

1336 SOUTH IRVING HEIGHTS DRIVE

**VALUE-ADD OPPORTUNITY
STRATEGIC LOCATION**

DALLAS MSA (IRVING, TX)



**Downtown
Dallas, TX**

**12
TEXAS**

**TX-12 Loop
±128,909 Cars Per Day**

**SUBJECT
PROPERTY**

Marcus & Millichap
DUONG INVESTMENT GROUP

OFFERING MEMORANDUM

1336 SOUTH IRVING HEIGHTS DRIVE

VALUE-ADD OPPORTUNITY STRATEGIC LOCATION

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Offering Memorandum Disclaimer

This Confidential Offering Memorandum ("Memorandum") is being delivered subject to the terms of the Confidentiality Agreement (the "Confidentiality Agreement") signed by you and constitutes part of the Confidential Information (as defined in the Confidentiality Agreement). It is being given to you for the sole purpose of evaluating the possible investment in the subject property mentioned herein ("the "Project"), and is not to be used for any other purpose or made available to any other party without the prior written consent of the Seller of Record ("Managing Member"), or its exclusive broker, Marcus & Millichap ("Exclusive Broker"). This Memorandum was prepared by Exclusive Broker based primarily on information supplied by Managing Member. It contains select information about the Project and the real estate market but does not contain all the information necessary to evaluate the Project. The financial projections contained herein (or in any other Confidential Information) are for general reference only. They are based on assumptions relating to the overall economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents. While the information contained in this Memorandum and any other Confidential Information is believed to be reliable, neither Exclusive Broker nor Managing Member guarantees its accuracy or completeness. Because of the foregoing and since the investment in the Project is being offered on an "As Is, Where Is" basis, a prospective investor or other party authorized by the prospective investor to use such material solely to facilitate the prospective purchaser's investigation, must make its independent investigations, projections and conclusions regarding the investment in the Project without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information, which may include engineering, environmental or other reports, may be provided to qualified parties as the marketing period proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers and environmental experts. Neither Exclusive Broker nor Managing Member guarantees the accuracy or completeness of the information contained in this Memorandum or any other Confidential Information provided by Exclusive Broker and Managing Member. Managing Member expressly reserves the right, at its sole discretion, to reject any offer to invest in the Project or to terminate any negotiations with any party at any time with or without written notice. Managing Member shall have no legal commitment or obligations to any prospective investor unless and until a written sale agreement has been fully executed, delivered and approved by Managing Member and any conditions to Managing Member's obligations thereunder have been satisfied or waived. Managing Member has retained Exclusive Broker as its exclusive broker and will be responsible for any commission due to Exclusive Broker in connection with a transaction relating to the Project pursuant to a separate agreement. Exclusive Broker is not authorized to make any representation or agreement on behalf of Managing Member. Each prospective investor will be responsible for any claims for commissions by any other broker in connection with an investment in the Project if such claims arise from acts of such prospective investor or its broker. This Memorandum is the property of Managing Member and all parties approved by Managing Member and may be used only by parties approved by Managing Member. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.

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Investment Highlights



Attractive Real Estate Metrics – Low In-Place Rent of \$7.32 PSF NNN and an Attractive Price Per Square Foot of \$95.45



New 20-Year Roof Membrane Worth \$127,000 Installed in 2021



Strategic Location – Centrally Located Within the Dallas/Fort Worth Metro (Over 1,000,000 People in a 10-Mile Radius)

Excellent Real Estate Fundamentals

- ▶ **Strong Market Fundamentals** – Located in a Dense, Infill Industrial Corridor Just West of Downtown Dallas With Over 210,000 Residents Within a 5-Mile Radius
- ▶ **Value Add Opportunity** – Current Lease Is Significantly Below Market, With Rents at Just \$7.32 PSF and No Renewal Options, Creating Upside Potential Upon Lease Expiration
- ▶ **Exceptional Visibility & Access** – Situated on Highway 12 With Traffic Counts Exceeding 132,000 Vehicles Per Day and Immediate Access to I-35E, I-635, Loop 12, and Highway 183
- ▶ **Connectivity to Major Employment Hubs** – The Site Provides Direct Access to Over 7 Million Residents and the Largest Employment Centers Across the DFW Metro Area
- ▶ **Established Industrial Trade Zone** – Surrounded by National Users Including United Rentals, Landmark Equipment, Estes Express Lines, Ahern Rentals, and Others, Reinforcing the Area's Industrial Strength
- ▶ **Nation-Leading Demographics** – The Dallas/Fort Worth MSA Ranks Among the Top in the Nation for Population Growth, Adding 97,290 Residents From July 2020 to July 2025



Financial Analysis

Offering Summary

| | |
|---------------------------|---|
| Property Name | 1336 South Irving Heights Drive |
| Property Address | 1336 South Irving Heights Drive Irving, TX 75060 |
| Assessor's Parcel Number | 32231800510010000 |
| Year Built | 1967 |
| Gross Leasable Area (GLA) | ±22,000 Square Feet |
| Lot Size | ±2.34 Acres (±101,886 Square Feet) |

Pricing

| | |
|-----------------------|-------------|
| Price | \$2,100,000 |
| Cap Rate | 7.98% |
| Price Per Square Foot | \$95.45 |



NOTE: All property boundary lines on this OM are estimated and must be independently verified by potential Buyers.

Annualized Operating Data

| | |
|-----------------------------|------------------|
| Gross Potential Rent | \$167,516 |
| Total Expenses | NN |
| Net Operating Income | \$167,516 |

Lease Information

| | |
|-------------------------|--|
| Initial Lease Term | ±8 Years |
| Lease Commencement Date | January 1, 2018 |
| Lease Expiration Date | December 1, 2025 |
| Lease Remaining | ±0.5 Years |
| Lease Type | NN |
| Increases | Fixed Increases |
| Options | None |
| Guarantee | Corporate |
| Notes | Landlord is Responsible for Roof & Structure & Year 2020 Insurance (\$6,814 Annually). Insurance deduction is accounted for in the net operating income above. |

Market Overview

Aerial Photo

University of Dallas
±2,843 Students

McKinney
TRAILER RENTALS



HOLT CAT

Days Inn
& Suites



SONIC

PIONEER

PAM

12
TEXAS

TX-12 Loop

±128,909 Cars Per Day

**SUBJECT
PROPERTY**

6

SITEPRO
RENTALS

AMER
RENTALS

PATRIOT
LOGISTICS, INC.

ESTES

McDonald's



Holiday Inn

6

INTERSTATE
35E

Dr Pepper
Distribution Center

McCormick
Distribution Center

Dallas Love
Field Airport
(DAL)

Chick-fil-A

IN-N-OUT
BURGER

THE HOME
DEPOT

Brook Hollow Golf Club

Starbucks

BUDGET
SUITES

ZALES
THE DIAMOND STORE®

VERTICOM
IDEAS · SOLUTIONS · RESULTS
A NETWORKSINTEL COMPANY

ISC

WYNDHAM

±100 Industrial & Retail Businesses

ABF
Freight

FleetPride
HEAVY DUTY PARTS & SERVICE

FBM
Foundation Building Materials

XPOLogistics

PENSKE
Truck Rental



Downtown
Dallas, TX



Demographics - 5-Mile Radius

Population: ±221,268

Households: ±73,620

Avg. HH Income: \$81,992

Market Overview

Aerial Photo



Downtown Irving
±5 Miles



Las Colinas Urban
Center

12
TEXAS

TX-12 Loop
±128,909 Cars Per Day

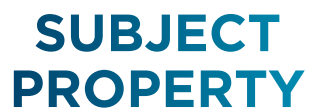


**SUBJECT
PROPERTY**



NOTE: Property boundary lines are estimated and must be independently verified by potential Buyers.

Regional Map



±5 MILES

±6.5 MILES

±8 MILES

MARCUS & MILLICHAP / TX DALLAS 1336 S IRVING HEIGHTS OM / 7

Market Overview

The City Of Dallas, TX

Dallas County is a county located in the U.S. state of Texas. As of the 2010 census, the population was 2,368,139. It is the second-most populous county in Texas and the ninth-most populous in the United States. Its county seat is Dallas, which is also the third-largest city in Texas and the ninth-largest city in the United States. It is a commercial and cultural hub of the region.

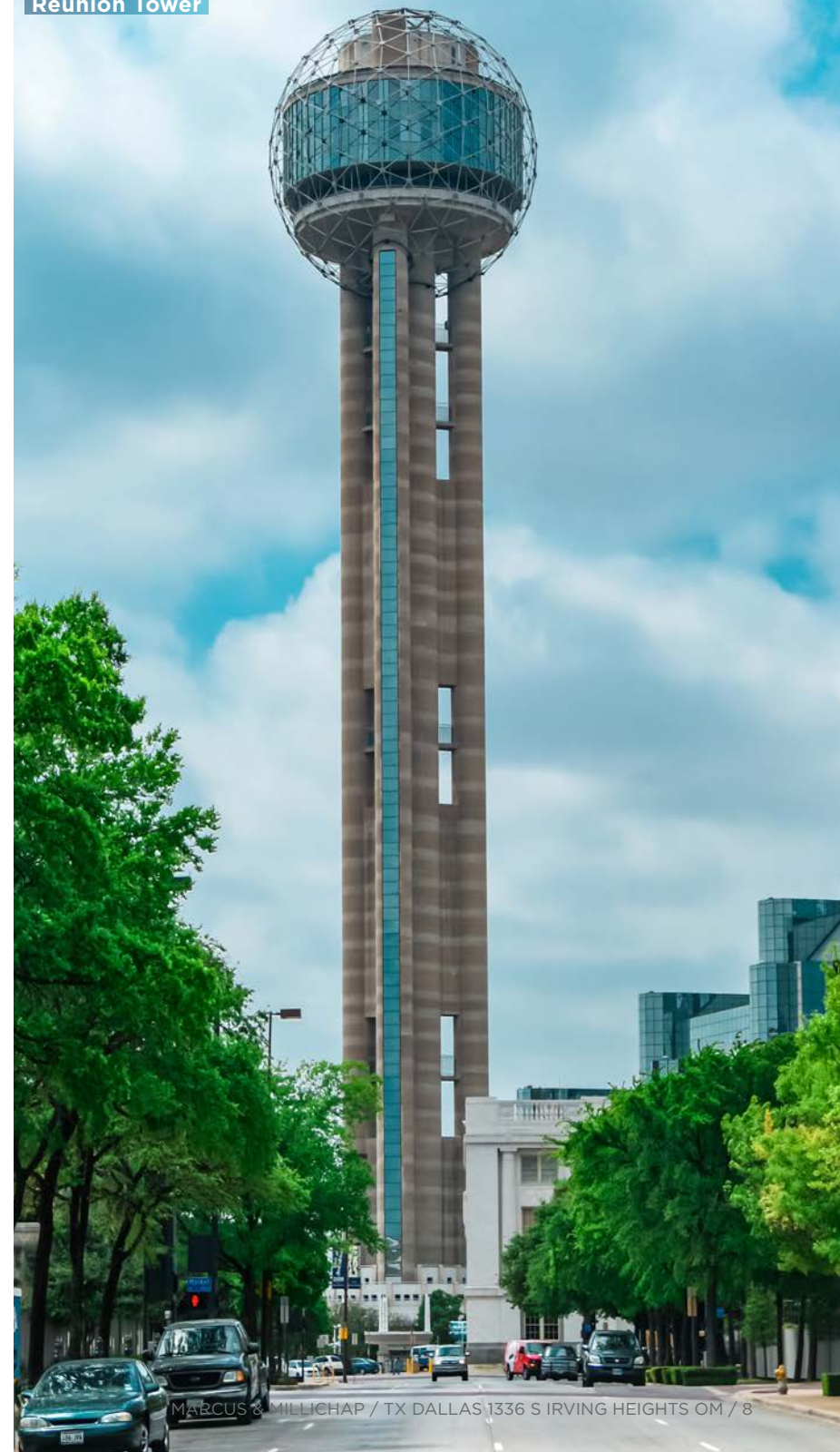


Dominant sectors of its diverse economy include defense, financial services, information technology, telecommunications, and transportation. The Dallas-Fort Worth metroplex hosts 23 Fortune 500 companies, the second most in Texas and fourth most in the United States, and 11 of those companies are located within Dallas city limits. Over 41 colleges and universities are located within its metropolitan area, which is the most of any metropolitan area in Texas. The city has a population from a myriad of ethnic and religious backgrounds. WalletHub named Dallas the fifth most diverse city in the United States in 2018.

The Arts District in the northern section of Downtown is home to several arts venues and is the largest contiguous arts district in the United States. Notable venues in the district include the Dallas Museum of Art; the Morton H. Meyerson Symphony Center, home to the Dallas Symphony Orchestra and Dallas Wind Symphony; the Nasher Sculpture Center; and the Trammell & Margaret Crow Collection of Asian Art.



Reunion Tower



Market Overview

Demographic Summary

| Population | 1-Mile | 3-Miles | 5-Miles |
|-------------------------|--------|---------|---------|
| 2029 Population | 9,345 | 78,480 | 225,706 |
| 2024 Population | 9,234 | 76,647 | 221,268 |
| 2020 Population | 9,250 | 75,016 | 215,519 |
| 2010 Population | 8,974 | 73,589 | 203,129 |
| 2024 Daytime Population | 8,893 | 85,316 | 327,099 |

| Households | 1-Mile | 3-Miles | 5-Miles |
|-----------------|--------|---------|---------|
| 2029 Households | 2,935 | 24,494 | 75,448 |
| 2024 Households | 2,900 | 23,808 | 73,620 |
| 2020 Households | 2,851 | 22,860 | 71,109 |
| 2010 Households | 2,757 | 21,955 | 64,048 |

| Income | 1-Mile | 3-Miles | 5-Miles |
|-------------------------------|----------|----------|----------|
| \$ 0 - \$ 14,999 | 4.3% | 7.0% | 8.8% |
| \$ 15,000 - \$24,999 | 4.9% | 7.8% | 7.3% |
| \$ 25,000 - \$34,999 | 8.2% | 9.8% | 8.3% |
| \$ 35,000 - \$49,999 | 13.3% | 14.1% | 14.1% |
| \$ 50,000 - \$74,999 | 22.4% | 21.1% | 20.0% |
| \$ 75,000 - \$99,999 | 18.2% | 15.1% | 14.0% |
| \$100,000 - \$149,999 | 19.5% | 15.6% | 15.4% |
| \$150,000 - \$200,000 | 6.1% | 5.5% | 6.6% |
| \$200,000+ | 3.0% | 3.9% | 5.5% |
| 2024 Median Household Income | \$73,984 | \$63,940 | \$65,924 |
| 2024 Average Household Income | \$83,354 | \$78,597 | \$81,992 |



\$81,992

2024 AVERAGE HOUSEHOLD INCOME
5-MILE RADIUS

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Information About Brokerage Services

11-2-2015

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.

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.

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.

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:**
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- 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.

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

Buyer/Tenant/Seller/Landlord's Initials

Date

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IABS 1-0