

Marcus & Millichap
TAG INDUSTRIAL GROUP

3285 SPRINGER LANE
ROCKWALL, TX 75032

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NON - ENDORSEMENT NOTICE

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Activity ID: ZAH0060407

TEXAS NOTICE

The Texas Real Estate Commission (TREC) regulates real estate brokers and sales agents, real estate inspectors, home warranty companies, easement and right-of-way agents and timeshare interest providers. You can find more information and check the status of a license holder at www.trec.texas.gov. You can send a complaint against a license holder to TREC, a complaint form is available on the TREC website. TREC administers two recovery funds which may be used to satisfy a civil court judgment against a broker, sales agent, real estate inspector, or easement or right-of-way agent, if certain requirements are met. If you have questions or issues about the activities of a license holder, the complaint process or the recovery funds, please visit the website or contact TREC at: 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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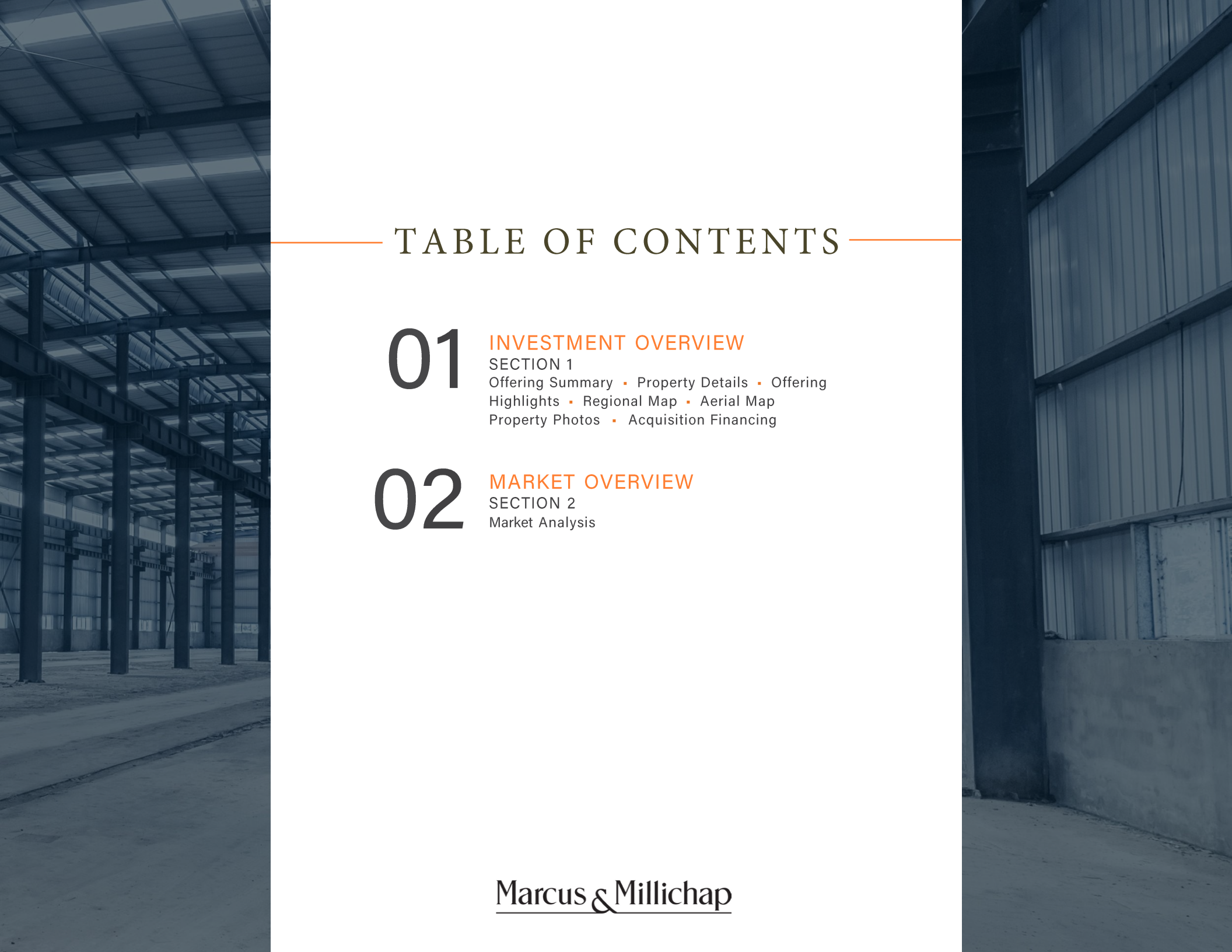
The background of the slide is a composite image. On the left, there is a photograph of the interior of a large industrial building, showing a series of dark steel support columns and a high, corrugated metal roof. On the right, there is a photograph of the exterior of a similar industrial building, showing vertical corrugated metal siding and a concrete base.

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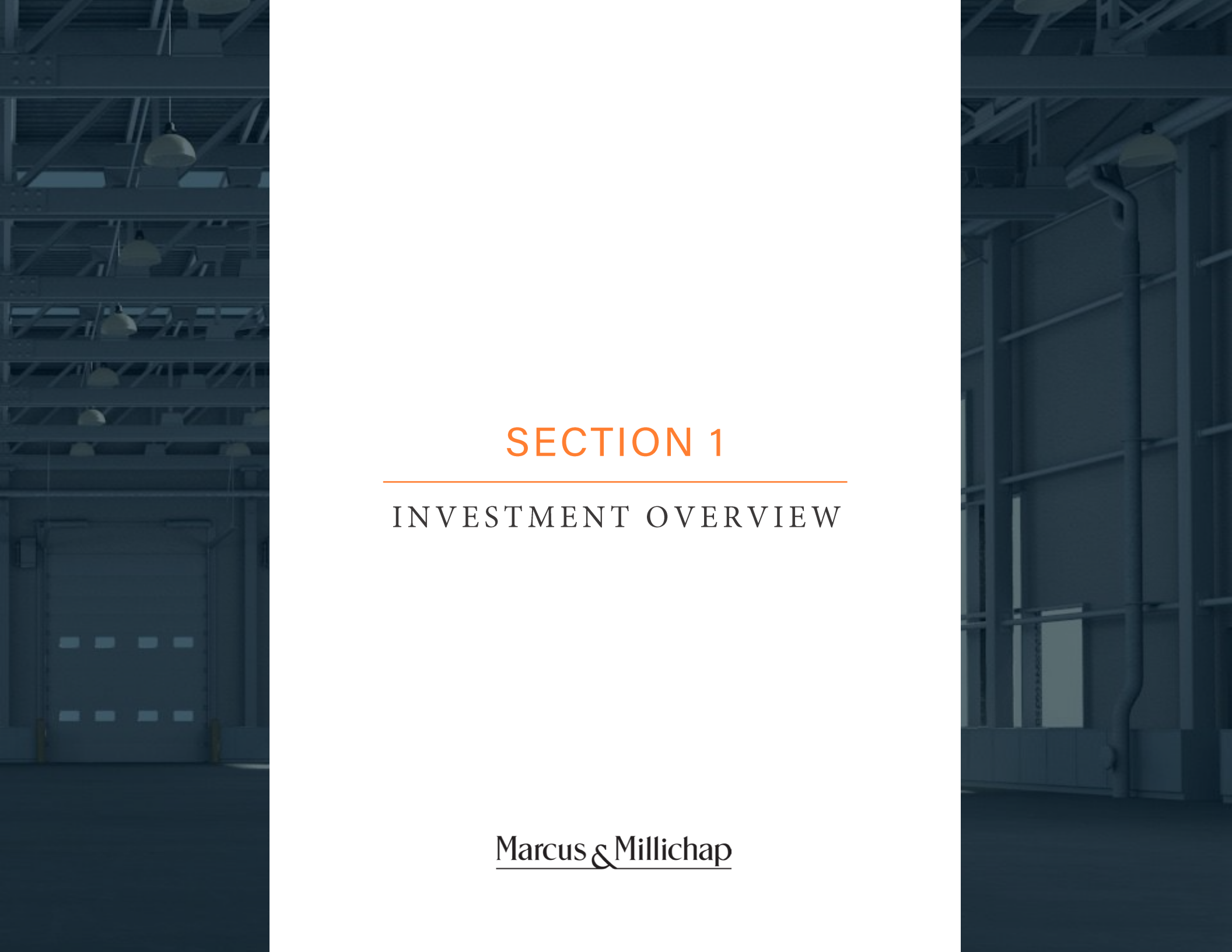
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Property Photos • Acquisition Financing

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MARKET OVERVIEW

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Market Analysis



SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- Vacant Two-Building +/- 10,000-Square-Foot Industrial Asset Situated on 1.09 Acres
- Masonry Construction Featuring 14'-18' Clear Height, Three Grade-Level Doors, and Updated Office Space
 - Two Buildings Create Versatility for Single-Tenant or Multi-Tenant Uses
- Recent Amendment to Permitted Land Use Allows for Warehouse, Light Assembly and Fabrication, and Light Manufacturing Uses
- Rockwall County Has Experienced a 30.5% Increase in Population Between 2020 and 2025 (U.S. Census)
 - Ideal Location with Easy Access to Interstate 30

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 3285 Springer Lane in Rockwall, Texas. The subject property consists of approximately 10,000 square feet of industrial space situated on 1.09 acres. This vacant two-building industrial property features masonry construction with 14'-18' clear height, and three grade-level doors, offering versatility for single-tenant or multi-tenant uses. The property's ideal location provides easy access to Interstate 30, making it an attractive option for businesses requiring convenient transportation routes.

The property's recent amendment to permitted land use allows for warehouse, light assembly and fabrication, and light manufacturing uses. This, combined with the property's vacant status, creates a blank canvas for a potential lease-up investment or owner-user opportunity. In recent years, Rockwall County has experienced significant growth with the population rising by 30.5 percent between 2020 and 2025, according to the U.S. Census. This growth is expected to drive demand for industrial space, making the subject property an attractive investment opportunity.

The Dallas-Fort Worth metropolitan area, where the Rockwall submarket is situated, is a large and diverse market, spanning over 9,286 square miles across 13 counties. With a population of over 7.5 million people, the Dallas-Fort Worth metropolitan area is the fourth largest in the United States.

The metro area is well-connected by multiple highways and passenger and commercial rail. Major industries in DFW include manufacturing, technology, healthcare, and logistics, with several corporate headquarters, including AT&T and ExxonMobil, calling the region home. As a result, the commercial real estate market in the Dallas-Fort Worth area is expected to remain strong, with growing demand for industrial space.

PROPERTY DETAILS

3285 SPRINGER LANE, ROCKWALL, TX 75032

Number of Suites	2
Number of Buildings	2
Total Square Feet	+/-10,000 SF
Warehouse Square Feet	6,250 SF
Office Square Feet	3,750 SF
Office Ratio	37.50%
Year Built	2016-2017
Lot Size	1.09 acres
Type of Ownership	Fee Simple
Clear Height	14'-18'
Parking Spaces	15
Parking Surface	Concrete
Building Class	B
Tenancy	Vacant
Grade Level Doors	3
Construction	Masonry
Power	240V Single Phase
Type of Lighting	LED
Zoning	PD-46
Roof Type	Metal
HVAC Units	2.0
Market	TX-Dallas/Fort Worth
Submarket	Rockwall
Market Vacancy	8.00%





OFFERING HIGHLIGHTS

3285 SPRINGER LANE

OFFERING PRICE
\$2,250,000

Offering Price	\$2,250,000
Price/SF	\$225.00
Total Square Feet	+/-10,000
Tenancy	Vacant

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services of Nevada, Inc. © 2026 Marcus & Millichap. All rights reserved. (Activity ID: ZAH0060407)

RTT Finishing Solutions

3285
SPRINGER
LANE

Springer Ln

Springer Rd

The Dent Guys.
Com Hail Repair

Sunbelt Rentals

Rockwall Marine

Parts Warehouse

Latimore Materials

276

276

276



3285
SPRINGER
LANE

This is an aerial photograph of an industrial park. In the center, a semi-transparent circular callout with a dark blue wavy pattern contains the text '3285 SPRINGER LANE'. Two orange stars mark specific buildings within the park. The industrial area includes several large white warehouse-like buildings, numerous parking lots filled with cars and trucks, and various pieces of heavy machinery. Beyond the industrial zone, there are green fields, a residential neighborhood with houses and trees, and a distant city skyline under a clear sky. A road runs horizontally across the middle of the image, with a road intersection visible on the right side.



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 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.



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 enhanced value

.....

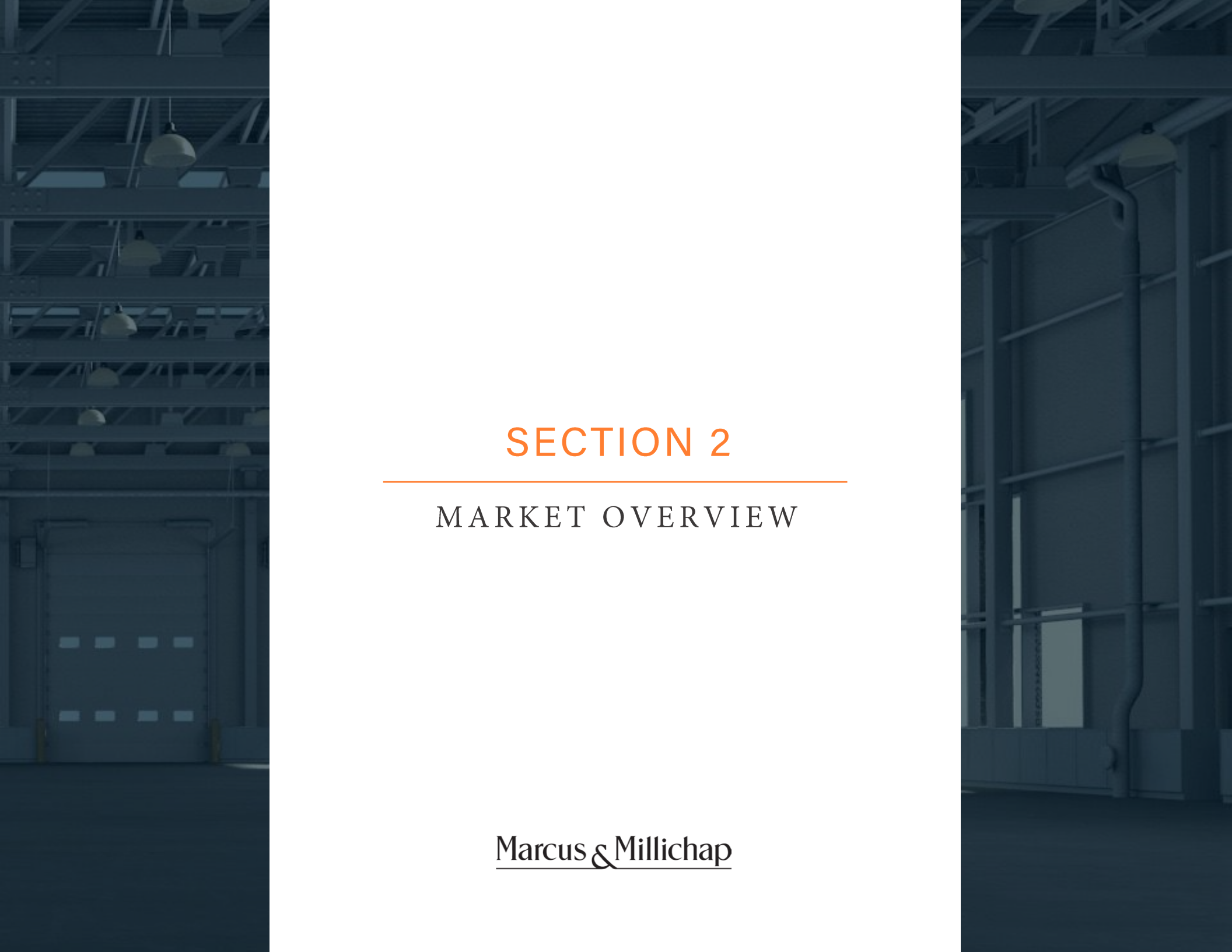
Enhanced control through
MMCC's ability to qualify
investor finance contingencies.

.....

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 large, multi-level structure with metal beams, pipes, and several hanging industrial lamps. The lighting is dim, creating a moody atmosphere. The structure appears to be a factory or a large warehouse.

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



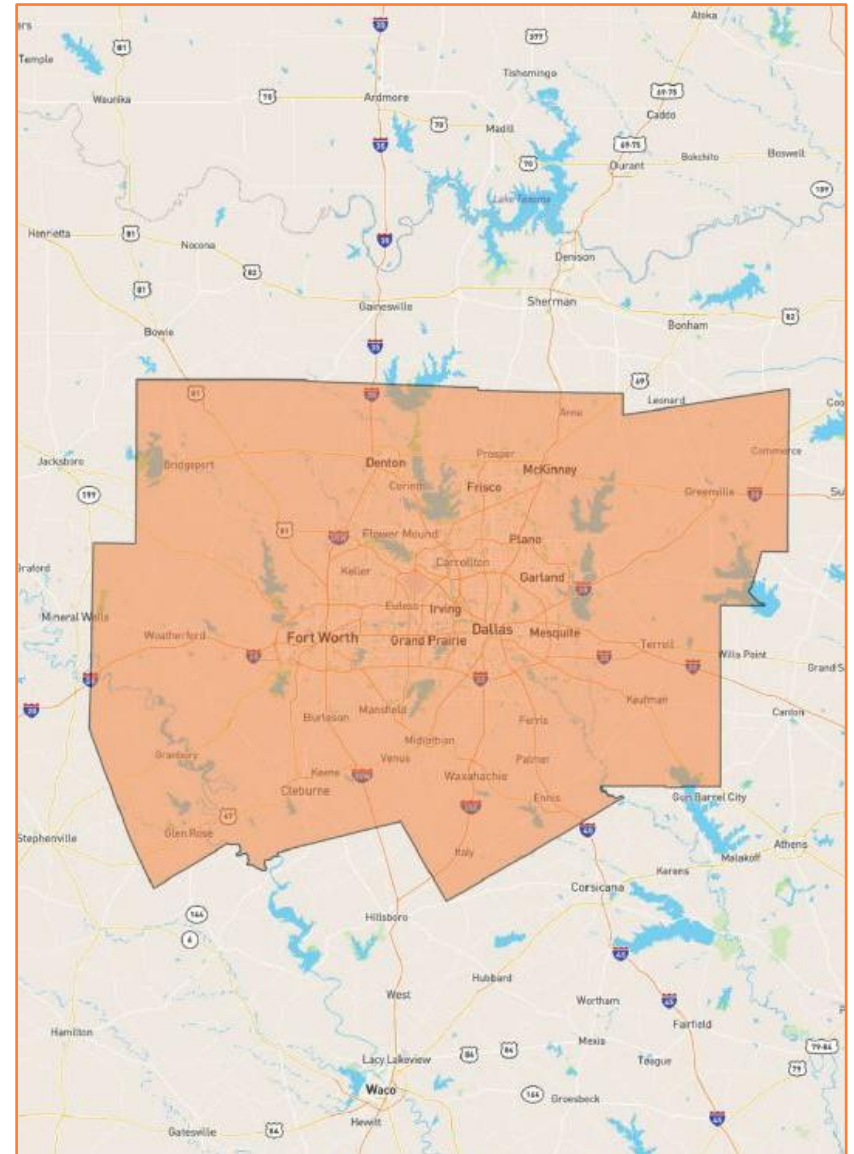
10%
LEISURE AND
HOSPITALITY



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, the 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. average. 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





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
 - 0 that the owner will accept a price less than the written asking price;
 - 0 that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 0 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 containing 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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Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

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

Buyer/Tenant/Seller/Landlord's Initials

Date

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