2.66 Acres
Clear Height	14
Parking Surface	Concrete
Building Class	B
Tenancy	Multi-Tenant
Grade Level Doors	12
Construction	Metal
Zoning	Industrial
Roof Type	Metal
Age/Condition of Roofs	Good Condition
Market	TX-Dallas/Fort Worth
Submarket	Parker County
Market Vacancy	7.40%



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OFFERING HIGHLIGHTS

1886 MINERAL WELLS HIGHWAY

WEATHERFORD, TX 76088

OFFERING PRICE	CAP RATE	PRO FORMA CAP RATE
\$2,700,000	7.29%	9.75%
Offering Price	\$2,700,000	
Cap Rate	7.29%	
Pro Forma Cap Rate	9.75%	
Price/SF	\$122.73	
Total Square Feet	22,000	
Rental Rate	\$10.46	
Lease Type	Modified Gross	
Lease Term	Varies	
Rental Increases	Varies	
Tenancy	Multi	
Occupancy	95.45%	

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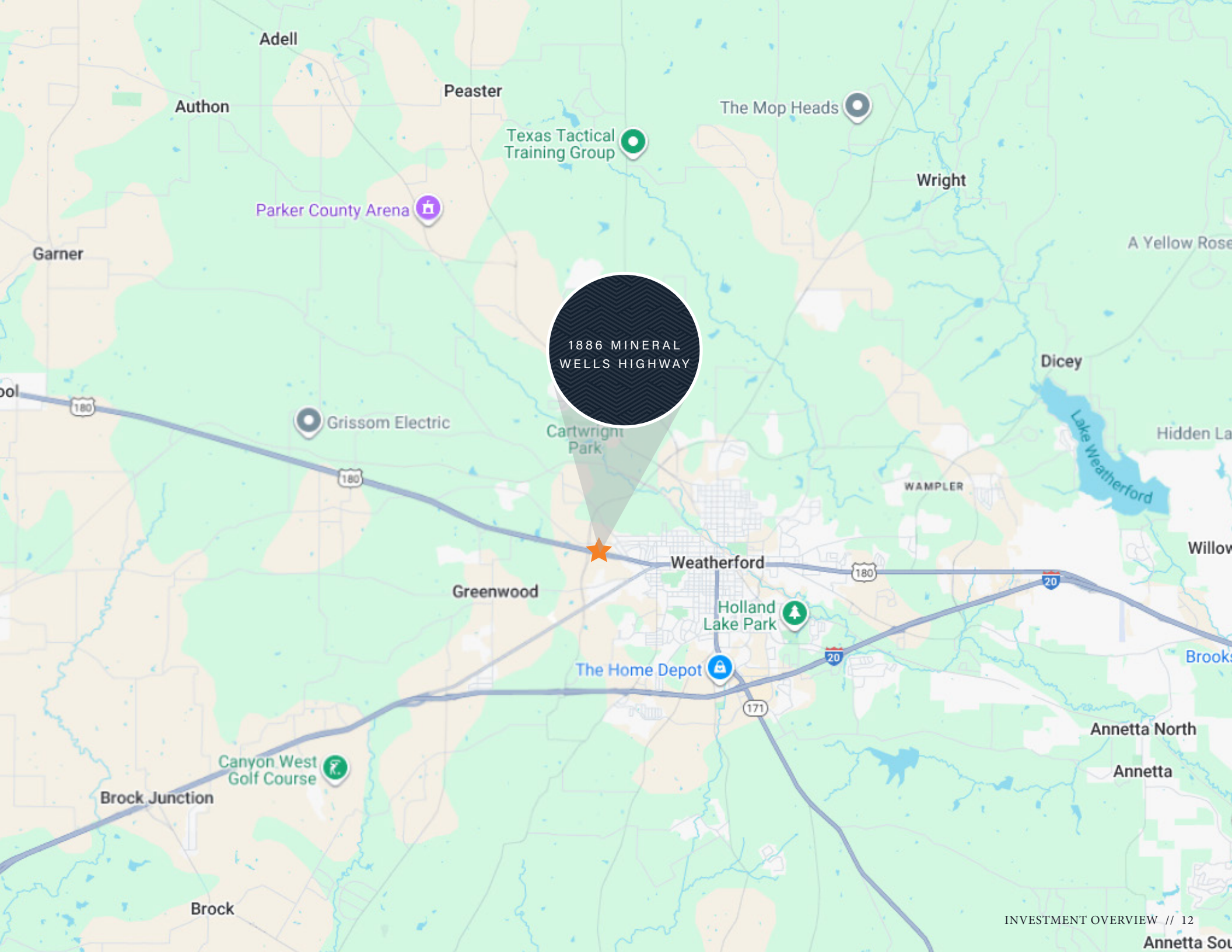
RENT ROLL

			%	Lease Dates		Annual		Pro Forma					Renewal Options
Tenant Name	Suite	Square Feet	Bldg Share	Comm.	Exp.	Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Rent Per Year	Changes on	Rent Increase	Lease Type	and Option Year Rental Information
Epic Fights & Fitness Academy	101-106	8,000	36.4%	10/1/23	12/31/26	\$11.25	\$7,500	\$90,000	\$102,000	N/A	13.33%	Modified Gross	-
Debbie's Place	107	1,000	4.5%	7/1/23	Y-T-Y	\$15.60	\$1,300	\$15,600	\$17,000	N/A	8.97%	Modified Gross	-
Vacant	108	1,000	4.5%	N/A	N/A	\$0.00	\$0.00	\$0.00	\$17,000	N/A	N/A	-	-
Security Foundation of Texas	109	2,000	9.1%	6/1/24	6/1/29	\$15.00	\$2,500	\$30,000	\$34,000	Sep-2026	13.33%	Modified Gross	-
Parker County Farrier Supply	301	2,000	9.1%	8/1/24	7/1/26	\$7.80	\$1,300	\$15,600	\$20,000	N/A	28.21%	Modified Gross	Two-Year Renewa Option at FMV
Ironwood Works, Inc.	302/303	4,000	18.2%	6/1/25	6/1/27	\$8.10	\$2,700	\$32,400	\$33,372	Jun-2026	3.00%	Modified Gross	-
Joe King	304	2,000	9.1%	9/1/25	8/31/26	\$9.00	\$1,500	\$18,000	\$20,000	Sep-2026	11.11%	Modified Gross	-
Pooch Parlor	305	2,000	9.1%	5/1/25	5/31/26	\$9.00	\$1,500	\$18,000	\$20,000	Sep-2026	11.11%	Modified Gross	-
Total		22,000				\$10.46	\$18,300	\$219,600	\$263,372				
Occupied Tenants: 7				Unoccupied Tenants: 1		Occupied GLA: 95.50%		Unoccupied GLA: 4.50%					
Total Current Rents: \$19,300						Occupied Current Rents: \$19,300		Unoccupied Current Rents: \$0					

OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF	Notes
Scheduled Base Rental Income	231,600	10.53	263,372	11.97	
Expense Reimbursement Income					
Net Lease Reimbursement					
CAM	0	0.00	2,100	0.10	
Insurance	0	0.00	15,000	0.68	
Real Estate Taxes	0	0.00	17,542	0.80	
Total Reimbursement Income	\$0 0.0%	\$0.00	\$34,642 100.0%	\$1.57	
Effective Gross Revenue	\$231,600	\$10.53	\$298,014	\$13.55	

Operating Expenses	Current	Per SF	Pro Forma	Per SF	
Water Well	600	0.03	600	0.03	Seller Estimated
Repairs & Maintenance	1,500	0.07	1,500	0.07	
Insurance	15,000	0.68	15,000	0.68	Broker Estimated
Real Estate Taxes	17,542	0.80	17,542	0.80	
Total Expenses	\$34,642	\$1.57	\$34,642	\$1.57	
Expenses as % of EGR	15.0%		11.6%		
Net Operating Income	\$196,958	\$8.95	\$263,372	\$11.97	



1886 MINERAL
WELLS HIGHWAY



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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 shows a series of overhead industrial lights hanging from a complex 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 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



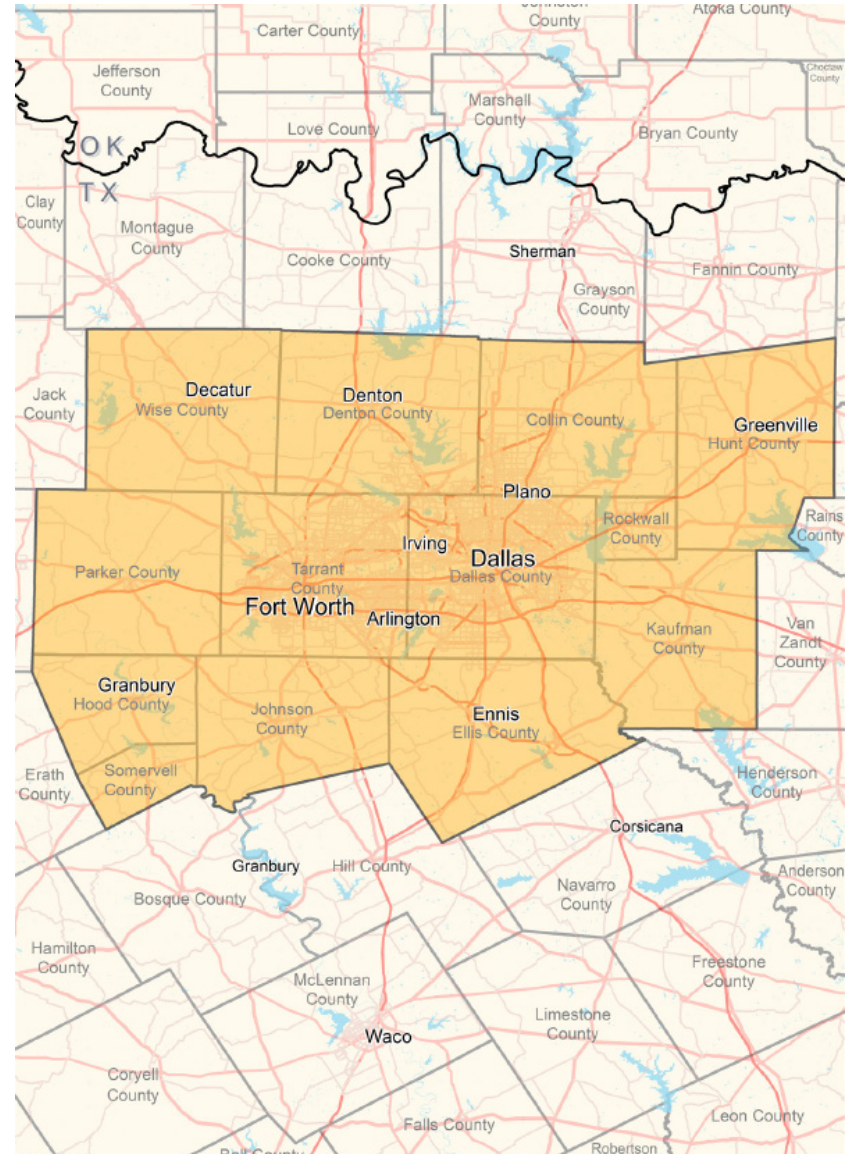
12%
EDUCATION AND
HEALTH SERVICES



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

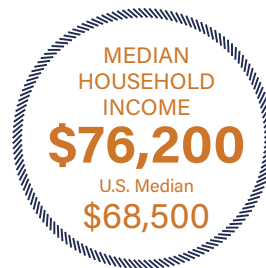
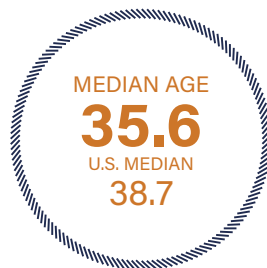
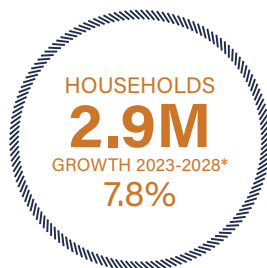
The Metroplex provides residents with an unparalleled lifestyle at a reasonable cost. The region continually ranks high for its affordability, when compared with other large metros. A temperate climate provides ample opportunities for outdoor enthusiasts to enjoy. The region has many golf courses and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



35,402

Total Population
Within 5 Miles



51.1%



48.9%



\$95,178

Average Household Income
Within 5 Miles



16,655

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	2,033	21,017	35,982
2024 Estimate			
Total Population	1,999	20,636	35,402
2020 Census			
Total Population	1,988	20,589	35,159
2010 Census			
Total Population	1,755	17,790	29,914
Daytime Population			
2024 Estimate	1,423	24,980	38,487
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	777	8,334	14,269
2024 Estimate			
Total Households	761	8,169	13,999
Average (Mean) Household Size	2.5	2.4	2.4
2020 Census			
Total Households	738	7,940	13,623
2010 Census			
Total Households	649	6,800	11,537

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	3.6%	6.9%	7.7%
\$150,000-\$199,999	11.2%	9.3%	9.5%
\$100,000-\$149,999	21.3%	15.9%	16.9%
\$75,000-\$99,999	17.4%	15.6%	14.7%
\$50,000-\$74,999	11.4%	14.1%	15.1%
\$35,000-\$49,999	14.8%	13.2%	11.4%
\$25,000-\$34,999	5.1%	7.9%	8.3%
\$15,000-\$24,999	6.3%	7.5%	7.5%
Under \$15,000	8.9%	9.6%	8.8%
Average Household Income	\$89,347	\$92,245	\$95,178
Median Household Income	\$81,093	\$74,383	\$76,962
Per Capita Income	\$34,744	\$36,798	\$37,368
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	1,999	20,636	35,402
Under 20	26.2%	25.2%	25.3%
20 to 34 Years	21.4%	21.0%	20.4%
35 to 39 Years	6.9%	6.5%	6.5%
40 to 49 Years	11.6%	11.5%	11.6%
50 to 64 Years	18.6%	17.7%	17.6%
Age 65+	15.4%	18.1%	18.5%
Median Age	36.0	37.0	38.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	1,355	14,013	24,110
Elementary (0-8)	6.0%	3.9%	3.9%
Some High School (9-11)	6.3%	5.8%	6.2%
High School Graduate (12)	30.4%	31.1%	30.7%
Some College (13-15)	22.1%	24.8%	23.7%
Associate Degree Only	8.2%	9.2%	9.9%
Bachelor's Degree Only	22.5%	18.6%	18.0%
Graduate Degree	4.5%	6.5%	7.6%
Travel Time to Work			
Average Travel Time to Work in Minutes	29.0	29.0	30.0



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.
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- 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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- 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.

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- 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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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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
IABS 1-1

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