

Marcus & Millichap
TAG INDUSTRIAL GROUP

221 WEST INTERSTATE 20

WEATHERFORD, TX 76087

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Marcus & Millichap
TAG INDUSTRIAL GROUP

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221 WEST INTERSTATE 20
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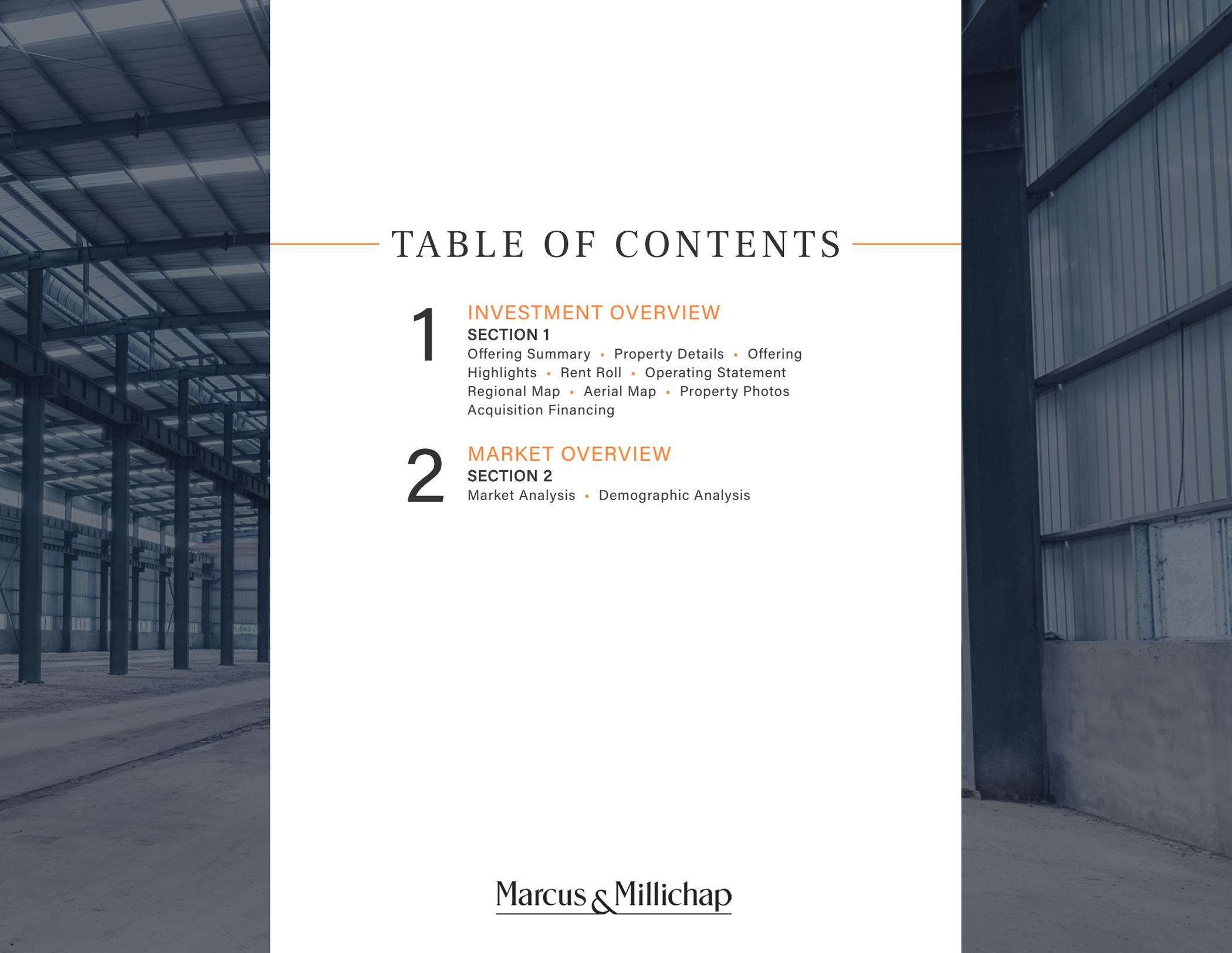
The background of the slide is a photograph of an industrial building. The left side shows the interior of a large, empty warehouse with a high ceiling supported by a grid of dark metal beams. The right side shows the exterior of the building, featuring light-colored corrugated metal siding and a concrete base. A thin orange horizontal line is positioned above the title.

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SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- Multi-Tenant 36,800-Square-Foot Income-Producing Shallow Bay Asset Situated on 4.4 Acres
- Featuring 20 Individually Metered Suites, 16'-18' Clear Heights, and Ample IOS for Development
 - Frontage Along I-20, 2.8 Miles South of Downtown Weatherford
- Value-Add Opportunity with 95% Occupancy, Short-Term Modified Gross Leases, and Partial Sale-Leaseback

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 221 West Interstate 20 in Weatherford, Texas. The subject property consists of approximately 36,800 square feet of shallow-bay industrial space and is situated on 4.4 acres of land. The three-building asset features metal construction, 20 individually metered units (each equipped with a grade-level door), and 16' to 18' clear heights. With a building coverage ratio of 19 percent, the property has ample space for industrial outdoor storage (IOS) or future development. Located along Interstate 20, the property sits 2.8 miles south of Downtown Weatherford. At 95.1 percent occupied, largely on modified-gross short-term leases, this sale offers buyers a value-add opportunity. The seller occupies 3,600 square feet of space and plans to execute a four-month partial sale-leaseback upon closing at \$12.00 per square foot.

The subject property is well-positioned within the Parker County submarket, containing 6.9 million square feet of industrial space. In 2025, net absorption contracted by roughly -69,000 square feet as 204,000 square feet of net deliveries were added to the inventory. The vacancy rate rose to 9.5 percent, causing annual market rent growth to slip to 2.8 percent. With about 227,000 square feet of industrial space under construction in Parker County, representing 3.3 percent of the inventory, new supply will have a slight impact on vacancies and rents in 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

221 WEST INTERSTATE 20, WEATHERFORD, TX 76087

Number of Suites	20
Number of Buildings	3
Total Square Feet	36,800 SF
Office Square Feet	+/- 3,680 SF
Office Ratio	+/- 10.00%
Year Built	1998
Lot Size	4.40 Acres
Clear Height	16'-18'
Parking Surface	Asphalt
Building Class	B
Tenancy	Multi-Tenant
Grade Level Doors	20
Construction	Metal
Zoning	Industrial
Roof Type	Metal
Age/Condition of Roofs	Good Condition
Age/Condition of HVAC	Good Condition
Market	TX-Dallas/Fort Worth
Submarket	Parker County
Market Vacancy	7.40%



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221 WEST INTERSTATE 20

WEATHERFORD, TX 76087

OFFERING PRICE
\$4,850,000

CAP RATE
6.98%

PRO FORMA CAP RATE
8.54%

Offering Price	\$4,850,000
Cap Rate	6.98%
Pro Forma Cap Rate	8.54%
Price/SF	\$131.79
Total Square Feet	36,800
Rental Rate	\$10.66
Lease Type	Modified Gross
Lease Term	Varies
Tenancy	Multi
Occupancy	95.00%

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RENT ROLL

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates Comm. Exp.	Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro-Forma Rent Per Year	Lease Type
Serv Pro	217 - 100	1,800	4.9%	MTM MTM	\$11.00	\$1,650	\$19,800	\$21,600	Modified Gross
Serv Pro	217 - 200	1,800	4.9%	MTM MTM	\$11.00	\$1,650	\$19,800	\$21,600	Modified Gross
Vacant	217 - 300	1,800	4.9%	N/A N/A	\$0.00	\$0.00	\$0.00	\$21,600	Modified Gross
Tank Blinds	217 - 400	1,800	4.9%	MTM 1/5/27	\$10.00	\$1,500	\$18,000	\$21,600	Modified Gross
Tank Blinds	217 - 500	1,800	4.9%	MTM 1/5/27	\$10.00	\$1,500	\$18,000	\$21,600	Modified Gross
Tank Blinds	217 - 600	1,800	4.9%	MTM 1/5/27	\$10.00	\$1,500	\$18,000	\$21,600	Modified Gross
Tank Blinds	217 - 700	1,800	4.9%	MTM 1/5/27	\$10.00	\$1,500	\$18,000	\$21,600	Modified Gross
Tank Blinds	217 - 800	1,800	4.9%	MTM 1/5/27	\$10.00	\$1,500	\$18,000	\$21,600	Modified Gross
Tank Blinds	217 - 900	1,800	4.9%	MTM 1/5/27	\$6.67	\$1,000	\$12,000	\$21,600	Modified Gross
Tank Blinds	217 - 100	1,800	4.9%	MTM 1/5/27	\$11.67	\$1,750	\$21,000	\$21,600	Modified Gross
Wholesale Electric	219 - 100	1,800	4.9%	1/1/24 2/1/30	\$9.67	\$1,450	\$17,400	\$21,600	Modified Gross
Wholesale Electric	219 - 200	1,800	4.9%	1/1/24 2/1/30	\$9.67	\$1,450	\$17,400	\$21,600	Modified Gross
Wholesale Electric	219 - 300	1,800	4.9%	1/1/24 2/1/30	\$9.67	\$1,450	\$17,400	\$21,600	Modified Gross
Wholesale Electric	219 - 400	1,800	4.9%	1/1/24 2/1/30	\$9.67	\$1,450	\$17,400	\$21,600	Modified Gross
Wholesale Electric	219 - 500	1,800	4.9%	1/1/24 2/1/30	\$9.67	\$1,450	\$17,400	\$21,600	Modified Gross
4-C Construction	219 - 600	1,800	4.9%	MTM MTM	\$10.67	\$1,600	\$19,200	\$21,600	Modified Gross
Loy McD	219 - 700	1,800	4.9%	1/1/98 COE + 4 Months	\$12.00	\$1,800	\$21,600	\$21,600	Modified Gross
Loy McD	219 - 800	1,800	4.9%	1/1/98 COE + 4 Months	\$12.00	\$1,800	\$21,600	\$21,600	Modified Gross
JC Roofing	219 - 900	1,800	4.9%	YTY 5/1/26	\$16.00	\$2,400	\$28,800	\$28,800	Modified Gross
Premiere Restoration	221	2,600	7.1%	12/1/25 11/30/26	\$12.46	\$2,700	\$32,400	\$32,400	Modified Gross
Total		36,800			\$10.66	\$31,100	\$373,200	\$450,000	
		Occupied Tenants: 19	Unoccupied Tenants: 1		Occupied GLA: 95.10%		Unoccupied GLA: 4.90%		
					Total Current Rents: \$31,200		Occupied Current Rents: \$31,200		Unoccupied Current Rents: \$0

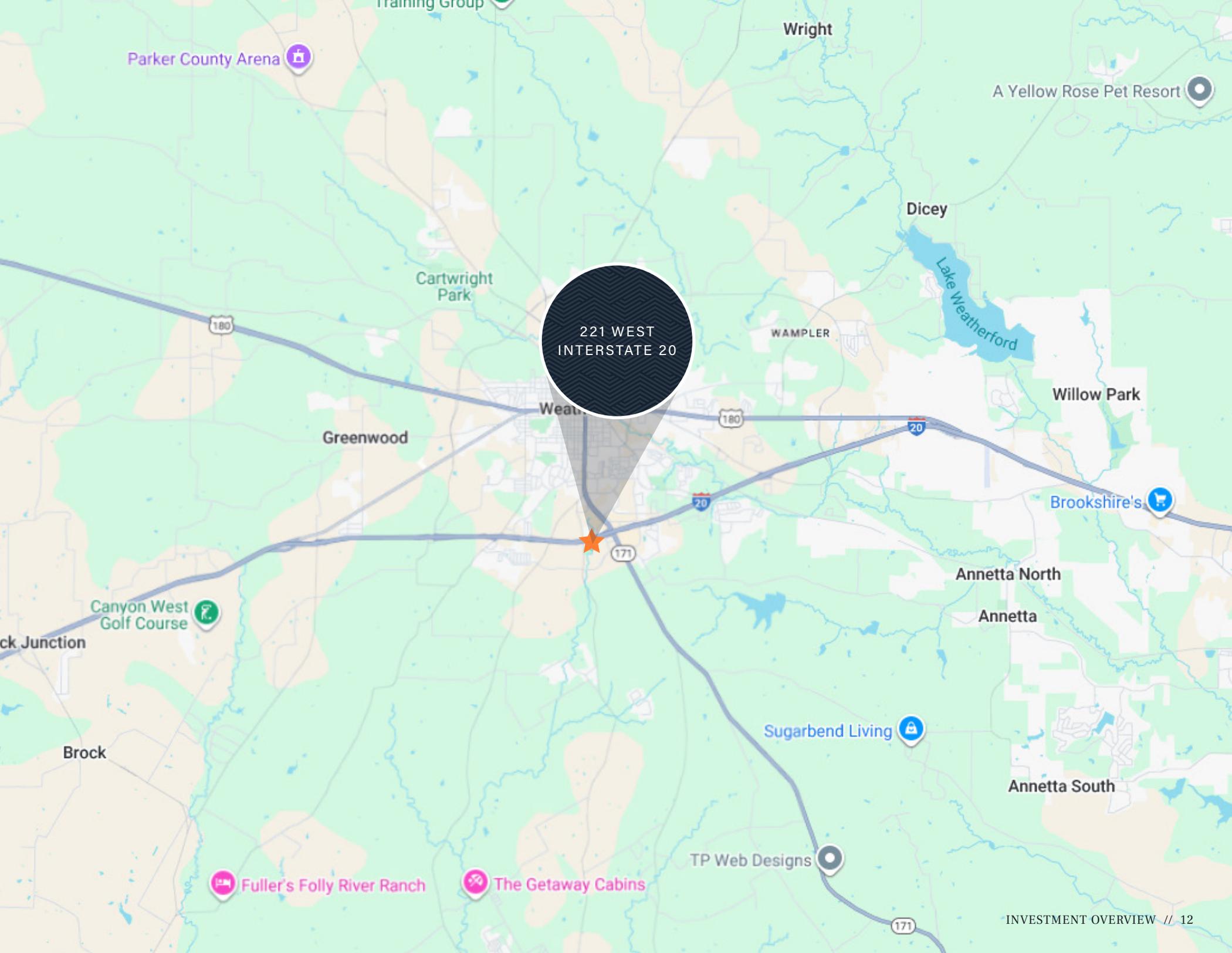
Notes: Tenants Responsible for HVAC, Plumbing, and Electrical Repairs After Year One of Tenancy; All In-Place Tenants Have Exceeded This Threshold.



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OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF	Notes
Scheduled Base Rental Income	374,400	10.17	450,000	12.23	
Expense Reimbursement Income					
Net Lease Reimbursement					
CAM	5,991	0.16	5,991	0.16	
Total Reimbursement Income	\$5,991	14.4%	\$5,991	14.4%	
Effective Gross Revenue	\$380,391	\$10.34	\$455,991	\$12.39	
Operating Expenses					
	Current	Per SF	Pro Forma	Per SF	
Trash Removal	6,000	0.16	6,000	0.16	
Water & Electric	6,348	0.17	6,348	0.17	Seller Estimated
Insurance	7,919	0.22	7,919	0.22	
Real Estate Taxes	21,477	0.58	21,477	0.58	
Total Expenses	\$41,744	\$1.13	\$41,744	\$1.13	
Expenses as % of EGR	11.0%		9.2%		
Net Operating Income	\$338,647	\$9.20	\$414,247	\$11.26	



221 WEST
INTERSTATE 20

Parker County Arena

Wright

A Yellow Rose Pet Resort

Dicey

Cartwright Park

Lake Weatherford

WAMPLER

Willow Park

180

Weatherford

180

20

Greenwood

Brookshire's

171

Annetta North

Canyon West Golf Course

Annetta

Black Junction

Sugarbend Living

Brock

Annetta South

TP Web Designs

Fuller's Folly River Ranch

The Getaway Cabins



221 WEST
INTERSTATE 20



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



\$49.6 billion total national volume in 2024



Access to more capital sources than any other firm in the industry

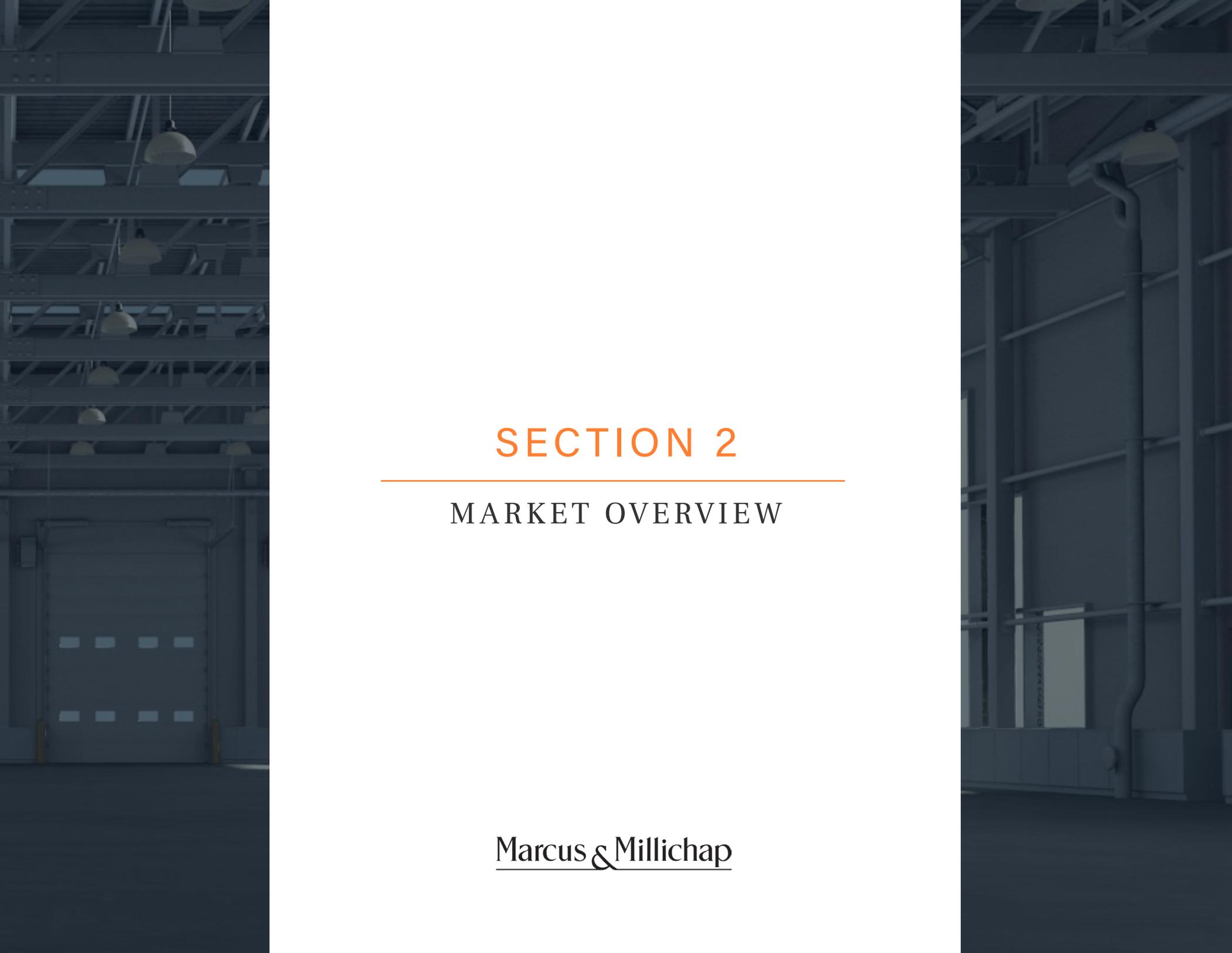
WHY MMCC?

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-tinted photograph of an industrial interior. It shows a high ceiling with a complex network of metal beams and pipes. Several large, white, dome-shaped pendant lights are suspended from the ceiling. In the lower-left corner, a large, white, industrial door is visible, partially open. 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



22%
TRADE, TRANSPORTATION
AND UTILITIES



11%
GOVERNMENT



12%
EDUCATION AND
HEALTH SERVICES



9%
FINANCIAL
ACTIVITIES



18%
PROFESSIONAL AND
BUSINESS SERVICES



5%
CONSTRUCTION



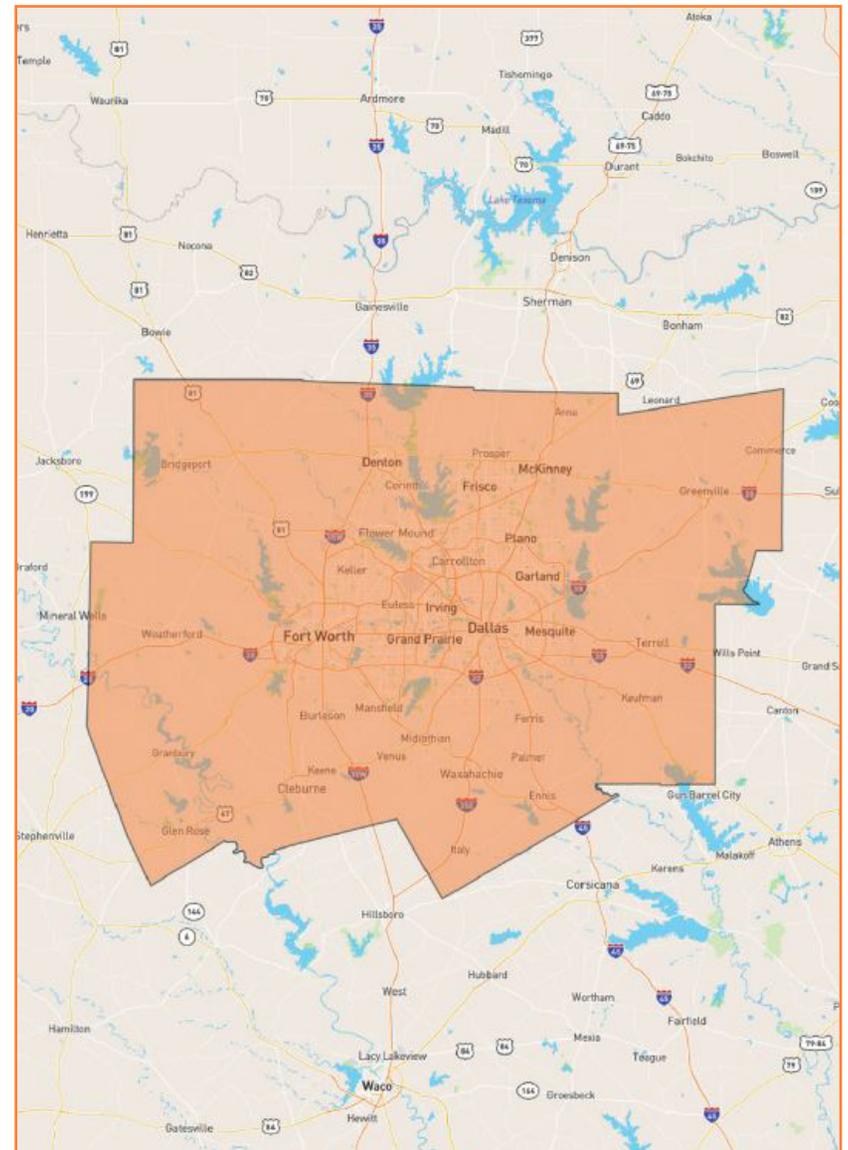
10%
LEISURE AND
HOSPITALITY



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.



POPULATION

8.2M

2025-2029* Growth

5.6%



HOUSEHOLDS

3.0M

2025-2029* Growth

5.8%



MEDIAN AGE

36

U.S. Median

39



MEDIAN HOUSEHOLD INCOME

\$98,000

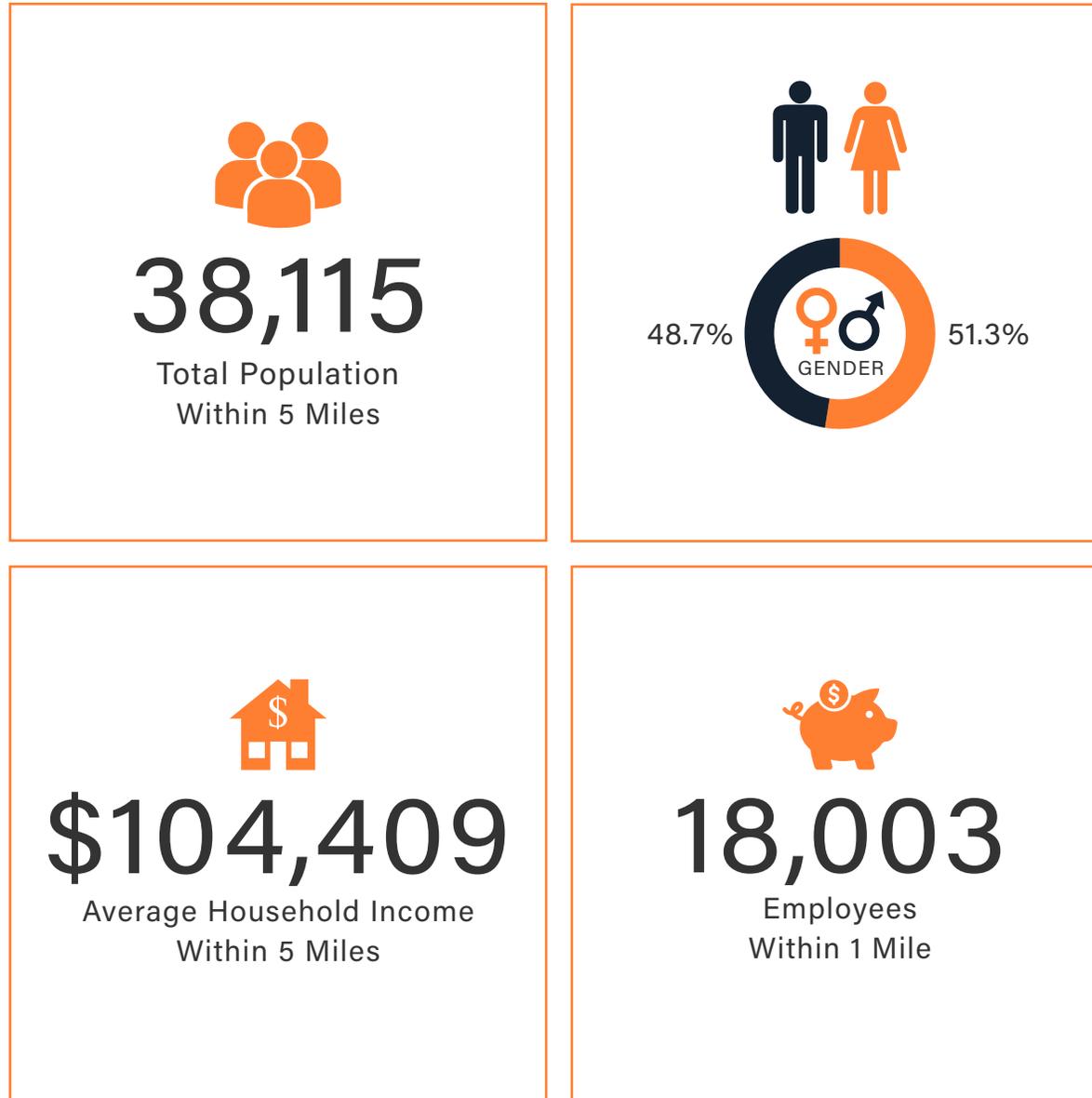
U.S. Median

\$76,000

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau.



DEMOGRAPHICS



DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	2,140	24,548	38,952
2025 Estimate			
Total Population	2,081	24,046	38,115
2020 Census			
Total Population	1,996	23,925	37,416
2010 Census			
Total Population	1,605	19,922	31,471
Daytime Population			
2025 Estimate	3,801	30,612	41,547
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	887	10,083	15,633
2025 Estimate			
Total Households	855	9,862	15,241
Average (Mean) Household Size	2.1	2.4	2.4
2020 Census			
Total Households	791	9,432	14,477
2010 Census			
Total Households	665	7,908	12,159

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	6.9%	9.8%	10.1%
\$150,000-\$199,999	9.3%	9.7%	10.4%
\$100,000-\$149,999	16.8%	17.6%	18.7%
\$75,000-\$99,999	10.0%	13.7%	13.0%
\$50,000-\$74,999	17.2%	13.7%	14.8%
\$35,000-\$49,999	10.3%	10.9%	10.2%
\$25,000-\$34,999	11.2%	7.3%	7.1%
\$15,000-\$24,999	11.2%	9.3%	8.2%
Under \$15,000	7.1%	7.9%	7.5%
Average Household Income	\$95,846	\$101,731	\$104,409
Median Household Income	\$79,807	\$82,680	\$84,822
Per Capita Income	\$42,203	\$41,450	\$41,295
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	2,081	24,046	38,115
Under 20	20.6%	24.8%	25.6%
20 to 34 Years	23.9%	21.3%	20.1%
35 to 39 Years	5.1%	6.5%	6.7%
40 to 49 Years	10.1%	11.3%	11.8%
50 to 64 Years	15.5%	16.6%	17.2%
Age 65+	24.9%	19.5%	18.6%
Median Age	40.0	38.0	38.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	1,446	16,440	25,926
Elementary (0-8)	1.6%	3.5%	3.7%
Some High School (9-11)	4.6%	4.7%	5.8%
High School Graduate (12)	24.4%	29.0%	28.9%
Some College (13-15)	19.8%	23.8%	23.8%
Associate Degree Only	15.5%	10.8%	10.2%
Bachelor's Degree Only	19.4%	19.7%	18.8%
Graduate Degree	14.6%	8.5%	8.8%
Travel Time to Work			
Average Travel Time to Work in Minutes	28.0	29.0	30.0



Information About Brokerage Services

11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code, **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant options or advise regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
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

IABS 1-2

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