



INFILL INDUSTRIAL DEVELOPMENT SITE

21.921 +/- Acres | NE Quadrant of Loop 12 and Singleton Boulevard | Dallas, Texas 75212

JORDAN CORTEZ
Managing Principal
214-556-1951
Jordan.Cortez@VanguardREA.com

JUSTIN TIDWELL
Managing Director
214-556-1955
Justin.Tidwell@VanguardREA.com

MASON JOHN
Managing Director
214-556-1953
Mason.John@VanguardREA.com

HALEY BIRMINGHAM
Senior Associate
214-556-1956
Haley@VanguardREA.com

WILL DROESE
Senior Associate
214-556-1952
Will@VanguardREA.com

REID PIERCE
Senior Associate
214-556-1954
Reid@VanguardREA.com

Vanguard Real Estate Advisors ("Vanguard REA") has been exclusively retained by Ownership to offer developers and users the opportunity to purchase a zoned 21.921+/- acre Light Industrial site (the "Site") in Dallas, Texas. The Site is ideally located at the northeast quadrant of Loop 12 and Singleton Boulevard near major thoroughfares including I-30, I-35E, and I-20. The current "LI" zoning allows for primary uses such as light industrial, office, research and development, and commercial. The Site benefits from a premier infill location at the northeast quadrant of Loop 12 (133,000 VPD) and Singleton Boulevard and is to be priced by the market. This is an excellent opportunity for an industrial developer or user to purchase one of the largest remaining available zoned parcels in a top-performing submarket in North Texas. A 1.5% co-broker fee is only available to a Broker that sources a Principal that Vanguard REA has not previously contacted or sent information to regarding this opportunity.

INVESTMENT OVERVIEW⁽¹⁾

Property	21.921+/- Acres ⁽²⁾
Location	Northeast quadrant of Loop 12 and Singleton Boulevard
Access	Via Lapsley Street, Pueblo Street, and potentially Claibourne Boulevard
Utilities	Please see Exhibit on page 6
Mineral Rights	Seller to retain mineral rights
Zoning	LI – Light Industrial
School District	Dallas ISD

TAX INFORMATION

Taxing Entity	Tax Rate
City of Dallas	0.745800
Dallas ISD	1.184935
Dallas County	0.227946
Dallas College	0.115899
Parkland Hospital	0.235800
Total Tax Rate	2.510380

PRICING

Asking Price	\$5,251,594
Asking Price per SF	\$5.50

(1) Purchaser to confirm all information during due diligence

(2) 21.921 acres based off a boundary survey and inclusive of streets, rights-of-way, easements, and lots. Seller is currently in the process of re-platting the Site into a single lot.



DEMOGRAPHICS

ESTIMATED POPULATION (2020)



1-MILE | 6,254
3-MILE | 51,885
5-MILE | 218,347

MEDIAN HOUSEHOLD INCOME

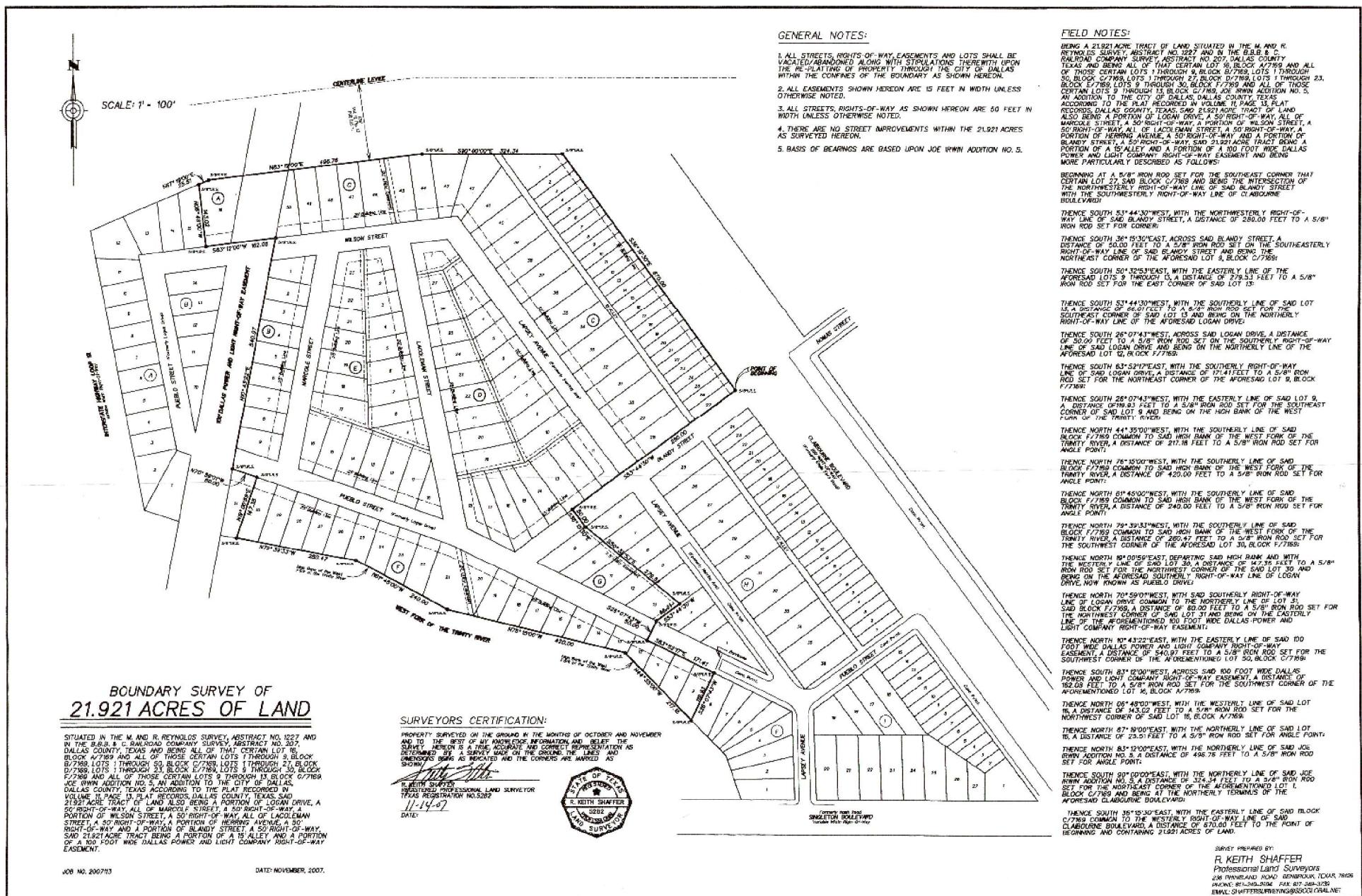


1-MILE | \$51,217
3-MILE | \$52,860
5-MILE | \$55,390

MEDIAN HOME VALUE



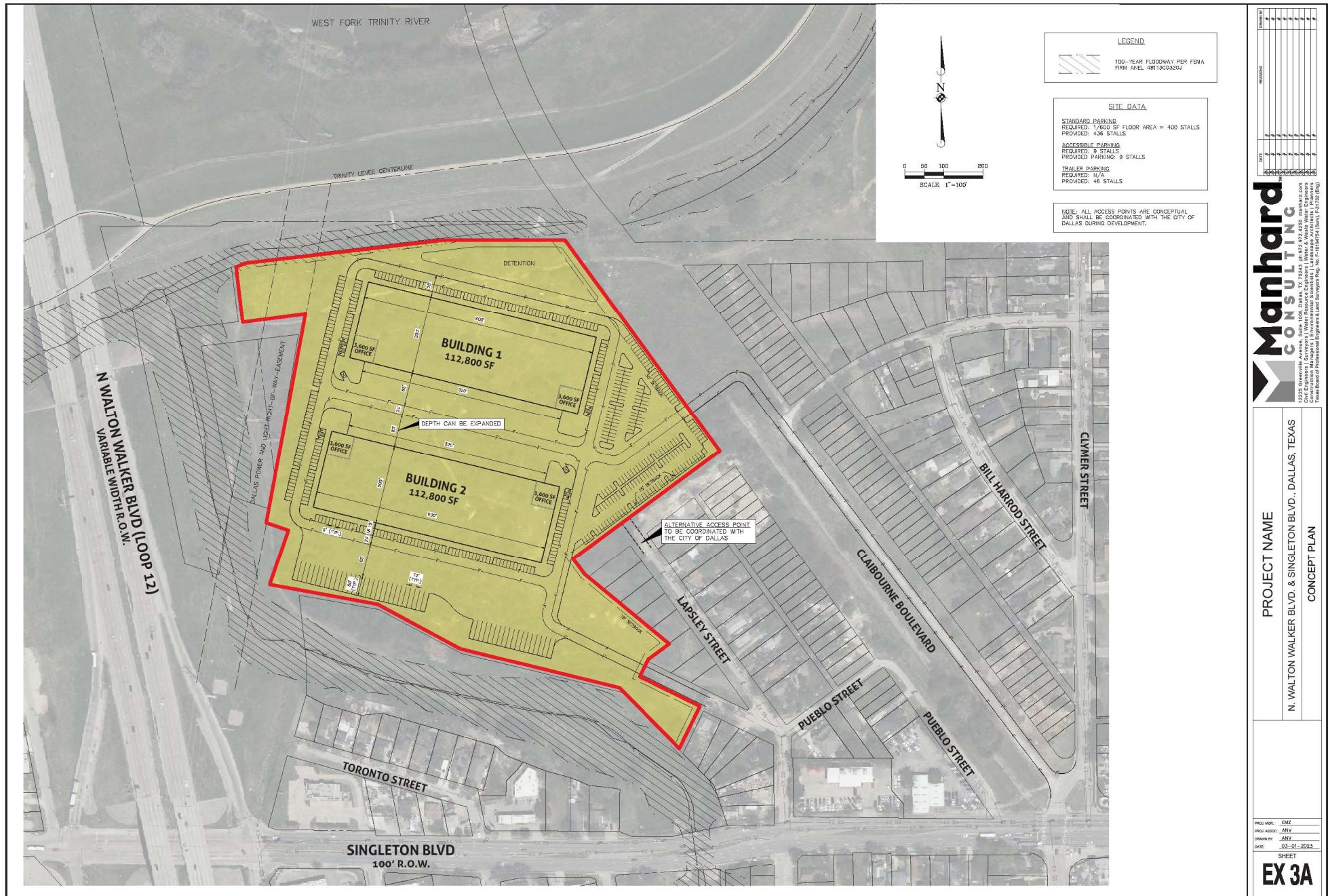
1-MILE | \$117,206
3-MILE | \$163,123
5-MILE | \$188,039



TWO BUILDING CONCEPT PLAN

Concept Plan based on assumption the Site will be re-platted to a single lot; any costs associated with the potential re-plat will be at the Purchaser's expense. Purchasers and their consultants are instructed to do their own due diligence as it relates to verifying zoning, access, and ability to plat. The Concept Plan below was provided by Ownership for illustrative purposes.

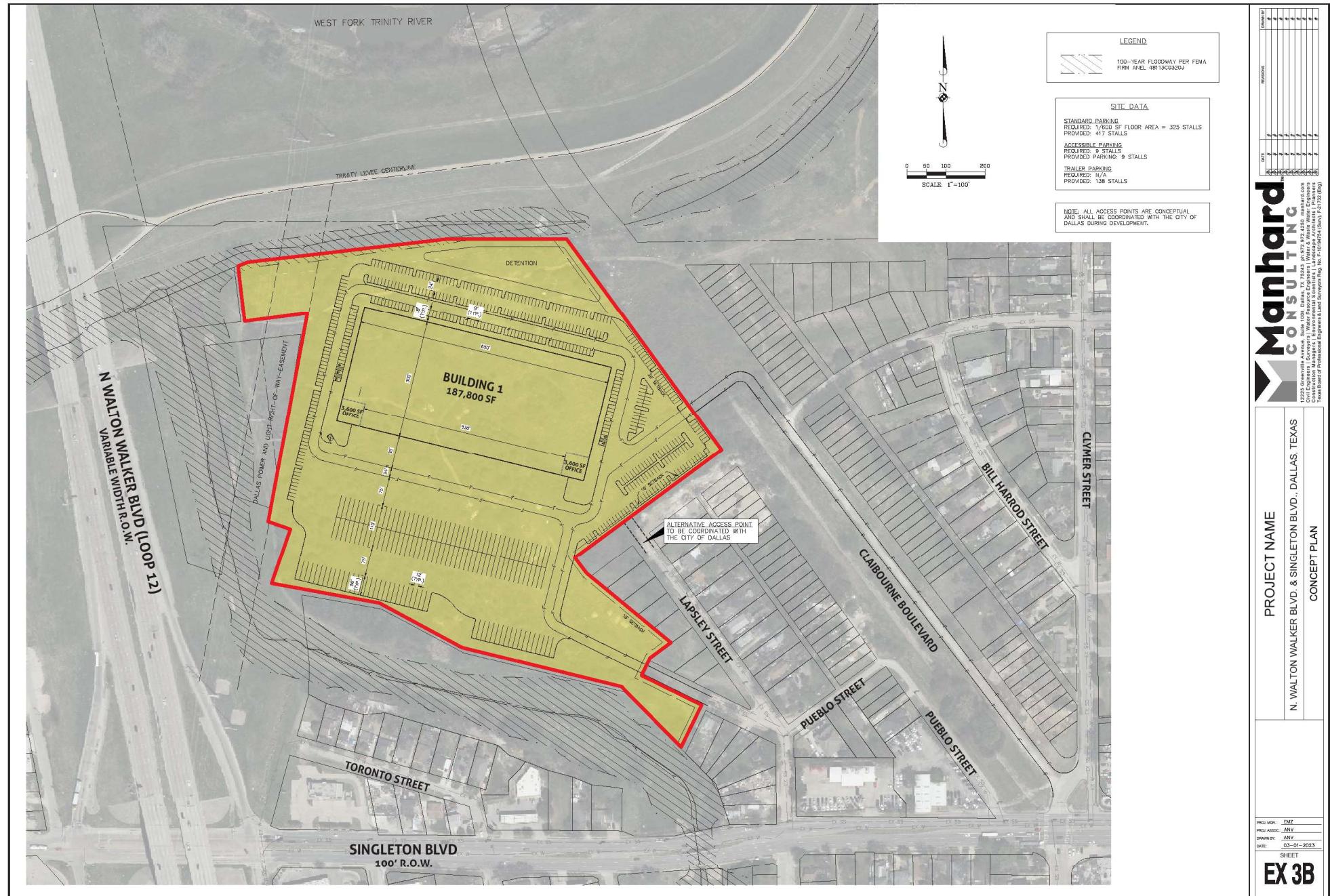
21.921 +/- ACRES
DALLAS, TEXAS



ONE BUILDING CONCEPT PLAN

Concept Plan based on assumption the Site will be re-platted to a single lot; any costs associated with the potential re-plat will be at the Purchaser's expense. Purchasers and their consultants are instructed to do their own due diligence as it relates to verifying zoning, access, and ability to plat. The Concept Plan below was provided by Ownership for illustrative purposes.

21.921 +/- ACRES
DALLAS, TEXAS



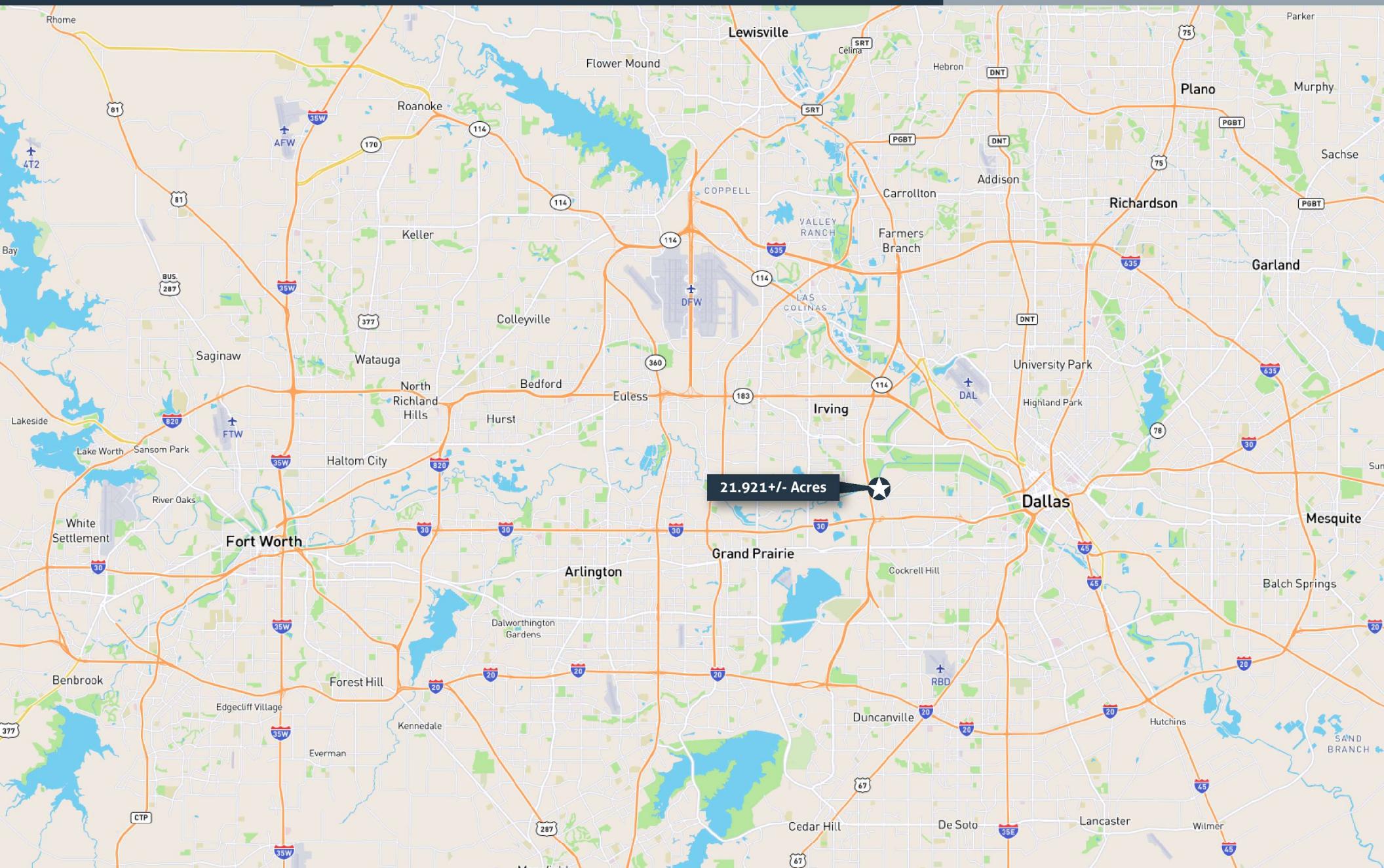
EXISTING UTILITY MAP

Purchasers and their consultants are instructed to do their own due diligence as it relates to verifying zoning, existing utilities, and current capacity.

21.921 +/- ACRES
DALLAS, TEXAS



21.921 +/- ACRES
DALLAS, TEXAS



21.921 +/- ACRES
DALLAS, TEXAS



21.921 +/- ACRES
DALLAS, TEXAS



21.921 +/- ACRES
DALLAS, TEXAS



INVESTMENT HIGHLIGHTS



Strategic Location

- The Site is centrally located along Loop 12, with major thoroughfares to the south including Interstate 30 and Interstate 20. Highway 183, Highway 114, Interstate 35, and Interstate 635 are located to the north.
- Proximity to dense population centers represents a rare infill opportunity for a "last mile" development.
- Per CoStar, the Site is located within the East Turnpike/Lonestar Industrial Submarket which has seen an outstanding 13.3 percent year-over-year rent growth.



Zoning

- The Site is zoned as Light Industrial per the City of Dallas, allowing for uses such as Industrial, Office, Research and Development, and Commercial development.
- Structures zoned Light Industrial are constrained by a maximum structure height of 70 feet, 80 percent maximum lot coverage, and five-story height above grade.
- *Purchaser to verify zoning and uses on Site.*



Population and Demographics

- According to the U.S. Census Bureau, Dallas had an estimated population of 1,304,379 with 7,637,387 in the Dallas-Fort Worth MSA as of 2020.
- Per the Federal Reserve Bank of Dallas, the MSA saw growth in the number of jobs by 3.6 percent in January of 2023, also noting that the unemployment rate held steady while demand for industrial space remained heightened.
- The GDP of the Dallas-Fort Worth MSA was \$608.8 Billion in 2021, up from \$480.6 Billion in 2020 per the Bureau of Economic Analysis.



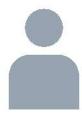
DFW HIGHLIGHTS

- The DFW area has a well-diversified economy that ranks fifth in the nation with an estimated 2021 Gross Metropolitan Product (GMP) of \$608.8 billion and recent surveys by CBRE rank the DFW area as the top market for real estate investments in the U.S. for 2023.
- Between August 2021 and August 2022, the Dallas-Fort Worth Metroplex experienced the fastest rate of job growth among metropolitan areas greater than one million, increasing total employment by 6.7 percent.
- Per the 4Q 2022 CoStar market report, the DFW Metro surpassed Los Angeles as the second-largest industrial market in the nation, with an inventory of over one billion square feet.
- The DFW metro has an estimated population of 7.7 million people which ranks fourth in the nation among metro areas and is projected to grow to a population of nearly 10 million by 2030 surpassing Chicago as the third-largest metro in the U.S.
- Recent rankings and awards received by DFW include: **#2 in the country for Most Commercial Projects Underway, #5 Fastest-Growing Economy (2022), and #6 Most Innovative City in the World.**
- The population of Dallas County grew by 10.36 percent to 2,613,539 between 2010 and 2020 per the U.S. Census Bureau.

The Site is located within Dallas County which is part of the Dallas-Fort Worth-Arlington Metropolitan Statistical Area ("DFW"). DFW encompasses 12 counties in North Texas and has a population of 7.7 million, making it the largest population center in Texas, fourth-largest in the U.S., and seventh-largest in the Americas.



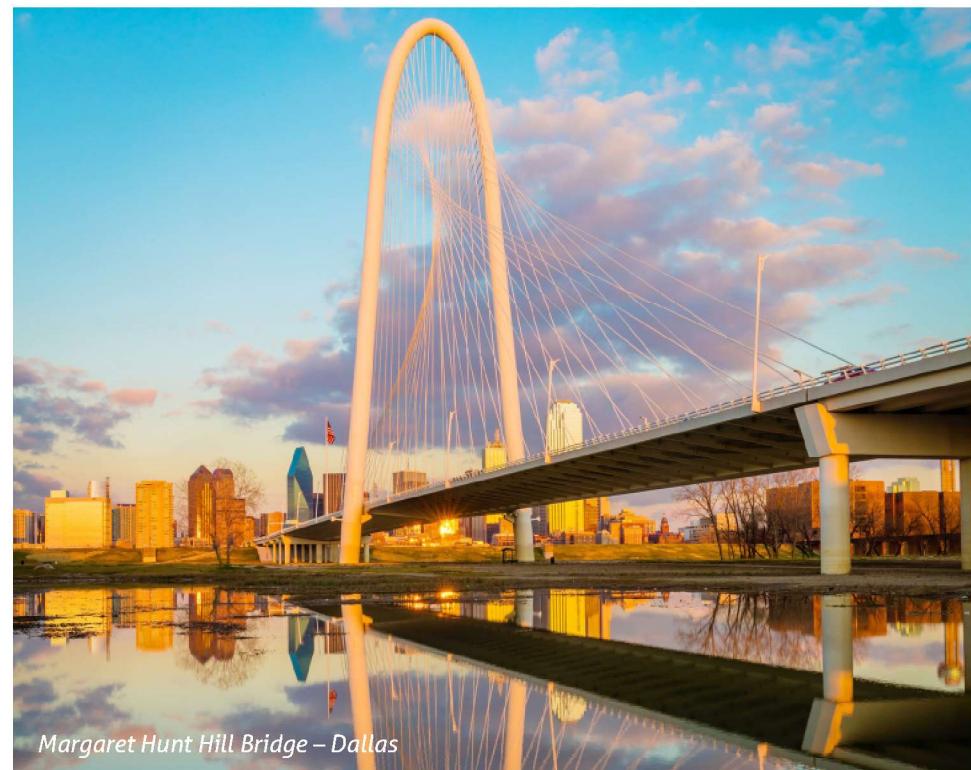
**GROSS METROPOLITAN
PRODUCT**
\$608.8 Billion



**DALLAS COUNTY
POPULATION GROWTH**
10.36% (2010-2020)



**DFW ESTIMATED
POPULATION**
7.7 Million



ECONOMIC OVERVIEW

Dallas is the largest city within the Dallas-Fort Worth (DFW) MSA, the fourth-largest MSA in the country. Dallas ranks as one of the top Industrial markets in the nation seeing an influx in development with Logistics being a major market driver within Dallas and the surrounding Metroplex. Third-party logistics providers, national retailers, and consumer packaged goods firms continue to look to Dallas-Fort Worth as a critical hub for their distribution. Major employers in the Dallas market include Southwest Airlines, Walmart, Baylor Scott & White, Texas Instruments, and more. Prominent industries within the area include both logistics and manufacturing with companies such as Walmart, Amazon, Petco, Keurig Dr Pepper, and Neiman Marcus having operations within two miles of the Site.



CITY OF DALLAS MAJOR EMPLOYERS

COMPANY NAME	EMPLOYEES
Texas Instruments	11,527
Baylor University Medical Center	9,671
AT&T	8,100
Southwest Airlines	7,859
Texas Health Presbyterian	6,501
TXU	5,500
Match Group	4,800
ClubCorp USA Inc.	4,634
Children's Medical Center of Dallas	4,487
Walmart Stores	4,204

Source: Dallas Economic Development Corp.



AREA OVERVIEW AND INDUSTRIAL OVERVIEW

The Site is located within the Eastern Lonestar/Turnpike submarket of Dallas-Fort Worth per CoStar, which is recognized as one of the more established industrial areas in Dallas due to its proximity to major population centers and highway access. The Eastern Lonestar/Turnpike submarket holds the most industrial inventory of all submarkets adjacent to the Dallas CBD and Uptown with a relatively high proportion of large-scale assets compared to other in-town industrial areas.

Located within the northeast quadrant of Loop 12 and Singleton Boulevard, the Site is exceptionally situated within the City of Dallas with convenient access to many of the region's major thoroughfares including Loop 12, Interstate 30, Interstate 20, Interstate 35, and US Highway 183. According to the Bureau of Labor Statistics, approximately 129,400 net new industrial-using jobs have been created in the Dallas-Fort Worth market since the pandemic, and 354,000 total net new jobs over the region's prior employment peak in December 2019. The Dallas Region ranks 1st in job growth among major U.S. metros. Per CoStar, the market rent for Industrial assets within the target submarket experienced 13.3 percent year-over-year rent growth.

TRANSPORTATION



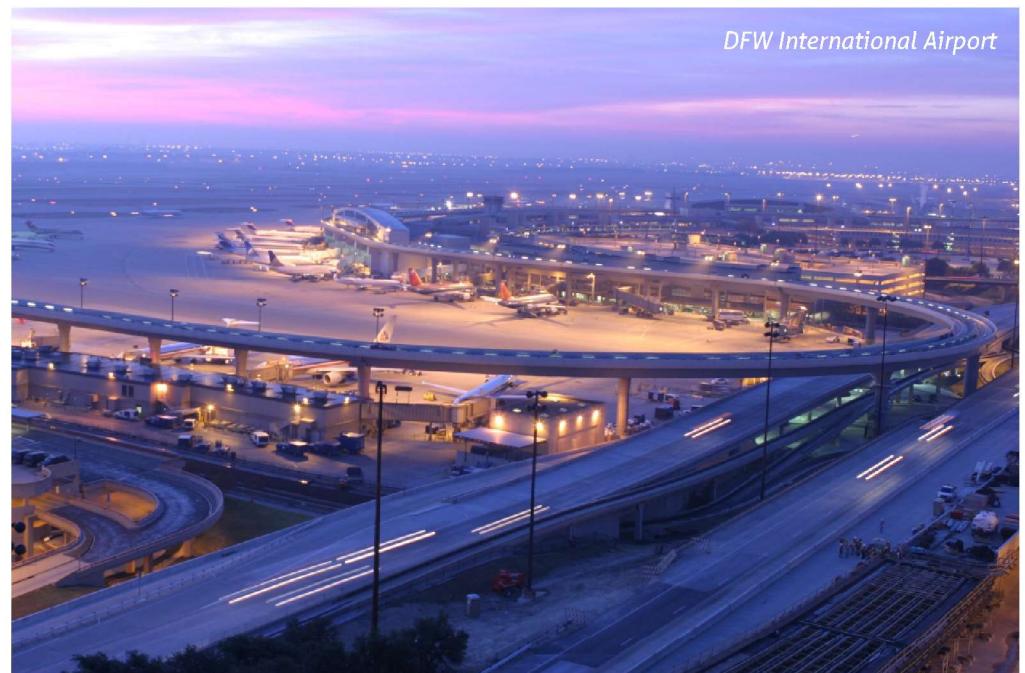
Air: Both domestic and international flights are available from Dallas Love Field, located five miles northeast of the Site, as well as Dallas Fort Worth International Airport, located 7.5 miles northwest of the Site. Private and charter flights are available from Dallas Executive (Redbird) Airport, located seven miles east of the Site.



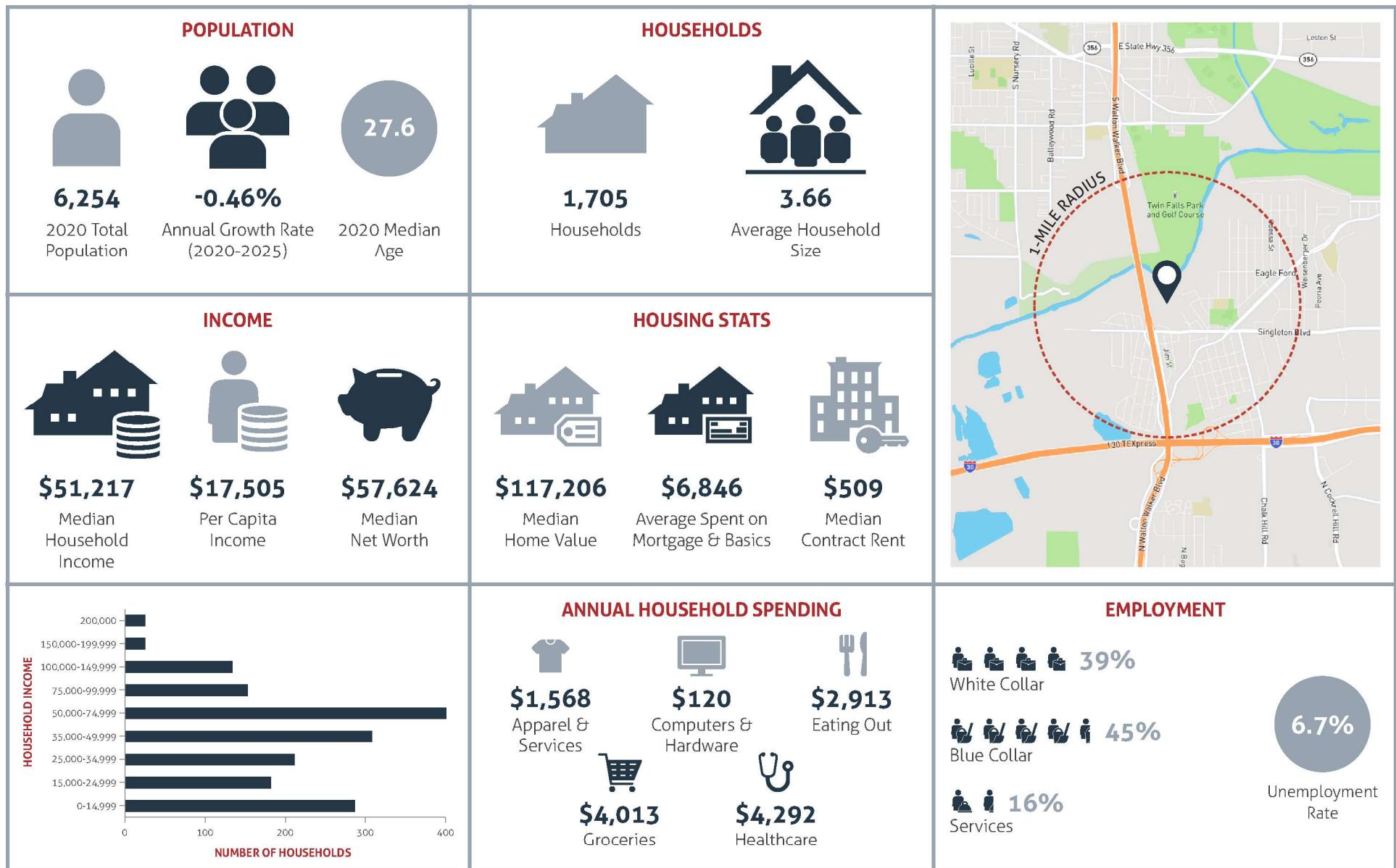
Highway: The Site is located along Texas State Highway Loop 12, an approximately 50-mile highway that encircles the City of Dallas and has an average traffic count of nearly 133,000 Vehicles Per Day at the section closest to the Site. The Site is also less than a mile north of Interstate 30, which connects Fort Worth across the southern United States to Little Rock, Arkansas and gives the Site convenient access to the entire DFW Metroplex.



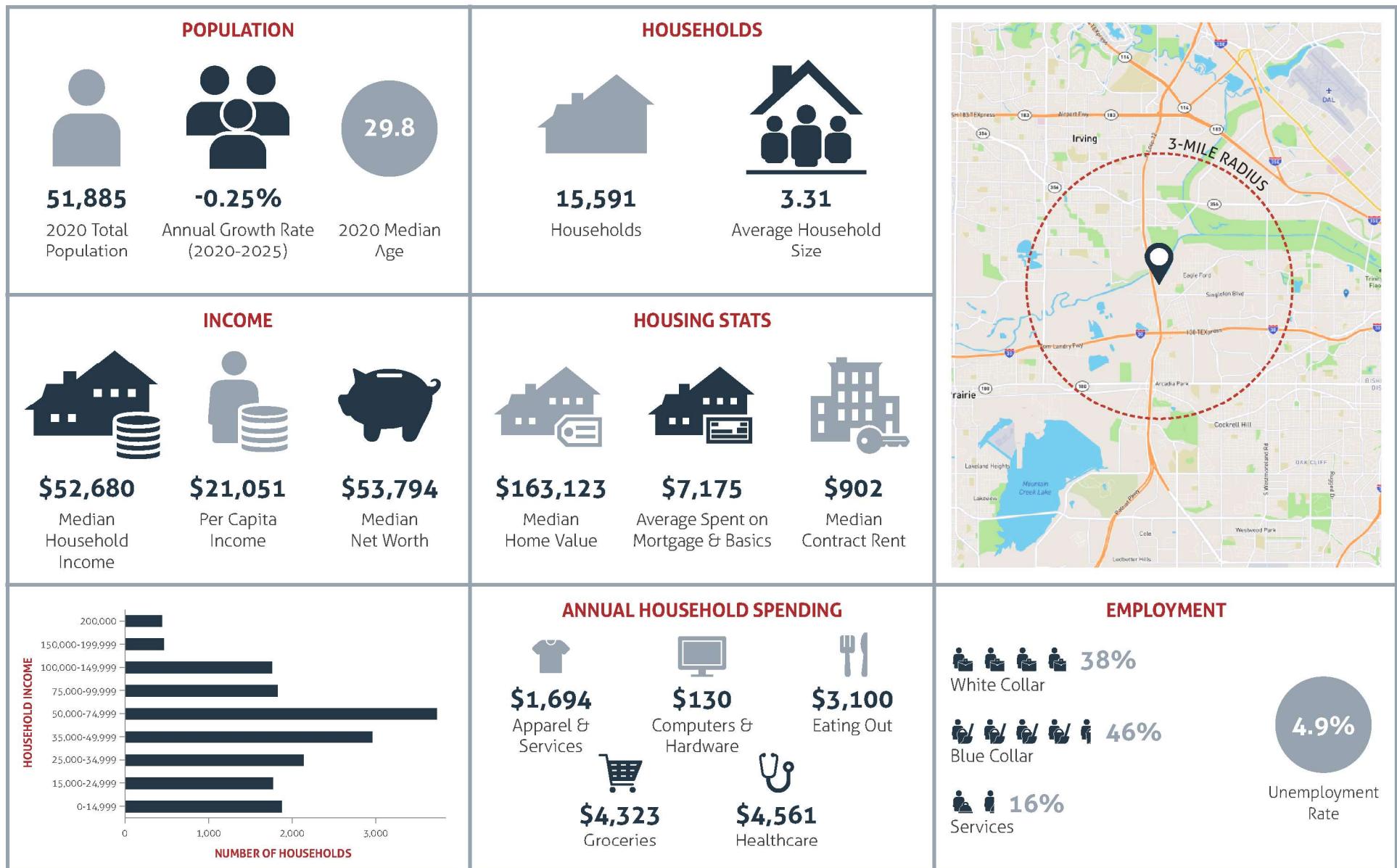
DFW International Airport



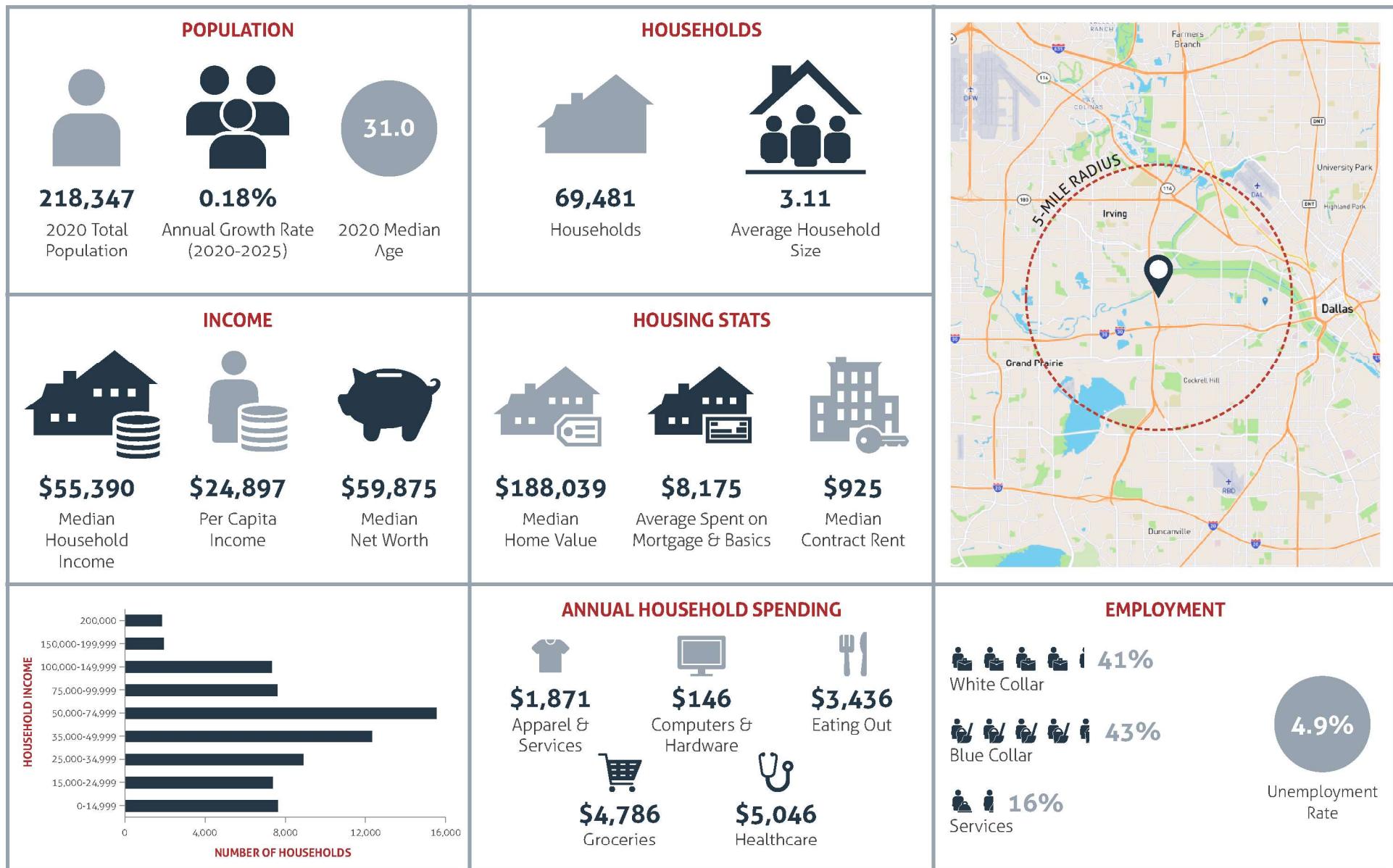
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS



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.



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:
 - 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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name: Vanguard Real Estate Advisors | License No. 9003054 | Jordan.Cortez@VanguardREA.com | 214-556-1951

Designated Broker of Firm: Jordan Cortez | License No. 494942 | Jordan.Cortez@VanguardREA.com | 214-556-1951

Licensed Supervisor of Sales Agent/Associate: Justin Tidwell | License No. 647170 | Justin.Tidwell@VanguardREA.com | 214-556-1955

Sales Agent/Associate: Mason John | License No. 682887 | Mason.John@VanguardREA.com | 214-556-1953

Sales Agent/Associate: Haley Birmingham | License No. 765057 | Haley@VanguardREA.com | 214-556-1956

Sales Agent/Associate: Will Droeze | License No. 770325 | Will@VanguardREA.com | 214-556-1952

Sales Agent/Associate: Reid Pierce | License No. 791138 | Reid@VanguardREA.com | 214-556-1954

21.921 +/- ACRES | NE Quadrant of Loop 12 and Singleton Boulevard | Dallas, Texas 75212



VANGUARD
REAL ESTATE ADVISORS

JORDAN CORTEZ | Managing Principal | 214-556-1951 | Jordan.Cortez@VanguardREA.com
JUSTIN TIDWELL | Managing Director | 214-556-1955 | Justin.Tidwell@VanguardREA.com
MASON JOHN | Managing Director | 214-556-1953 | Mason.John@VanguardREA.com

HALEY BIRMINGHAM | Senior Associate | 214-556-1956 | Haley@VanguardREA.com
WILL DROEZE | Senior Associate | 214-556-1952 | Will@VanguardREA.com
REID PIERCE | Associate | 214-556-1954 | Reid@VanguardREA.com