

Marcus & Millichap
TAG INDUSTRIAL GROUP

10100 HICKS FIELD ROAD

FORT WORTH, TX 76179

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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.

Marcus & Millichap
TAG INDUSTRIAL GROUP

OFFICES THROUGHOUT THE U.S. AND CANADA
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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 steel 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 main title.

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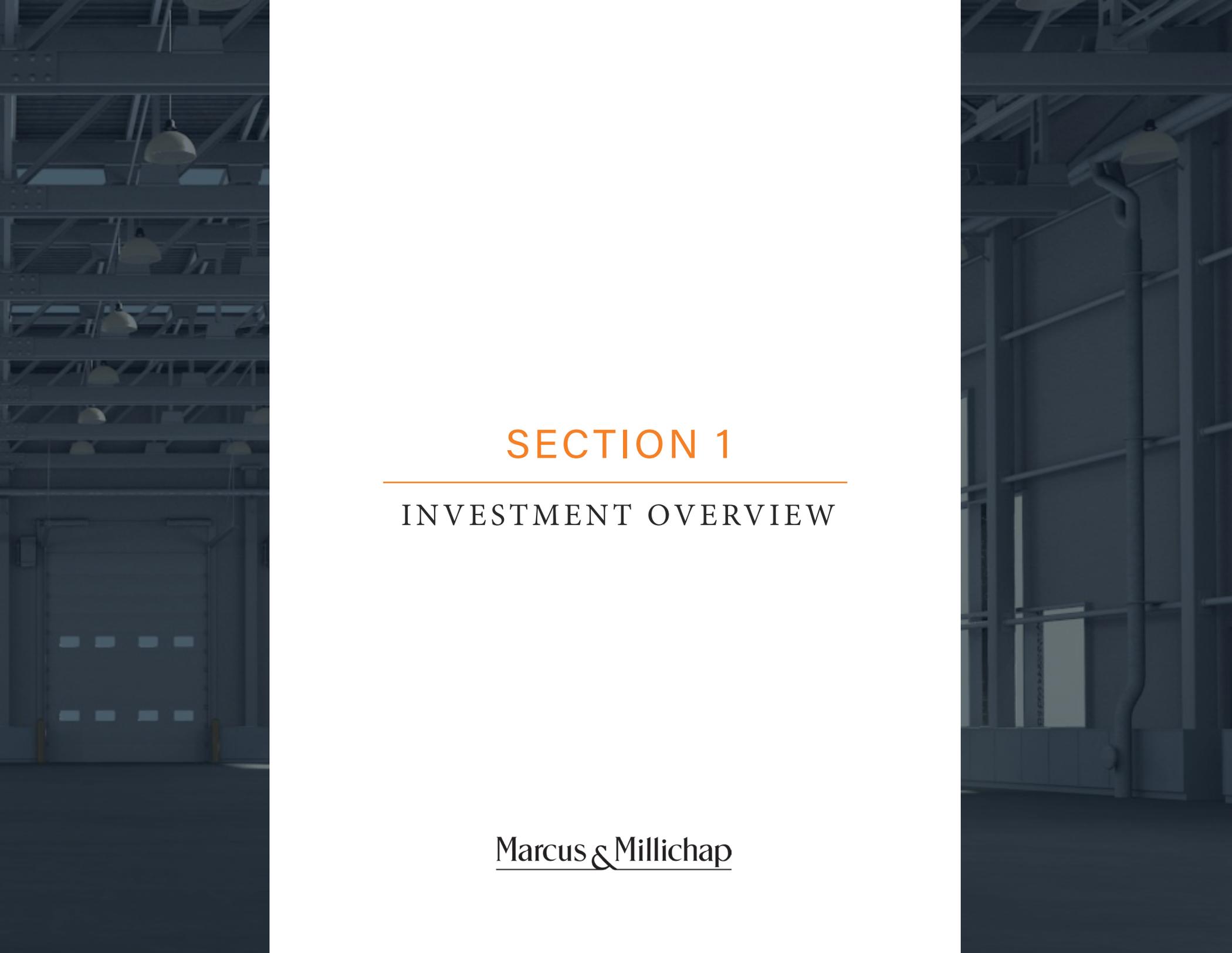
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Acquisition Financing

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MARKET OVERVIEW

SECTION 2

Market Analysis • Demographic Analysis

The background of the slide is a dark, blue-tinted photograph of an industrial interior. It shows a complex network of metal beams, pipes, and overhead lighting fixtures, creating a sense of depth and structure. The lighting is dim, with some fixtures glowing softly.

SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- 16,000-Square-Foot Industrial Asset Situated on 1.47 Acres
- Opportunity for Owner-Use or Investor to Purchase, Lease, and Cash Flow
- Fenced-In Concrete Paved Lot for Parking and Industrial Outside Storage Uses
 - Heavy Industrial Zoned with 3-Phase Power and 16' Clear Height
 - Subject Property Has Quick Access to I-35 and Loop 820

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 10100 Hicks Field Road in Fort Worth, Texas. The subject property consists of approximately 16,000 square feet of industrial space and is situated on 1.47 acres of land. The asset is fully fenced, with a concrete-paved lot designed for outdoor storage. Located in a heavy industrial zone, the property features a clear height of 16 feet, three-phase power, and four grade-level doors providing full access throughout the warehouse. With quick access to Interstate 35 and Loop 820, this asset is well-suited for industrial operations and distribution.

The property sits within the West Tarrant submarket, containing 9.1 million square feet of industrial space. The submarket's vacancy rate has dropped to 8 percent over the last twelve months, remaining below the overall market average. This was a result of 240,000 square feet of net absorption with only 150,000 square feet of new delivered space. While slowing, market rent growth still remains relatively strong at 3.5 percent year over year. By the end of 2025, only 30,000 square feet of industrial space was reported under construction. Assuming net absorption continues at a similar rate, investors can hope to see vacancy rates continue to drop if construction remains constrained (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, ensures its status as a distribution hub (Marcus & Millichap).

PROPERTY DETAILS

10100 HICKS FIELD ROAD, FORT WORTH, TX 76179

Number of Suites	1
Number of Buildings	1
Total Square Feet	16,000 SF
Office Square Feet	3,565 SF
Office Ratio	22.28%
Year Built	2000
Lot Size	1.47 Acres
Type of Ownership	Fee Simple
Clear Height	16
Parking Spaces	25
Parking Surface	Concrete
Building Class	B
Tenancy	Single-Tenant
Grade Level Doors	4
Construction	Metal
Power	3-Phase Power, 240V
Zoning	Heavy Industrial "K"
Roof Type	Metal
Market	TX-Dallas/Fort Worth
Submarket	West Tarrant
Market Vacancy	8.10%



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OFFERING HIGHLIGHTS

10100 HICKS FIELD ROAD

FORT WORTH, TX 76179

OFFERING PRICE
\$2,000,000

PRO FORMA CAP RATE
8.00%

Offering Price	\$2,000,000
Pro Forma Cap Rate	8.00%
Price/SF	\$125.00
Total Square Feet	16,000
Lease Type	Triple-Net (NNN)
Tenancy	Single
Occupancy	Vacant

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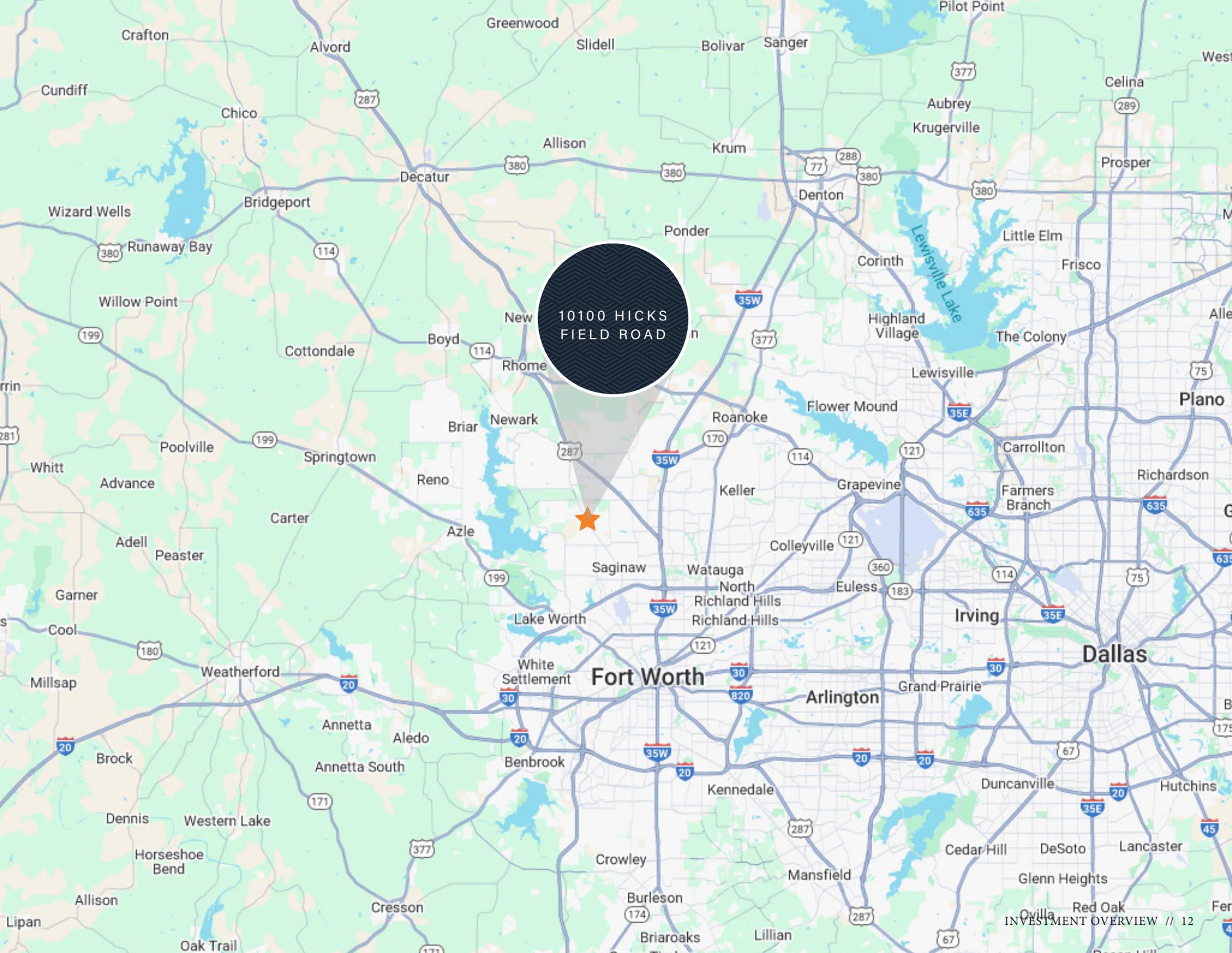
RENT ROLL

Tenant Name	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.					
Potential Tenant	16,000	100.0%	N/A	N/A	\$0.00	\$0.00	\$0.00	\$160,000	NNN
Total	16,000				\$0.00	\$0.00	\$0.00	\$160,000	
Occupied Tenants: 0			Unoccupied Tenants: 1		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	160,000	10.00
Expense Reimbursement Income				
Net Lease Reimbursement				
CAM	0	0.00	5,000	0.31
Insurance	0	0.00	16,500	1.03
Real estate Taxes	0	0.00	27,126	1.70
Total Reimbursement Income	\$0	0.0%	\$48,626	100.0%
Effective Gross Revenue	\$0	\$0.00	\$208,626	\$13.04

Operating Expenses	Current	Per SF	Pro Forma	Per SF
Utilities	4,000	0.25	4,000	0.25
Landscaping	1,000	0.06	1,000	0.06
Insurance	16,500	1.03	16,500	1.03
Real Estate Taxes	27,126	1.70	27,126	1.70
Total Expenses	\$48,626	\$3.04	\$48,626	\$3.04
Expenses as % of EGR	0.0%		23.3%	
Net Operating Income	-\$48,626	(\$3.04)	\$160,000	\$10.00



10100 HICKS
FIELD ROAD



An aerial photograph of an industrial site. A large, light-colored metal building with a grey roof is the central focus. A white callout bubble with a black hatched background and an orange star points to the building. The callout contains the text "10100 HICKS FIELD ROAD". The surrounding area includes a parking lot with several semi-trucks, other industrial buildings, and a road. In the background, there are large piles of material and a curved road.

10100 HICKS
FIELD ROAD



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.



Closed 1,659
Debt and equity
financings in 2025



National platform operating
within the firm's
brokerage offices



\$11.9 billion
total national
volume in 2025



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

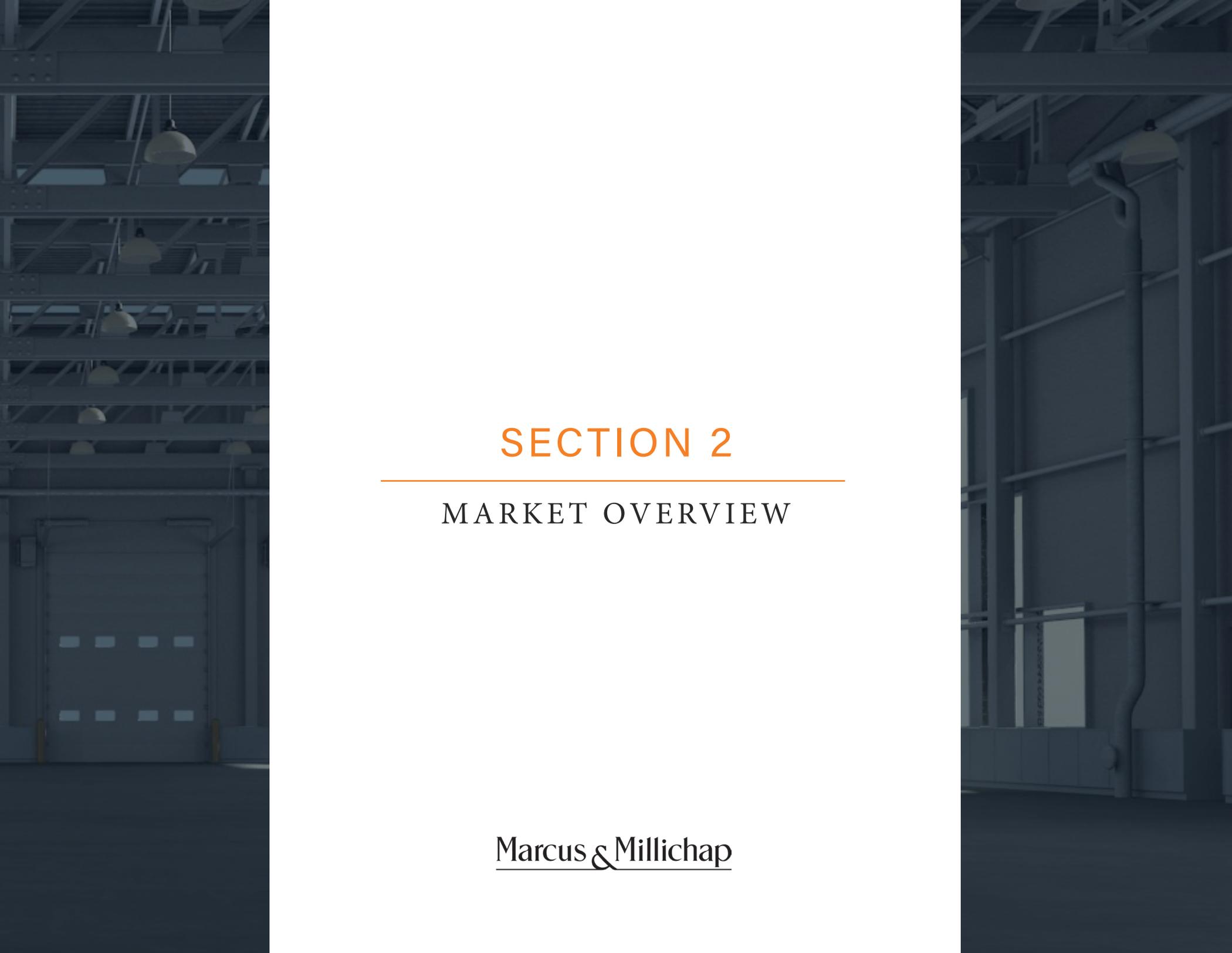
WHY MMCC?

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 white 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-style door is visible, featuring a grid of small rectangular windows. The overall atmosphere is clean, modern, and industrial.

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



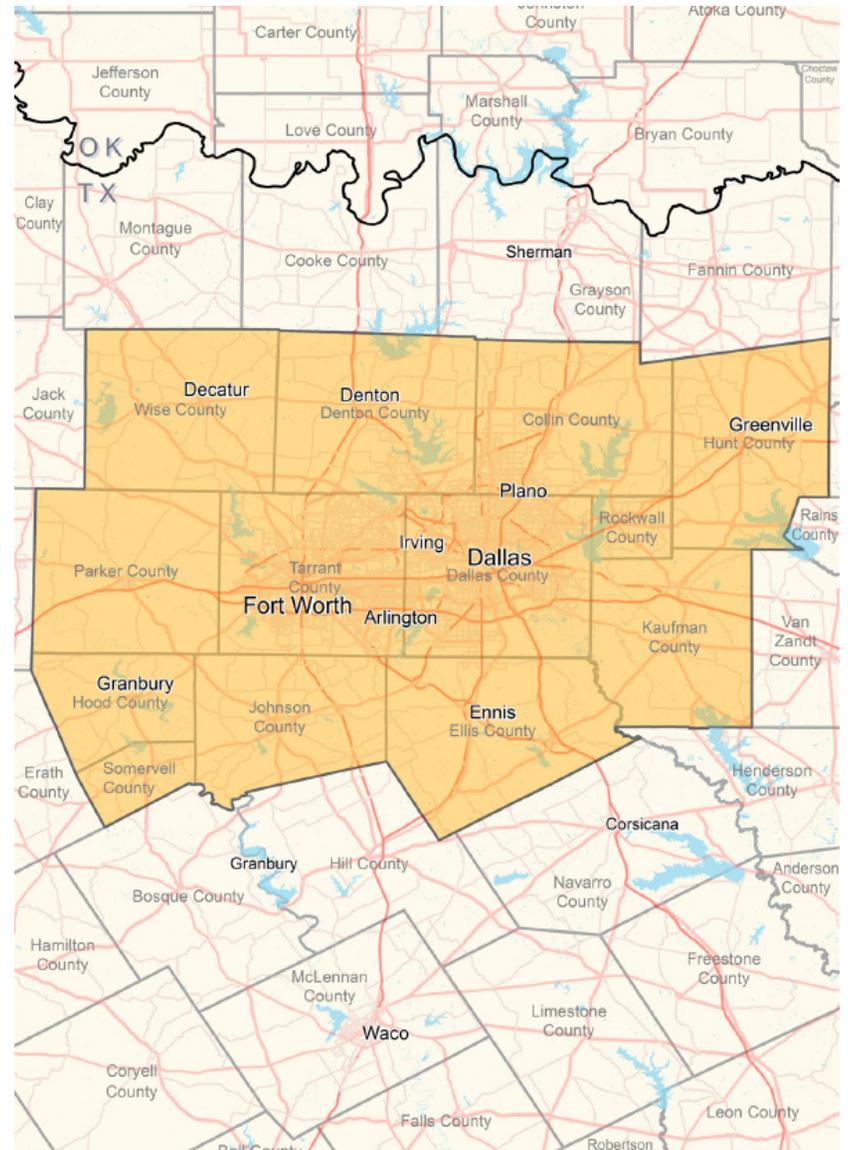
12%
EDUCATION AND
HEALTH SERVICES



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.



QUALITY OF LIFE

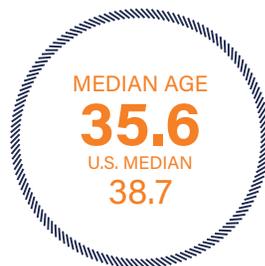
The Metroplex provides residents with an unparalleled lifestyle at a reasonable cost. The region continually ranks high for its affordability, when compared with other large metros. A temperate climate provides ample opportunities for outdoor enthusiasts to enjoy. The region has many golf courses and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



153,577

Total Population
Within 5 Miles



50.3%



49.7%



\$128,412

Average Household Income
Within 5 Miles



80,918

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	447	62,393	172,410
2024 Estimate			
Total Population	384	53,956	153,577
2020 Census			
Total Population	300	44,052	131,137
2010 Census			
Total Population	206	23,519	77,188
Daytime Population			
2024 Estimate	220	36,971	102,360
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	166	20,369	56,788
2024 Estimate			
Total Households	142	17,648	50,556
Average (Mean) Household Size	2.9	3.0	3.0
2020 Census			
Total Households	110	13,921	42,022
2010 Census			
Total Households	70	7,723	25,391

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	14.7%	11.8%	12.1%
\$150,000-\$199,999	11.2%	17.8%	15.3%
\$100,000-\$149,999	23.1%	30.0%	27.7%
\$75,000-\$99,999	9.8%	15.8%	16.4%
\$50,000-\$74,999	26.3%	12.7%	13.6%
\$35,000-\$49,999	9.8%	6.1%	6.7%
\$25,000-\$34,999	2.8%	2.4%	3.6%
\$15,000-\$24,999	1.6%	1.3%	2.1%
Under \$15,000	0.7%	2.2%	2.6%
Average Household Income	\$129,566	\$132,367	\$128,412
Median Household Income	\$93,808	\$116,411	\$111,250
Per Capita Income	\$44,254	\$43,567	\$42,242
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	384	53,956	153,577
Under 20	29.3%	32.8%	32.2%
20 to 34 Years	19.4%	19.9%	20.4%
35 to 39 Years	7.4%	9.4%	8.9%
40 to 49 Years	13.9%	15.1%	14.9%
50 to 64 Years	19.1%	14.7%	15.1%
Age 65+	10.8%	8.2%	8.5%
Median Age	36.0	34.0	34.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	252	33,475	95,376
Elementary (0-8)	0.5%	1.6%	2.4%
Some High School (9-11)	4.2%	5.3%	4.6%
High School Graduate (12)	36.3%	19.6%	23.1%
Some College (13-15)	20.4%	23.8%	23.5%
Associate Degree Only	4.2%	9.9%	9.3%
Bachelor's Degree Only	23.1%	28.4%	25.9%
Graduate Degree	11.4%	11.5%	11.2%
Travel Time to Work			
Average Travel Time to Work in Minutes	32.0	34.0	33.0



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 Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov
IABS 1-2

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