OFFERING MEMORANDUM

42,000 SF INDUSTRIAL WAREHOUSE -USED CAR LOT

1365 Regal Row, Dallas, TX 75247



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TEXAS REAL ESTATE COMMISSION P.O. BOX 12188 AUSTIN, TEXAS 78711-2188 (512) 936-3000

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Activity ID #ZAG0060830

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA marcusmillichap.com

EXCLUSIVELY LISTED BY

WILLIAM KIM

Managing Director Investments

Dallas

Direct: 972.755.5283

William. Kim@marcusmillichap.com

TX #755628



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EXECUTIVE SUMMARY

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OFFERING SUMMARY

1365 REGAL ROW





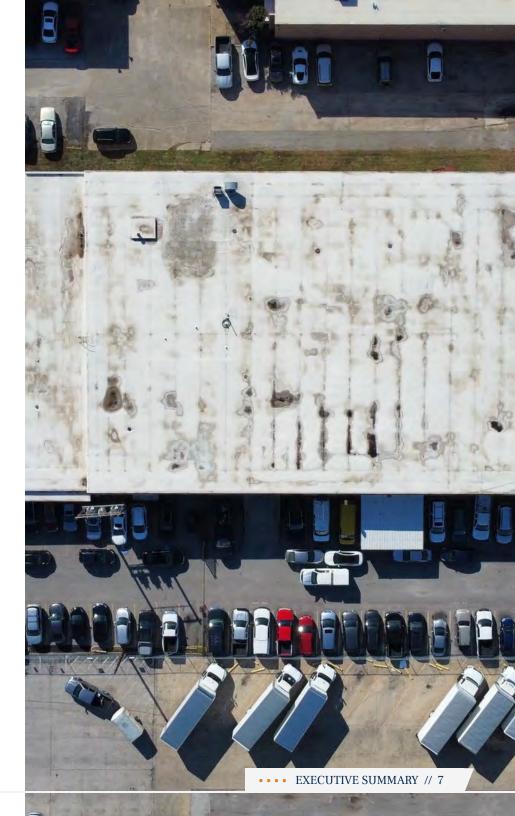


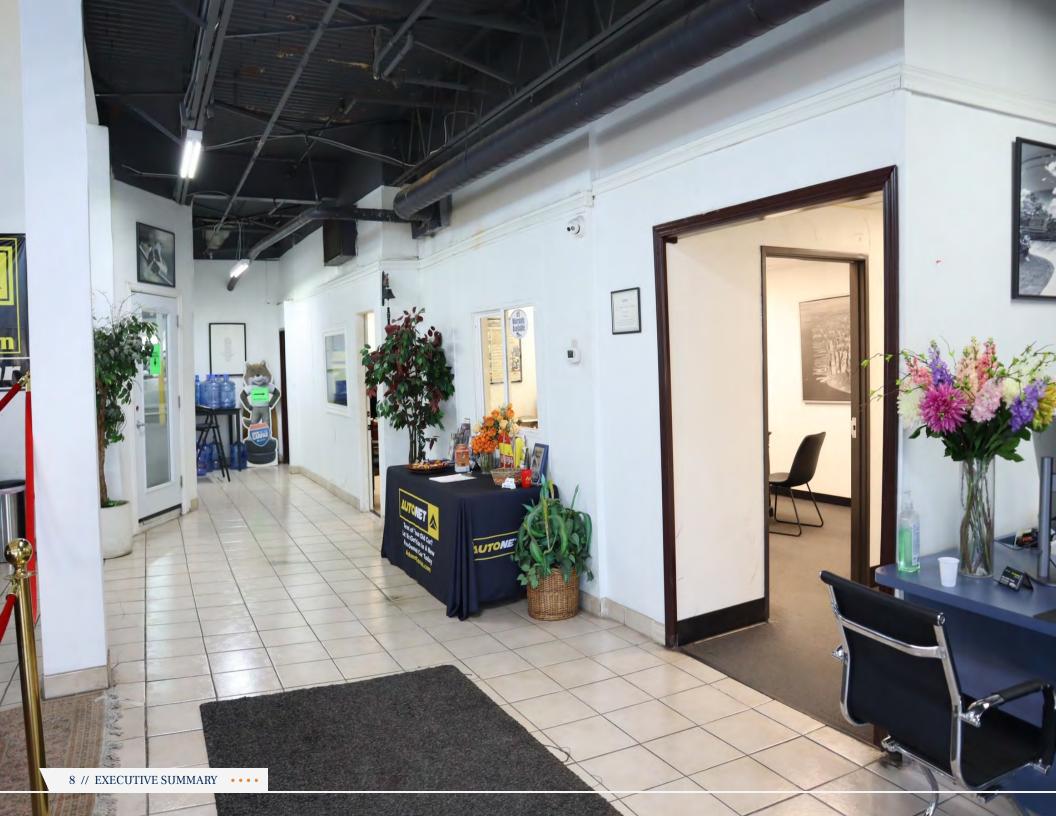
FINANCIAL

Listing Price	\$6,490,000
Down Payment	100% / \$6,490,000
Price/SF	\$154.56
Occupancy	0%

PROPERTY

Square Feet	41,989 SF
Office Percentage	~ 10%
Lot Size	2.16 Acres (94,089 SF)
Year Built/Renovated	1971/2016





1365 Regal Row, Dallas, TX 75247

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to offer this Owner-User investment opportunity in Dallas, Texas. The subject property is located favorably in Brookhollow, the most infill industrial submarkets in the Dallas-Fort Worth metroplex.

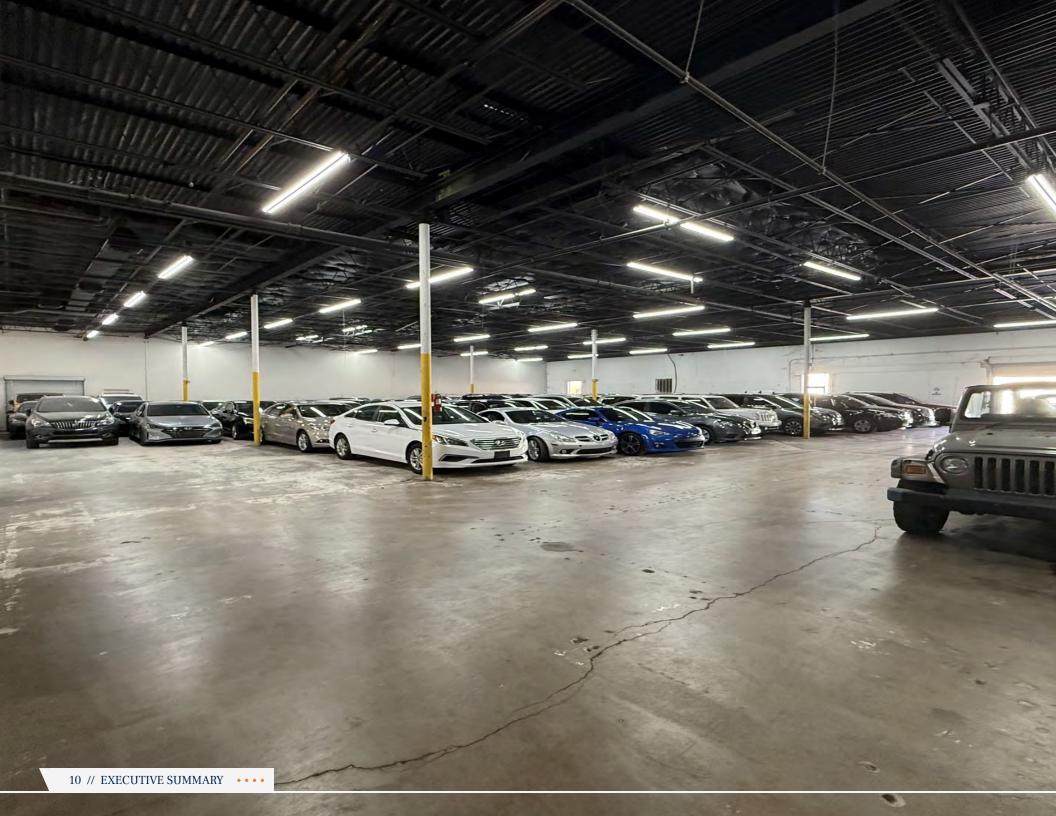
The building was constructed in 1971, renovated in 2016, and consists of 41,989 square feet of office/warehouse space and sits on 2.16 acres of land. The roof was replaced in 2021. It is currently used and set up as a used car lot and repair facility with 18-foot ceiling height and approximately 100 parking spaces.

The property provides easy access to I-35, TX-183, TX-114, and Loop 12, and is approximately two miles from Dallas Love Field Airport, Uptown Dallas, and downtown Dallas.

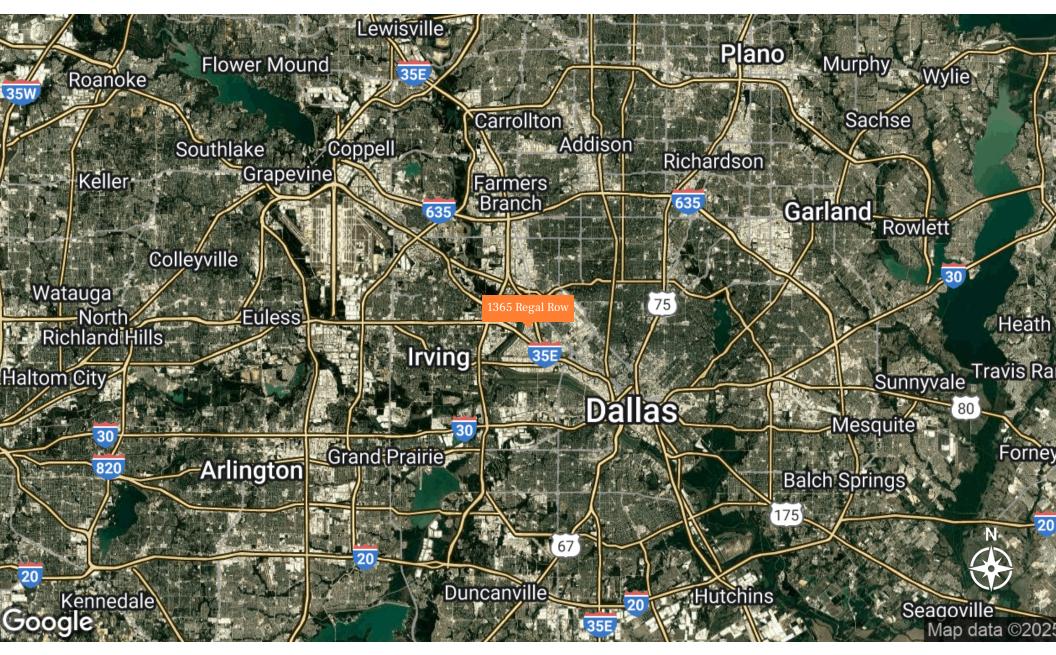
This is an excellent opportunity to acquire an Owner-User industrial warehouse in the heart of Brookhollow. Seller is offering seller financing to the qualified buyer.

INVESTMENT HIGHLIGHTS

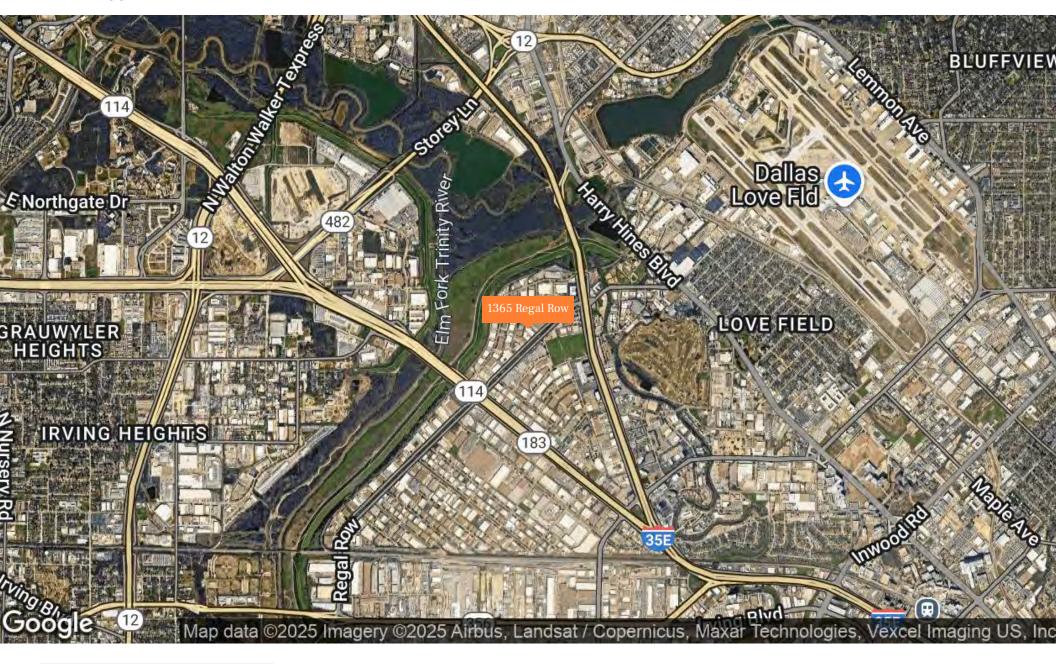
- * Currently Used and Set Up as a Used Car Sales and Repair Facility
- * Roof Replaced in 2021, Sprinkler, 2 AC Units
- * 2 Dock High, 3 Drive-In Ramps, Approximately 4,000 SF Office
- * Situated in Brookhollow Most Infill Industrial Submarkets in the Dallas-Fort Worth Metroplex
- $\mbox{*}$ Easy Access to I-35, TX-183, TX-114, and Loop 12
- * Approximately two Miles from Dallas Love Field Airport, Uptown Dallas, and downtown Dallas
- * Seller Financing Available



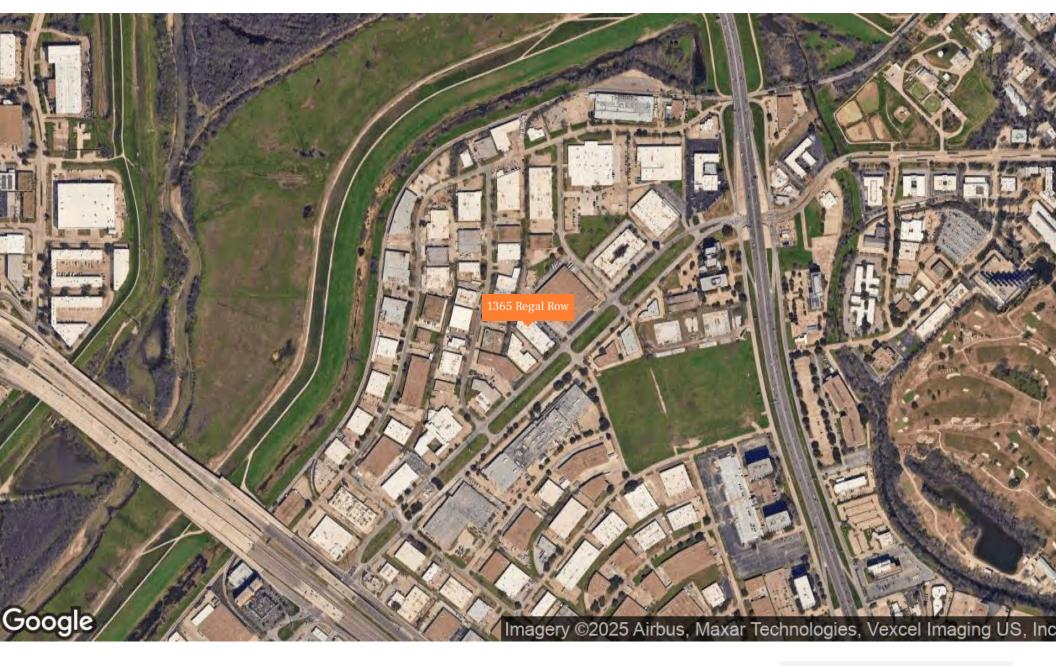




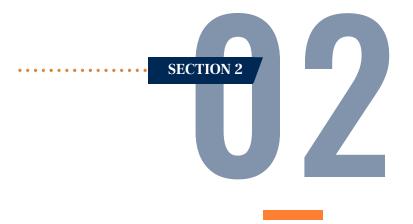
LOCAL MAP



AERIAL MAP







MARKET OVERVIEW

Market Overview
Demographics
MMCC_DukeDennis
IABS-William

MARKET OVERVIEW

DALLAS-FORT WORTH

The Dallas-Fort Worth Metroplex is the fourth-most populous metro in the nation, with an aggregate of 8.2 million residents. It encompasses 13 counties, stretching nearly 10,000 square miles. The core cities of Dallas and Fort Worth house approximately 1.3 million and 980,000 residents, respectively. Strong corporate relocations and the resulting job gains continue to draw new residents to the region, which has added more than 820,000 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.

METRO HIGHLIGHTS



LARGE CORPORATE BASE

The Metroplex is home to 23 Fortune 500 companies and many regional headquarters, drawing workers and residents



SUBSTANTIAL POPULATION GAINS

Dallas-Fort Worth was the fourth-fastest growing major metro over the past decade — a trend that is set to continue for the near future.



MAJOR DISTRIBUTION CENTER

The area's extensive network of rail and highways, along with the International Inland Port of Dallas and multiple airports, solidify its status as a national distribution hub.

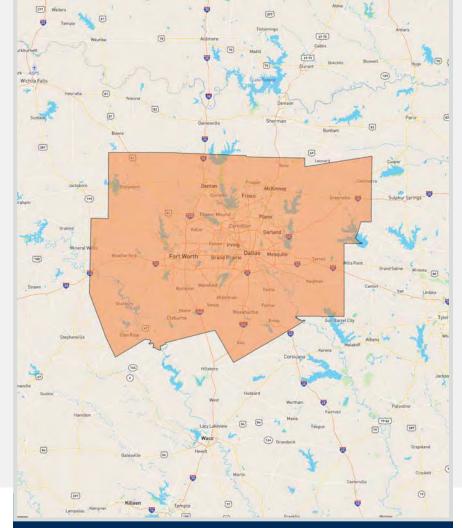


MARKET OVERVIEW

TRANSPORTATION

- The Dallas-Fort Worth metroplex is linked to the rest of the country by a network of interstates: Interstates 20, 30, 35E/W and 45, along with the inner-city loops I-635 and I-820.
- Dallas Area Rapid Transit covers Dallas and surrounding cities, consisting of buses and a light rail system. The system had a ridership exceeding 22 million in 2024. 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, as well as 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.







MORE THAN

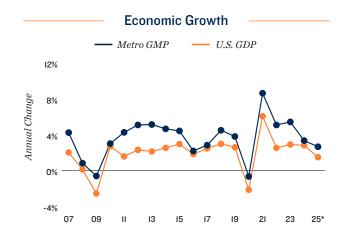
90

Miles of a Light Rail System
Serving Dallas and Surrounding Cities



ECONOMY

- The Metroplex offers a central U.S. location, no state income tax and a business-friendly regulatory environment that includes right-to-work laws factors frequently cited by employers during site selection.
- Dallas-Fort Worth is one of the nation's largest employment markets, with nearly 4.3 million jobs as of early 2025 — double the labor force size in 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 2025. 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.



* Forecast

SHARE OF 2025 TOTAL EMPLOYMENT



7% MANUFACTURING



ZZYO
TRADE, TRANSPORTATION
AND UTILITIES



11%
GOVERNMENT



12% EDUCATION AND HEALTH SERVICES



9%
FINANCIAL ACTIVITIES



10%
PROFESSIONAL AND
BUSINESS SERVICES



5% construction



10%
LEISURE AND HOSPITALITY



2% INFORMATION



3% other services

Note: Figures are rounded to nearest whole percentage point

MAJOR AREA EMPLOYERS

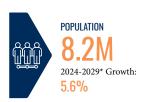
- Frito-Lay Inc.
- Woot Services LLC
- · UT Southwestern Medical Center
- Tandy Financial Services
- Vrio Corp
- Thryv Holdings, Inc.
- Exco Holdings, Inc.
- · Lockheed Martin
- · Boeing Company
- Verizon Business Network Services

MARKET OVERVIEW

DEMOGRAPHICS

- Roughly 470,000 new people are expected through 2029, fueled by robust job growth, natural increases and north-to-south migration.
- The Metroplex is projected to add 174,000 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 into a skilled labor pool and higher incomes. Roughly 38 percent of residents
 ages 25 and older have at least a bachelor's degree, exceeding the U.S. average. The median income is \$97,800,
 which is above the national level.
- Given the market's younger median age, approximately 60 percent of residents owned their homes in 2024, providing a vibrant rental market.

QUICK FACTS

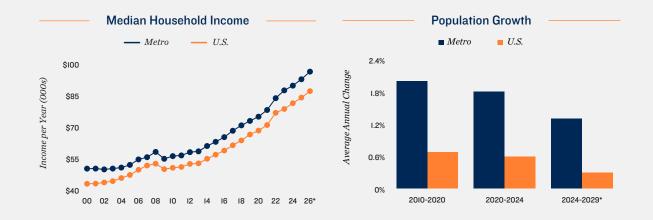


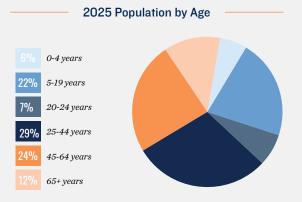






* Forecast





* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau



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 also 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.

\$391,500

Median **Home Price**



150+

Museums and Art Galleries



150+

Private and Public Golf Courses





SPORTS

Baseball | MLB | Texas Rangers
Football | NFL | Dallas Cowbovs

Basketball | NBA | Dallas Mavericks

Ice Hockey | NHL | Dallas Stars

Soccer | MLS | FC Dallas

Basketball | WNBA | Dallas Wings



EDUCATION

- · University of Texas at Dallas
- University of North Texas at Dallas
- Southern Methodist University
- Texas Christian University
- University of Dallas
- Texas Woman's University, Denton



ARTS & ENTERTAINMENT

- Perot Museum of Nature and Science
- · The Modern Art Museum of Fort Worth
- Kimbell Art Museum
- Dallas Zoo

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau



DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	448	61,529	267,475
2024 Estimate			
Total Population	450	60,625	261,680
2020 Census			
Total Population	456	59,276	253,885
2010 Census			
Total Population	325	58,226	229,721
Daytime Population			
2024 Estimate	12,676	175,982	540,122
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	217	22,671	112,212
2024 Estimate			
Total Households	214	22,112	108,976
Average (Mean) Household Size	2.1	2.7	2.6
2020 Census			
Total Households	210	21,342	104,527
2010 Census			
2010 0011303			

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	1.8%	4.4%	14.4%
\$150,000-\$199,999	1.5%	4.0%	8.0%
\$100,000-\$149,999	6.4%	10.4%	16.6%
\$75,000-\$99,999	8.0%	13.3%	13.1%
\$50,000-\$74,999	14.3%	19.9%	17.6%
\$35,000-\$49,999	16.7%	17.4%	10.7%
\$25,000-\$34,999	9.2%	10.3%	6.4%
\$15,000-\$24,999	19.6%	10.1%	5.8%
Under \$15,000	22.5%	10.2%	7.3%
Average Household Income	\$47,400	\$69,848	\$107,884
Median Household Income	\$36,584	\$56,905	\$89,859
Per Capita Income	\$23,438	\$26,905	\$47,036
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	450	60,625	261,680
Under 20	26.0%	29.6%	24.6%
20 to 34 Years	24.9%	28.4%	28.2%
35 to 39 Years	6.5%	7.6%	7.5%
40 to 49 Years	10.4%	12.7%	12.4%
50 to 64 Years	16.6%	14.2%	16.6%
Age 65+	15.7%	7.5%	10.8%
Median Age	36.0	31.0	34.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	302	37,327	176,665
Elementary (0-8)	6.9%	25.1%	13.8%
Some High School (9-11)	13.3%	12.8%	8.5%
High School Graduate (12)	20.0%	24.2%	17.2%
Some College (13-15)	32.7%	11.5%	12.6%
Associate Degree Only	5.4%	4.2%	4.3%
Bachelor's Degree Only	11.6%	12.7%	26.1%
Graduate Degree	10.1%	9.6%	17.6%
Travel Time to Work			
Average Travel Time to Work in Minutes	19.0	28.0	26.0





POPULATION

In 2024, the population in your selected geography is 261,680. The population has changed by 13.91 percent since 2010. It is estimated that the population in your area will be 267,475 five years from now, which represents a change of 2.2 percent from the current year. The current population is 48.3 percent male and 51.7 percent female. The median age of the population in your area is 34.0, compared with the U.S. average, which is 39.0. The population density in your area is 3,332 people per square mile.



EMPLOYMENT

In 2024, 156,949 people in your selected area were employed. The 2010 Census revealed that 52.3 percent of employees are in white-collar occupations in this geography, and 27.4 percent are in blue-collar occupations. In 2024, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 24.00 minutes.



HOUSEHOLDS

There are currently 108,976 households in your selected geography. The number of households has changed by 27.34 percent since 2010. It is estimated that the number of households in your area will be 112,212 five years from now, which represents a change of 3.0 percent from the current year. The average household size in your area is 2.5 people.



HOUSING

The median housing value in your area was \$405,352 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 39,301.00 owner-occupied housing units and 46,273.00 renter-occupied housing units in your area.



INCOME

In 2024, the median household income for your selected geography is \$89,859, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 102.25 percent since 2010. It is estimated that the median household income in your area will be \$94,209 five years from now, which represents a change of 4.8 percent from the current year.

The current year per capita income in your area is \$47,036, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$107,884, compared with the U.S. average, which is \$101,307.



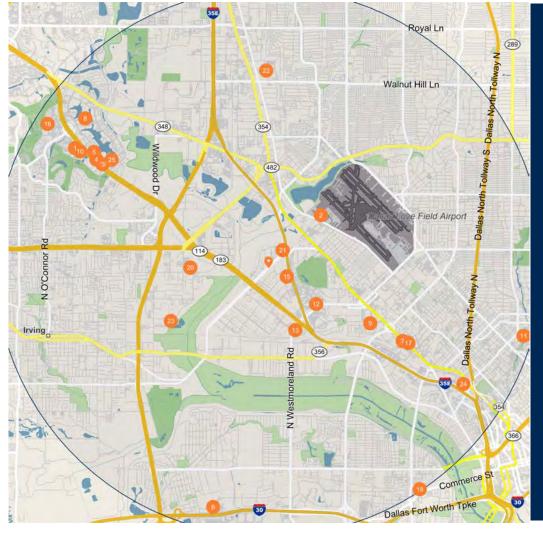
EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S averages. 41.7 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 4.3 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 9.0 percent vs. 8.8 percent, respectively.

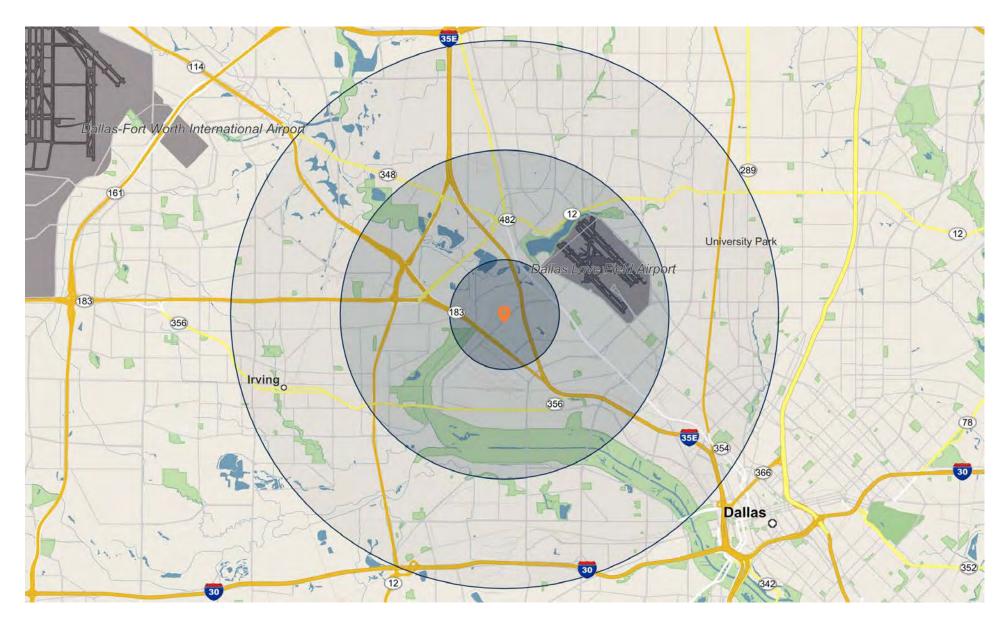
The area had fewer high-school graduates, 1.9 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 20.7 percent in the selected area compared with the 19.7 percent in the U.S.

DEMOGRAPHICS



	Major Employers	Employees
1	Associates Corp North America	18,000
2	Southwest Airlines Co-Southwest Airlines	12,210
3	Driveline Merchandising Svcs	8,317
4	Forterra US Holdings LLC	5,565
5	Martin Fltcher Assoc Hldngs In-Allied Integrated Services	5,073
6	Staff Force Inc	4,971
7	University of Txas Sthwstern M-Graduate Schl Bmdical Sciences	4,800
8	Clubcorp Usa Inc-Invited Clubs	4,284
9	LCI Holdco LLC	3,273
10	Pds Tech Commercial Inc	3,000
11	Dart Container Michigan LLC	2,716
12	Parkland Foundation	2,603
13	Santander Consumer USA Inc	2,146
14	Expleo Technology Usa Inc-Trissential	2,100
15	Telvista Inc	2,000
16	Kimberly-Clark Corporation-Kimberly-Clark	1,997
17	Dallas County Hospital Dst-Parkland Hospital	1,978
18	Teckes LLC	1,853
19	Dallas County Hospital Dst-Parkland Health & Hospital Sys	1,696
20	Xbp Europe Holdings Inc-REAKTRAI	1,462
21	Bristol Hotel & Resorts Inc	1,398
22	United Parcel Service Inc-UPS	1,246
23	Potter Concrete Houston Inc-Potter Supply	1,200
24	Equinix LLC	1,200
25	Jpi Lfstyle APT Communities LP	1,199

DEMOGRAPHICS



MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES



Duke Dennis - Director Direct: (979) 777-9910

Marcus & Millichap Capital Corporation (MMCC) is a subsidiary of Marcus & Millichap (NYSE: MMI), a leading commercial real estate investment services firm with offices throughout the United States and Canada. As the capital markets arm of the largest commercial real estate brokerage firm in the U.S., we source and structure financing for a wide variety of self-storage properties across the nation.

Whether for acquisitions, development or recapitalizations, appropriate debt structuring is critical for not only favorable returns but to also prevent over-leveraging and create flexibility to respond to market trends. Customized structures are necessary to align the unique aspects of a transaction with the client's investment objectives. MMCC coordinates all the pieces in the capital stack for a seamless transaction maximizing the certainty of execution. **Ultimately, our Debt Placement capabilities drive lenders to work in partnership with our retail clients to achieve a balanced capital stack that results in favorable leverage levels, loan pricing, terms and options.**





INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025

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. 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.

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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
William Kim	755628	william.kim@marcusmillichap.com	972-482-0111
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	 3	 Date	 .

• • • • MARKET OVERVIEW // 27

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