



BROOKHOLLOW



9121
KING ARTHUR

DALLAS, TEXAS 75247

INVESTMENT SALE
24,645 SF

OFFERED
BY

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THE OFFERING

Key Details

Address	9121 King Arthur Drive, Dallas, TX 75247
Submarket	Brookhollow
Building Size	24,645 SF
Land Size	1.23 AC
Occupancy	100%
Lease Expiration	August 31, 2030



Investment Highlights

Shallow-Bay Industrial Acquisition Opportunity

Opportunity to acquire a 24,645 SF single-tenant industrial facility in the highly infill Brookhollow submarket — one of DFW's tightest and most supply-constrained industrial corridors

Stable, Contractually Growing Cash Flow

Property is 100% leased to Cango, Inc. (NYSE: CANG) through August 2030 with 4% annual rent escalations, delivering stable cash flows with built-in growth

Property Features That Drive Tenant Demand

Recently renovated, the property features showroom-quality office space, is fully climate-controlled, and has heavy power (1,600Amp 277/480V 3-Phase power)

Irreplaceable Infill Location

Strategically positioned minutes from the Dallas CBD with direct access to I-35E, TX-183, TX-114, and Loop 12, the property offers unparalleled connectivity to the DFW metroplex and all major Texas thoroughfares



TENANT OVERVIEW



Cango, Inc.

(NYSE: CANG) is a publicly traded Bitcoin mining and AI infrastructure company headquartered in Dallas, Texas. The company's mining operations span over 40 sites across North America, the Middle East, South America, and East Africa.

Lease Information

Tenant	Cango, Inc. (NYSE: CANG)
Lease Expiration	August 31, 2030
Annual Escalations	4%
Lease Type	NNN



LOCATION OVERVIEW

Brookhollow Industrial Submarket



Centrally located minutes from the Dallas CBD, Dallas Love Field Airport, and the Medical and Design Districts, the submarket benefits from its proximity to dense consumer populations and direct access to the broader DFW metroplex



One of Dallas's most infill industrial submarkets, Brookhollow benefits from severe supply constraints due to lack of developable land – dynamics that support durable occupancy and rent growth



Direct access to TX-183, I-35E, TX-114, and Loop 12 provides best-in-class connectivity throughout the DFW metroplex



Highly established infill industrial corridor with active institutional ownership including Prologis, Brookfield, JPMorgan, Investcorp and Stonelake Capital Partners



DRIVE TIMES

DALLAS CBD	8 Miles
DALLAS LOVE FIELD AIRPORT	4 Miles
DFW AIRPORT	11 Miles
I-35 E	0.8 Miles
TX-183 / TX-114	0.4 Miles
LOOP 12	2 Miles