

INVESTMENT OFFERING

NET LEASED - IOS FORT WORTH, TEXAS

±7,000 SF on ±1.96 AC leased to Alpha Paving Industries

10111 HARMON RD, FORT WORTH, TX 76117

6.0%

YR 1 CAP RATE

\$2,900,000

LIST PRICE

4.0%

ANNUAL RENT INCREASES

BONDS RANCH
COMMERCE
CENTER

BUILDING A
201,500 sf

BUILDING B
201,500 sf

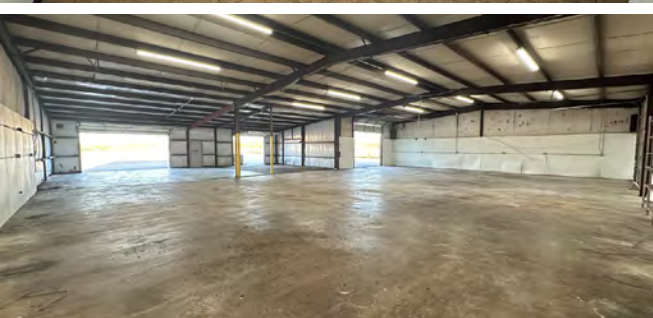
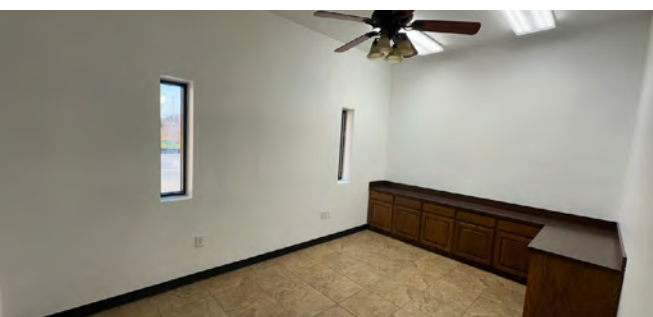
BUILDING C
196,000 sf

SUBJECT PROPERTY

**alpha
paving**
INDUSTRIES
A PAVE AMERICA COMPANY

KIDDER.COM

km Kidder
Mathews



OFFERING SUMMARY

ADDRESS	10111 Harmon Rd Fort Worth, TX 76117
BUILDING SIZE	±7,000 SF
LOT SIZE	±1.96 AC
YEAR BUILT	2002
PROPERTY TYPE	Industrial warehouse/storage
LOW SITE COVERAGE	8.4% coverage
ZONING	I - Light Industrial
ALLOWABLE USES	Outdoor storage and sales including yards, contractors, lumber, storage, automobiles, storage yards, and building materials
GREAT INFILL SITE	Surrounded by new class "A" industrial
LEASE COMMENCEMENT DATE	January 1, 2025

5+ YRS
TERM REMAINING -
ALPHA PAVING INDUSTRIES

4.0%
ANNUAL RENT INCREASE -
ALPHA PAVING INDUSTRIES

±7,000 SF NNN LEASED INDUSTRIAL BUILDING



BUILDING WAS
CONSTRUCTED IN
2002, RECENTLY
RENOVATED



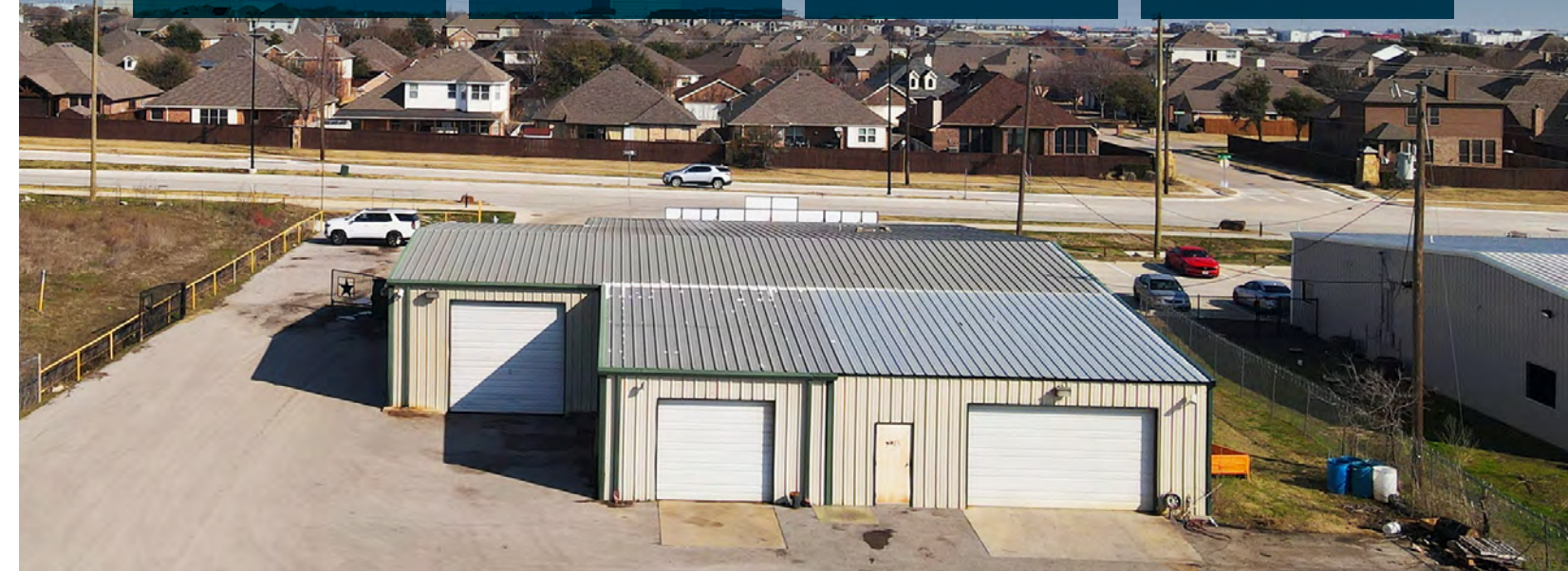
CLOSE PROXIMITY
TO FREEWAY 287
AND 135



12'-16' CLEAR
HEIGHT



FOUR (4) GRADE
LEVEL DOORS
INCLUDING ONE (1)
DRIVE-THRU BAY



RENT SCHEDULE

	YEAR 1 STARTING JANUARY 1, 2025		YEAR 2 STARTING JANUARY 1, 2026		YEAR 3 STARTING JANUARY 1, 2027		YEAR 4 STARTING JANUARY 1, 2028		YEAR 5 STARTING JANUARY 1, 2029	
	MONTHLY	ANNUAL	MONTHLY	ANNUAL	MONTHLY	ANNUAL	MONTHLY	ANNUAL	MONTHLY	ANNUAL
ALPHA PAVING BASE RENT (NNN)	\$14,500.00	\$174,000.00	\$15,080.00	\$180,960.00	\$15,683.20	\$188,198.40	\$16,310.53	\$195,726.34	\$16,962.95	\$203,555.39
MANAGEMENT FEES (3% OF NNN RENT)	\$435.00	\$5,220.00	\$452.40	\$5,428.80	\$470.50	\$5,645.95	\$489.32	\$5,871.79	\$508.89	\$6,106.66
NOI	\$14,935.00	\$179,220.00	\$15,532.40	\$186,388.80	\$16,153.70	\$193,844.35	\$16,799.84	\$201,598.13	\$17,471.84	\$209,662.05
Cap Rate (includes mgmt fee)		6.18%		6.43%		6.68%		6.95%		7.23%

FLOOR PLAN



G Grade Level Doors

TENANT PROFILE



Alpha Paving Industries has pioneered excellence in craftsmanship and customer service throughout Texas for over a decade.

Alpha Paving Industries LLC is an award-winning, full-service paving and pavement maintenance company. It's headquartered in Round Rock and serves clients in Austin, San Antonio, Dallas, Fort Worth, Houston, and across the entire state of Texas. In an industry typically known for its lack of professionalism and customer service, Alpha Paving Industries was founded with a vision to provide Texas with a trusted, dependable paving contractor that delivers a strong customer experience, meticulous project management, utmost professionalism, and quality workmanship.

In 2021, Alpha Paving Industries LLC was acquired by Pave America, paveamerica.com, with annual sales consistently in excess of \$200M. Being part of the Pave America network provides them with extensive resources, purchasing power, and paving solutions that enable them to expand their service offerings.



BONDS RANCH COMMERCE CENTER
3 Building, Class A Industrial Park
±600K sf delivering Q3 2024

BUILDING B
201,500 sf

BUILDING A
201,500 sf

BUILDING C
196,000 sf

SUBJECT PROPERTY



ABOUT FORT WORTH

The city is known for its vibrant & rich culture, warm greetings, and hospitality.

Dallas Fort Worth is the 5th largest city in Texas, 13th largest city in the United States and is the fastest growing out of the top 20 cities in the nation. The city is known for its business-friendly environment, welcoming people and unique mix of "Cowboys and Culture". Fort Worth was named one of the "10 Most Livable Cities" by Partners for Livable Communities, and in 2011, Fort Worth was named an "All American City".

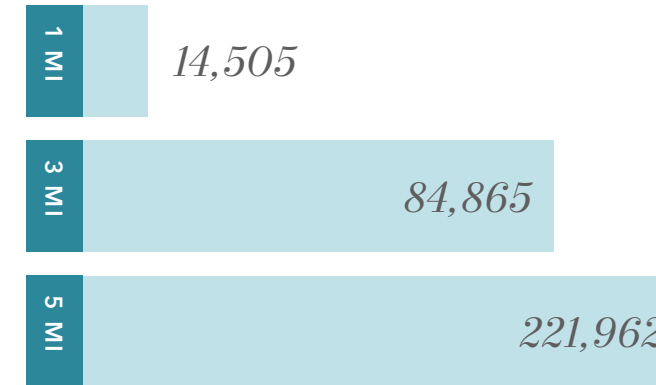
The Dallas-Fort Worth Metroplex is a 9,000-square-mile, vibrant urban center located near the geographic heart of the United States, equally accessible to both the East and West Coasts, as well as shipping ports in the Southern Gulf Coast. The Dallas-Fort Worth Metroplex (DFW) accounts for one fourth of the total Texas population.

FORT WORTH DEMOGRAPHICS

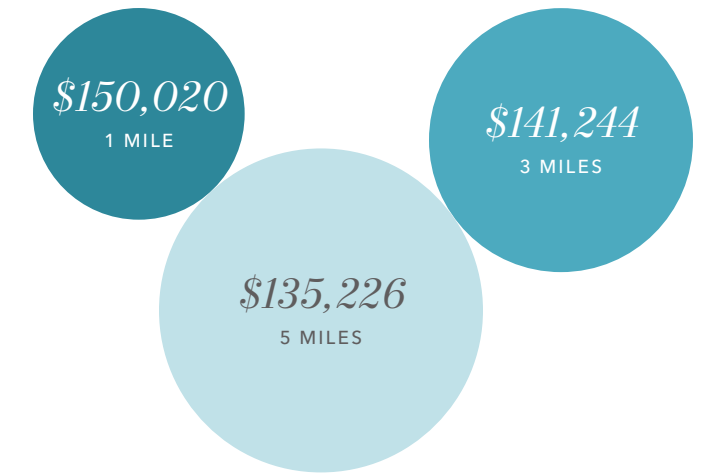
	2024 Estimated	2029 Projected
POPULATION	967,270	1,030,000
AVERAGE HH INCOME	\$107,305	\$111,300
HOUSEHOLDS	347,808	378,225

DEMOGRAPHICS

TOTAL POPULATION



AVERAGE HOUSEHOLD INCOME



POPULATION

	1 Mile	3 Miles	5 Miles
2024 TOTAL	14,505	84,865	221,962
2029 PROJECTION	15,616	93,824	237,473
2020 CENSUS	13,000	77,324	214,635
PROJECTED GROWTH 2024 - 2029	1.5%	2.1%	1.4%
MEDIAN AGE	31.6	33.1	33.8

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 TOTAL	4,662	28,482	74,486
2029 PROJECTED	5,065	32,140	80,931
2020 CENSUS	4,324	25,659	70,920
GROWTH 2024 - 2029	1.7%	2.6%	1.7%
OWNER-OCCUPIED	74.0%	70.5%	70.5%
RENTER-OCCUPIED	26.0%	29.5%	29.5%

EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2024 MEDIAN HH INCOME	\$120,769	\$120,858	\$110,255
2024 PER CAPITA INCOME	\$48,216	\$47,412	\$45,388
TOTAL BUSINESSES	342	2,288	6,735
TOTAL EMPLOYEES	2,475	15,802	49,592

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	0.7%	2.9%	3.8%
HIGH SCHOOL DIPLOMA	18.8%	21.5%	21.7%
SOME COLLEGE	21.9%	21.9%	22.3%
ASSOCIATE	8.7%	8.6%	9.3%
BACHELOR'S	33.1%	29.3%	27.8%
GRADUATE	14.9%	14.3%	12.6%

Data Source: ©2023, Sites USA



STRATEGIC LOCATION

Located close to the world's largest central distribution channels and dozens of major terminals, this location benefits from close proximity to shipping, rail, and arterial freight routes. The site is situated within miles of hundreds of complimentary tenants and convenient access to multiple arterial freight routes.

Alliance Airport - 6 Miles

I-35W - 1 Mile

FedEx Regional Hub - 6 Miles

Loop 820 - 6.5 Miles

BNSF Intermodal Yard - 6.5 Miles

I-30 - 13 Miles

DFW Airport - 23 Miles

I-20 - 18 Miles

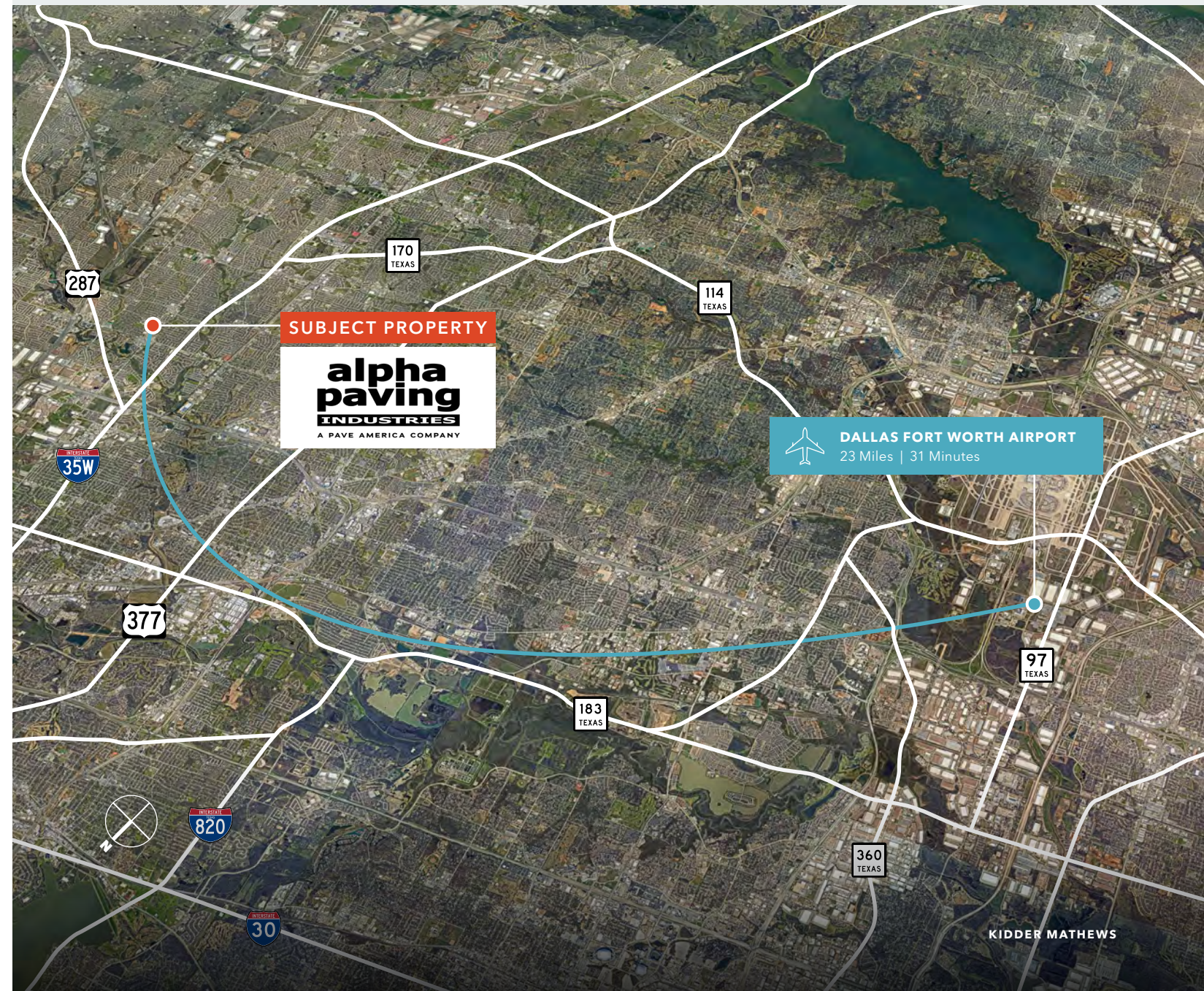
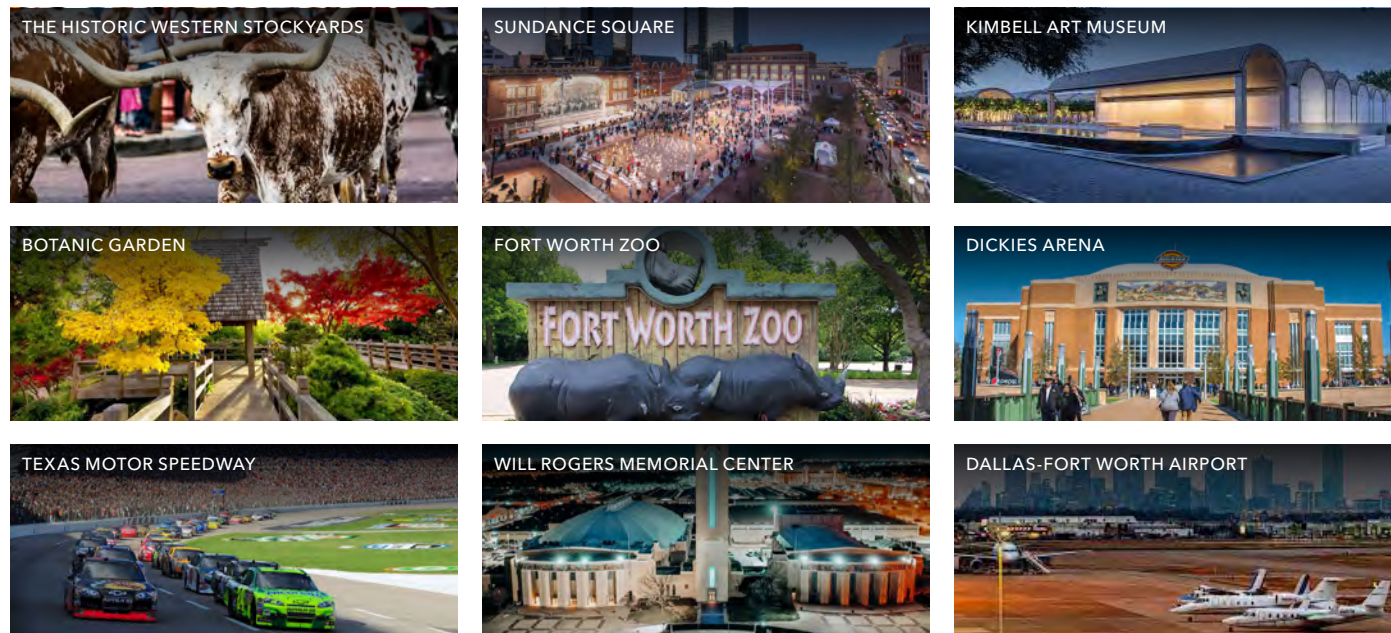
7 MI
FORT WORTH

36 MI
DALLAS

189 MI
AUSTIN

273 MI
HOUSTON

AREA HIGHLIGHTS



10111 HARMON RD FORT WORTH, TX



*For more
information contact
owner/agent*

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