

Marcus & Millichap  
TAG INDUSTRIAL GROUP

MISSION SUPPLY  
111 INDUSTRIAL BOULEVARD

MANSFIELD, TX 76063

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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

OFFICES THROUGHOUT THE U.S. AND CANADA  
[www.marcusmillichap.com](http://www.marcusmillichap.com)

# MISSION SUPPLY

111 INDUSTRIAL BOULEVARD  
MANSFIELD, TX 76063

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**Marcus & Millichap**  
TAG INDUSTRIAL GROUP



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 main title.

# TABLE OF CONTENTS

01

## INVESTMENT OVERVIEW

### SECTION 1

Offering Summary • Property Details • Offering Highlights • Rent Roll • Operating Statement  
Regional Map • Aerial Map • Property Photos  
Acquisition Financing

02

## 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 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, segmented industrial door is visible. The overall atmosphere is industrial and modern.

# SECTION 1

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## INVESTMENT OVERVIEW

Marcus & Millichap

## OFFERING SUMMARY

- 24,270-Square-Foot Industrial Asset Situated on 1.35 Acres
  - Partial Sale-Leaseback with Mission Sales and Supply
- Opportunity for Owner-Use or Investor to Lease and Cash Flow Shallow Bay Asset
  - Features 11 Grade-Level Doors, One Dock-High Door, and 18' Clear Heights
    - Recent Renovations to the Parking Lot, Office Space, and New Paint
    - Four +/- 6,000 Square-Foot Suites that are Individually Metered

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 111 Industrial Boulevard in Mansfield, Texas, occupied by the owner, Mission Supply and Pacific Management. The subject property consists of approximately 24,270 square feet of warehouse space and is situated on 1.35 acres of land. The two-building asset features metal construction/roofing, four suites, a clear height of 18', three-phase heavy power with 200 amps and 240 volts, and 20 parking spaces. Equipped with 10 drive-in doors, the property also has one dock-high platform with a dual grade-level entrance to two separate suites. Recent renovations have been made to the parking lot, office space, and exterior painting. Upon the sale of the property, Mission Sales and Supply plans to execute a partial triple-net leaseback at \$11.00 per square foot. Established in 2005, Mission Sales and Supply is a leading distributor of specialty vibration control systems.

Located just off South Main Street, the property is primely situated within the Mansfield submarket, easily accessible by U.S. Route 287 and Texas 360 Tollway, which creates a dividing line between metro Fort Worth and metro Dallas. With 10.9 million square feet of industrial space, Mansfield is a mid-sized submarket, dominated by distribution and logistics facilities. At the midway point of 2025, 12-month rolling net absorption remained in positive territory at about 224,000 square feet. During this time, nearly 821,000 square feet were delivered on net, pushing the vacancy rate up from 5.6 percent in Q2 last year to 11.1 percent in Q2 2025. However, among comparable properties under 50,000 square feet, availability remained tight with vacancies at 4.0 percent in Q2. Across the entire Mansfield submarket, annual rent growth decelerated to 3.1 percent, posting a 10-year low and pushing the average market rent to about \$10.30 per square foot. Going into the second half of 2025, there were only 312,000 square feet of industrial space under construction in Mansfield, representing only 2.9 percent of the inventory (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

### 111 INDUSTRIAL BOULEVARD, MANSFIELD, TX 76063

Number of Suites	4
Number of Buildings	2
Total Square Feet	24,270 SF
Office Square Feet	2,400 SF
Office Ratio	10.00%
Year Built	1995
Lot Size	1.35 Acres
Type of Ownership	Fee Simple
Clear Height	18'
Parking Spaces	20
Parking Surface	Concrete
Building Class	C
Tenancy	Multi-Tenant
Dock-High Doors	1
Grade Level Doors	11
Construction	Metal
Power	200 Amp/ 240-3 Phase
Type of Lighting	Fluorescent
Zoning	I-1
Roof Type	Metal
Age/Condition of Roofs	Good
HVAC Units	3
Age/Condition of HVAC	Good Condition
Sprinklers	Partial
Market	TX-Dallas/Fort Worth
Submarket	Mansfield
Market Vacancy	11.10%



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## MISSION SUPPLY

111 INDUSTRIAL BOULEVARD, MANSFIELD, TX 76063

OFFERING PRICE  
**\$2,900,000**CAP RATE  
**8.75%**PRO FORMA CAP RATE  
**9.16%**

Offering Price	\$2,900,000
Cap Rate	8.75%
Pro Forma Cap Rate	9.16%
Price/SF	\$119.49
Total Square Feet	24,270
Rental Rate	\$11.11
Lease Type	Triple-Net (NNN)
Lease Term	Varies
Tenancy	Multi
Occupancy	100.00%

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# RENT ROLL

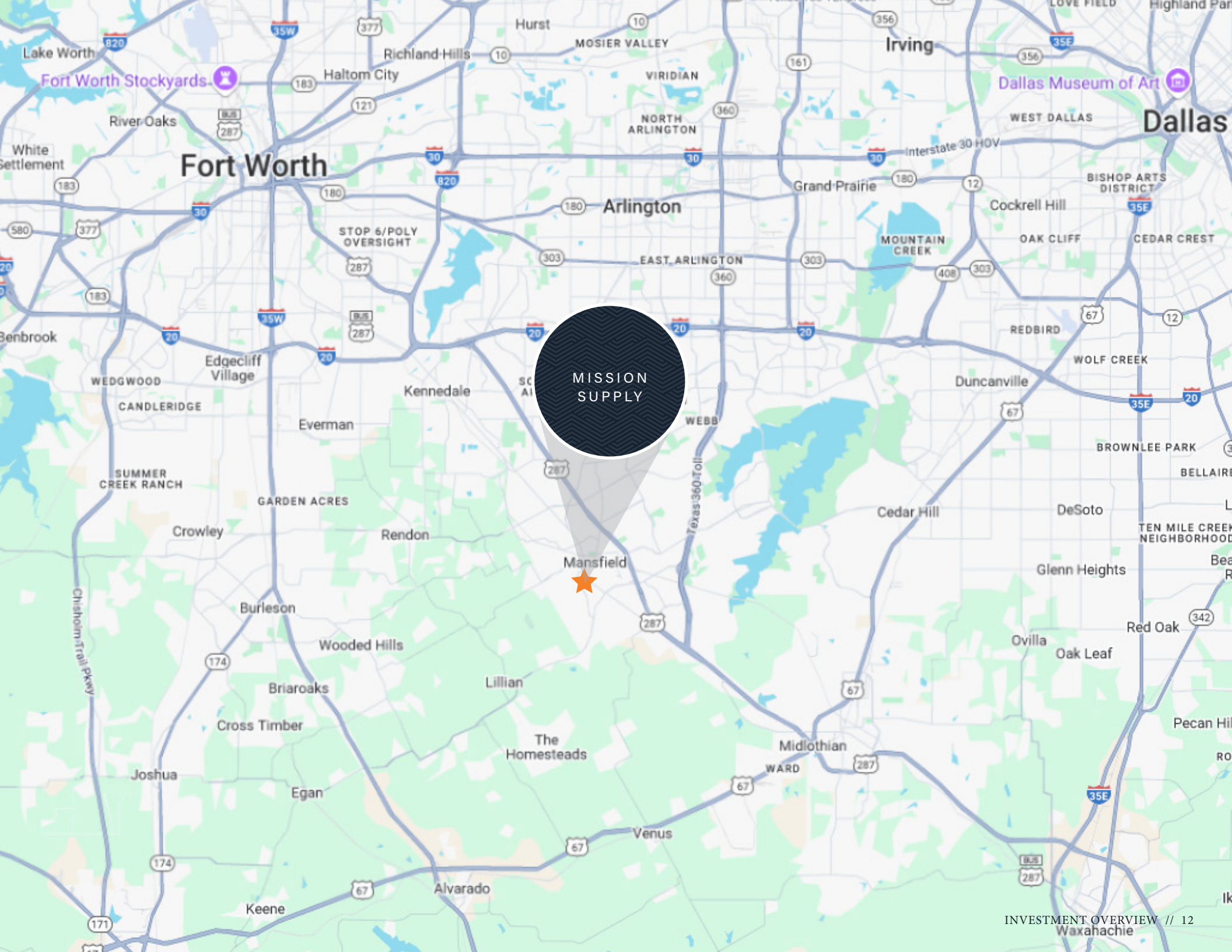
Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates Comm.	Lease Dates Exp.	Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes on	Rent Increase	Lease Type
Mission Supply	203	5,480	22.6%	COE	COE+ 3 Years	\$11.00	\$5,023	\$60,280	\$62,084	COE + 1 Year	2.99%	NNN
Pacific Management	207	6,790	28.0%	4/1/12	MTM	\$11.40	\$6,450	\$77,400	\$77,400	N/A	0.00%	Modified Gross
Mission Supply	103	6,000	24.7%	COE	COE + 1 Year	\$11.00	\$5,500	\$66,000	\$72,000	N/A	N/A	NNN
Mission Supply	107	6,000	24.7%	COE	COE + 6 Months	\$11.00	\$5,500	\$66,000	\$66,000	N/A	N/A	NNN
Total		24,270				\$11.11	\$22,473	\$269,680	\$277,484			
Occupied Tenants: 4				Unoccupied Tenants: 0			Occupied GLA: 100.00%		Unoccupied GLA: 0.00%			
Total Current Rents: \$22,473						Occupied Current Rents: \$22,473		Unoccupied Current Rents: \$0				

## OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF
Scheduled Base Rental Income	269,680	11.11	277,484	11.43
Expense Reimbursement Income				
Net Lease Reimbursement				
CAM	7,211	0.30	9,900	0.41
Insurance	10,706	0.44	14,699	0.61
Real Estate Taxes	24,597	1.01	33,772	1.39
Total Reimbursement Income	\$42,514	72.8%	\$58,371	83.1%
Effective Gross Revenue	\$312,194	\$12.86	\$335,855	\$13.84

Operating Expenses	Current	Per SF	Pro Forma	Per SF
Electric	3,900	0.16	3,900	0.16
Water	4,800	0.20	4,800	0.20
Trash Removal	1,200	0.05	1,200	0.05
Insurance	14,699	0.61	14,699	0.61
Real Estate Taxes	33,772	1.39	45,675	1.88
Total Expenses	\$58,371	\$2.41	\$70,274	\$2.90
Expenses as % of EGR	18.7%		20.9%	
Net Operating Income	\$253,823	\$10.46	\$265,581	\$10.94



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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.



## SECTION 2

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### MARKET OVERVIEW

Marcus & Millichap

# DALLAS-FORT WORTH TEXAS

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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



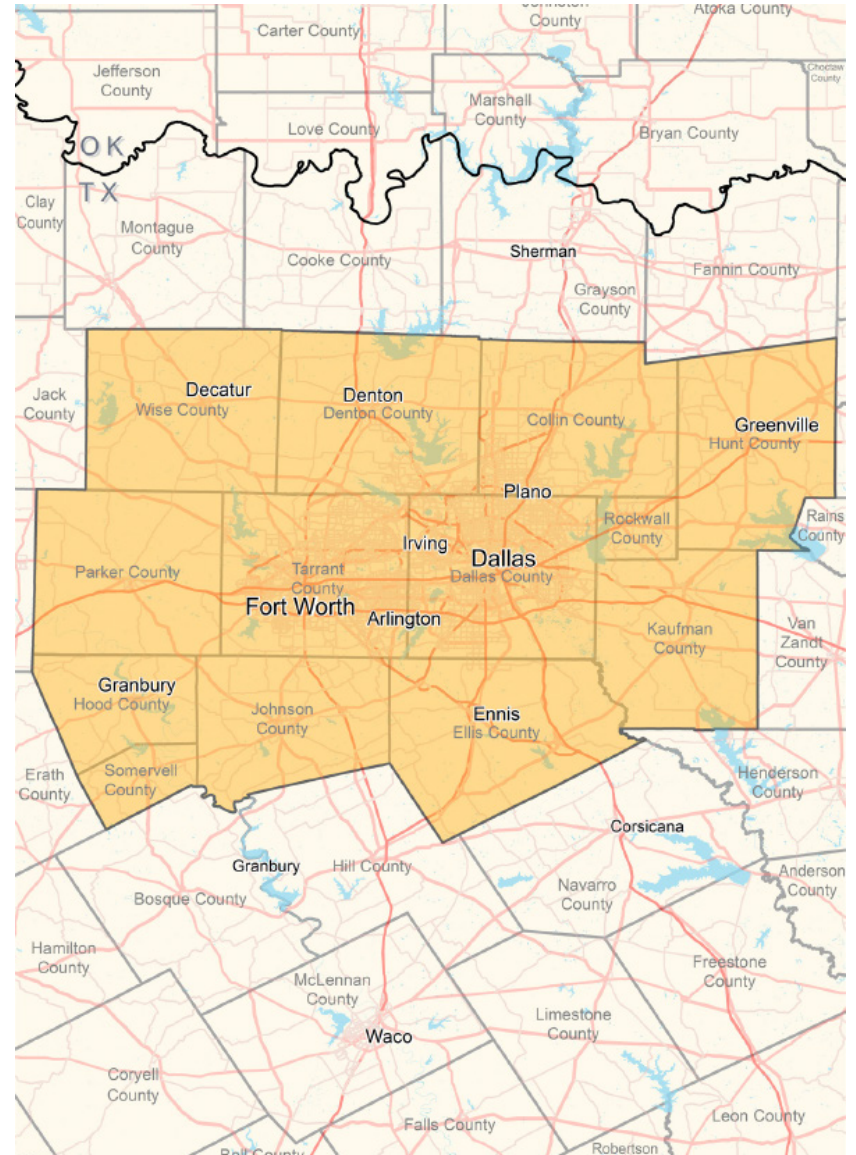
**12%**  
EDUCATION AND  
HEALTH SERVICES



**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

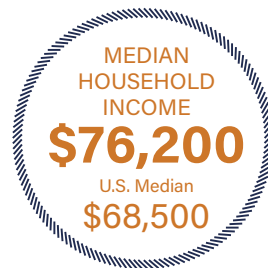
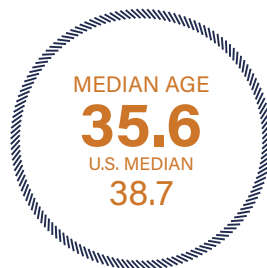
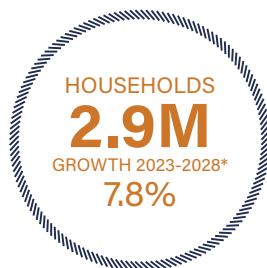
The Metroplex provides residents with an unparalleled lifestyle at a reasonable cost. The region continually ranks high for its affordability, when compared with other large metros. A temperate climate provides ample opportunities for outdoor enthusiasts to enjoy. The region has many golf courses and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



**115,123**

Total Population  
Within 5 Miles



51.0%



49.0%



**\$135,407**

Average Household Income  
Within 5 Miles



**58,579**

Employees  
Within 1 Mile

# DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2029 Projection</b>			
Total Population	5,524	42,124	124,623
<b>2024 Estimate</b>			
Total Population	5,262	37,274	115,123
<b>2020 Census</b>			
Total Population	4,893	30,205	102,121
<b>2010 Census</b>			
Total Population	4,930	25,584	81,700
<b>Daytime Population</b>			
2024 Estimate	5,232	47,615	100,602
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2029 Projection</b>			
Total Households	1,888	14,523	41,413
<b>2024 Estimate</b>			
Total Households	1,772	12,770	37,992
Average (Mean) Household Size	2.8	2.9	3.0
<b>2020 Census</b>			
Total Households	1,611	10,367	33,301
<b>2010 Census</b>			
Total Households	1,451	8,543	26,251

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2024 Estimate</b>			
\$200,000 or More	2.5%	13.1%	15.8%
\$150,000-\$199,999	7.8%	11.3%	14.8%
\$100,000-\$149,999	14.8%	22.3%	25.0%
\$75,000-\$99,999	17.6%	15.7%	14.8%
\$50,000-\$74,999	22.5%	14.1%	12.5%
\$35,000-\$49,999	11.0%	8.7%	7.0%
\$25,000-\$34,999	9.0%	4.6%	3.4%
\$15,000-\$24,999	6.7%	3.3%	2.3%
Under \$15,000	7.9%	6.8%	4.3%
Average Household Income	\$79,312	\$120,716	\$135,407
Median Household Income	\$68,054	\$102,286	\$114,217
Per Capita Income	\$27,759	\$40,869	\$44,203
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2024 Estimate Total Population	5,262	37,274	115,123
Under 20	30.1%	28.5%	30.3%
20 to 34 Years	22.2%	18.9%	17.9%
35 to 39 Years	7.2%	7.3%	7.3%
40 to 49 Years	13.4%	13.7%	15.3%
50 to 64 Years	16.7%	18.6%	18.4%
Age 65+	10.3%	13.0%	10.8%
Median Age	33.0	37.0	36.0
<b>Population 25+ by Education Level</b>			
2024 Estimate Population Age 25+	3,328	24,315	72,876
Elementary (0-8)	13.5%	5.0%	3.3%
Some High School (9-11)	8.3%	4.8%	4.2%
High School Graduate (12)	24.0%	24.5%	21.0%
Some College (13-15)	21.9%	22.5%	24.0%
Associate Degree Only	9.8%	9.0%	9.7%
Bachelor's Degree Only	13.9%	22.1%	24.4%
Graduate Degree	8.7%	12.1%	13.4%
<b>Travel Time to Work</b>			
Average Travel Time to Work in Minutes	28.0	32.0	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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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