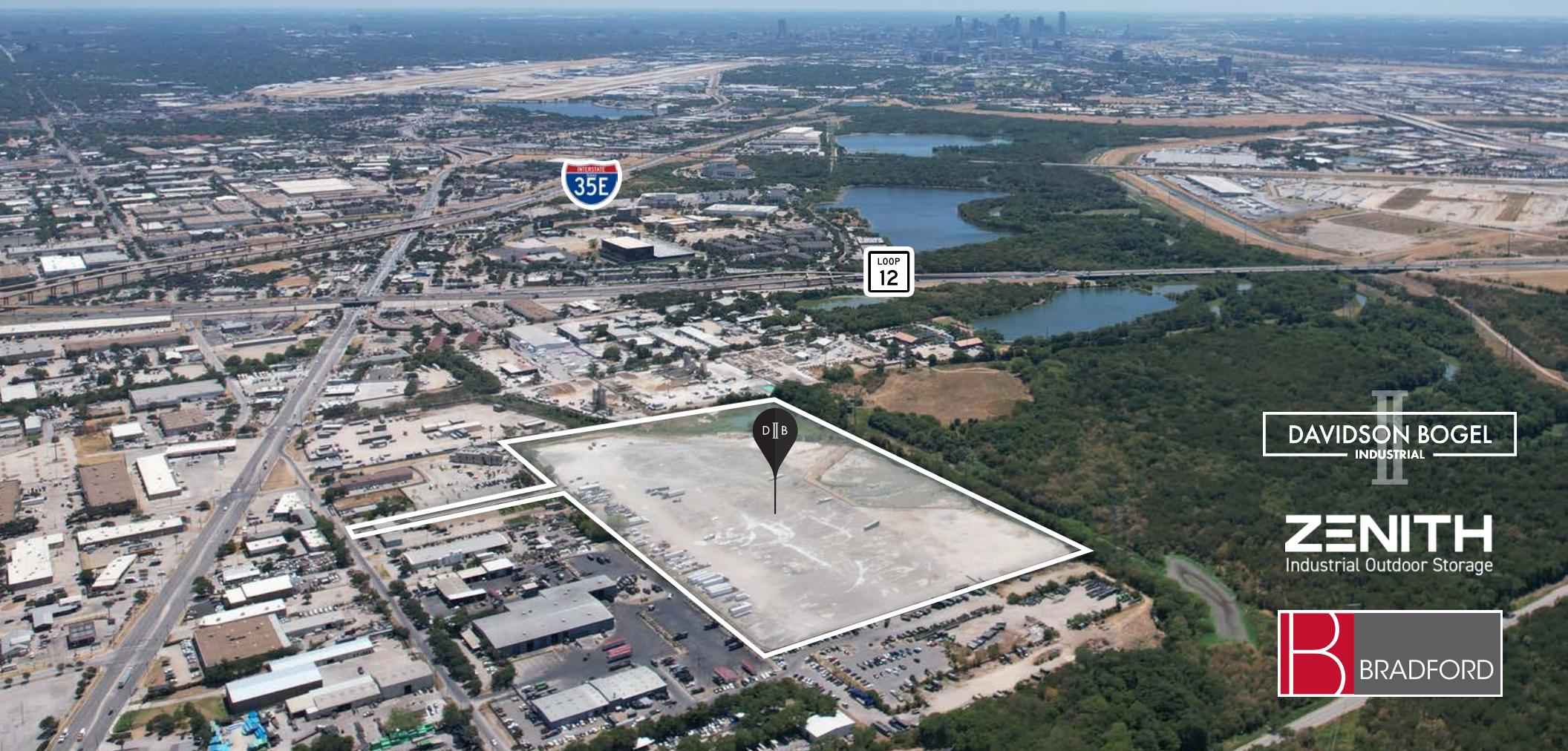


2118 CALIFORNIA CROSSING

± 38.76 AC OF INFILL IOS LAND | DALLAS, TEXAS



DAVIDSON BOGEL
INDUSTRIAL

ZENITH
Industrial Outdoor Storage

B
BRADFORD

LISTING TEAM



DAVID GUINN

214.526.3626

DGuinn@db2re.com

PHILIP CHERRICK

214.526.3626

PCherrick@db2re.com

AUSTIN RUSSELL

214.526.3626

ARussell@db2re.com

PROPERTY INFORMATION & DEMOGRAPHICS

ADDRESS:

2118 California Crossing

SIZE:

Land: ± 38.76 AC

Net Usable: ± 27 AC

Net Buildable: ± 21 AC

ZONING:

IR - Industrial Research

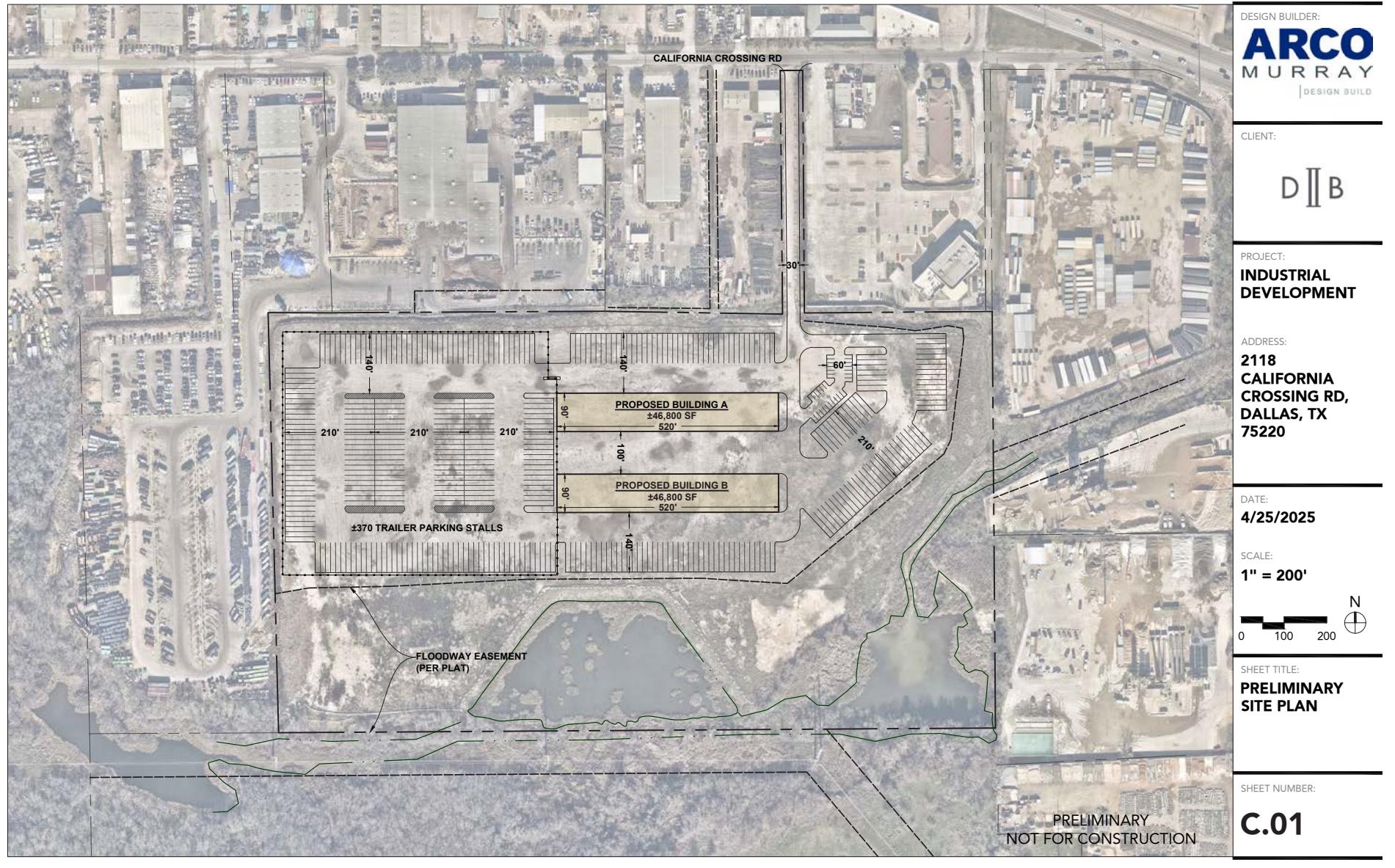
	1 Mile	3 Miles	5 Miles
2025 Population	1,021	80,694	258,221
% Proj Growth 2025-2030	-0.10%	0.35%	0.08%
2025 Average HH Income	\$83,508	\$106,672	\$123,404
2025 Median HH Income	\$76,646	\$78,626	\$84,468



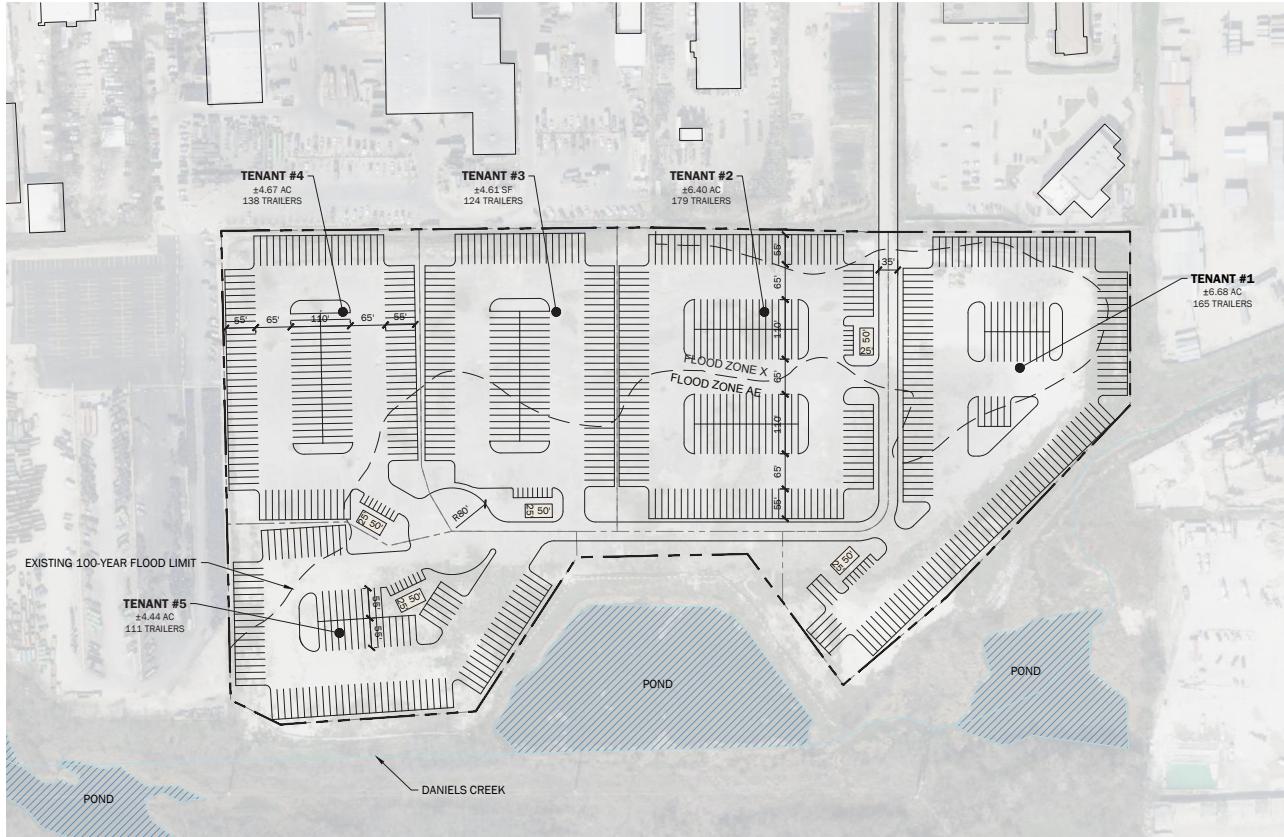
SITE PLAN



SITE PLAN



SITE PLAN



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Boundary Source:
REGRID PARCEL DATA
www.regrid.com

Stormwater Management Design
AVERAGE REGIONAL REQUIRED
PROVIDED

SCHEME 01

Conceptual Site Plan
2118 California Crossing Road
Dallas, TX. 75220

WARE MALCOMBE

NYC25-40
2025.01

01

DEVELOPMENT STANDARDS		Zoning	
Zoning Designation	Jurisdiction		Dallas, TX
Max Building Coverage		Front	IR
Max F.A.R.		Side	80%
Max Height		Rear	2.00
Max Stories			2
Req. Landscape		Front	200 FT
Building Setbacks		Side	1
		Rear	4
Landscape Setbacks		Front	5 FT
		Side	5 FT
		Rear	5 FT
Parking Standards		Min Stall Size	9x18
		Drive Aisle	22 FT
		Fire Lane	
Required Parking	Landscape Islands	Office	1/333 SF
		Manufacturing	1/600 SF
		Warehouse	1/1000 SF
PROJECT DATA	APNs: # #		
Site Summary	Gross Site Area	1,187,203 SF	27.25 AC
	Net Site Area	1,187,203 SF	27.25 AC
Total Building Area(s)	Gross Floor Area	6,250 SF	
Coverage	Footprint	6,250 SF	
	Gross	1%	
	Net	1%	
FAR	Gross	0.01	
	Net	0.01	
Tenant 1	Office Building	Footprint	1,250 SF
		Gross Floor Area	1,250 SF
Cars Provided	@ 6.4'/1,000 SF	8 Stalls	
	Req. Accessible	1 Stalls	
	Trailers	165 Stalls	
Tenant 2	Office Building	Footprint	1,250 SF
		Gross Floor Area	1,250 SF
Cars Provided	@ 4.8'/1,000 SF	6 Stalls	
	Req. Accessible	1 Stalls	
	Trailers	179 Stalls	
Tenant 3	Office Building	Footprint	1,250 SF
		Gross Floor Area	1,250 SF
Cars Provided	@ 6.4'/1,000 SF	8 Stalls	
	Req. Accessible	1 Stalls	
	Trailers	124 Stalls	
Tenant 4	Office Building	Footprint	1,250 SF
		Gross Floor Area	1,250 SF
Cars Provided	@ 6.4'/1,000 SF	8 Stalls	
	Req. Accessible	1 Stalls	
	Trailers	138 Stalls	
Tenant 5	Office Building	Footprint	1,250 SF
		Gross Floor Area	1,250 SF
Cars Provided	@ 6.4'/1,000 SF	8 Stalls	
	Req. Accessible	1 Stalls	
	Trailers	111 Stalls	



NYC25-40
2025.01

01

01

SUBMARKET OVERVIEW

2118 California Crossing is located within the West Hines Industrial Submarket, which is immediately adjacent to many of the major population centers in DFW. A majority of the submarket's industrial inventory runs along Harry Hines Boulevard and North Stemmons Freeway (I-35), with this niche pocket of Dallas specifically known for its liberal zoning permissions and uses. The West Hines submarket consists of 9.4M SF of inventory and has a low vacancy rate of 5.9%. This is due to the absence of new supply and steady demand. Several of the largest materials importers such as: Vulcan Materials, Martin Marietta, & Big City Crushed Concrete are in the heart of this submarket just to the North of 2118 California Crossing which has caused the demand for IOS Facilities to consistently rise. Approximately 80% of all businesses in the materials business pick up inventory from these sites every day for their day-to-day operations, so having a location in close proximity to park is critical.

- Total Inventory - 9.4M SF
- 12 Month Absorption - 244K SF
- Vacancy Rate - 5.9%
- Market Rent - \$11.43 SF
- Rent Growth Last 12 Months - 3.7%



DFW IOS MARKET OVERVIEW

Dallas/Fort Worth's strategic central location has driven one of the most impressive industrial real estate markets in the United States. As such, the metro is home to some of the strongest industrial activity in the country with consistently high occupancy, absorption and well supported rent growth. The metro's industrial strength is based upon its central location within the US, business friendly tax environment, premier infrastructure, and access to highly skilled labor. DFW has several structural advantages over other national markets, and with such robust infrastructure in place, including the presence of four major intermodal terminals and the massive DFW International Airport, the metro serves as a major inland port.

These key factors have driven current construction activity with 26.6 MSF of industrial space currently underway as of Q1 2025. Speculative sites account for the majority of product under construction, which directly affects the IOS market in DFW. Speculative developments of big box industrial, typically max out the amount of building square footage on their site. Developers have not been able to properly value outside storage on their sites and are in turn looking to maximize their PSF rent on their building.. With the majority of the lease demand for these spaces being led by ecommerce and logistics occupiers, the question of where are those tenants' trucks, trailers, and equipment going to park becomes very real.

Another key factor that is driving the demand for IOS sites in DFW is that material suppliers, equipment suppliers, and concrete batch plant operators are running at full capacity to even produce enough material to match the demand for all the new construction. All those businesses require trucks to be constantly on the road and coupled with rising fuel costs, having a secure place to store vehicle or equipment at night is more mission critical than ever. Per Jim Ward Freightwaves of the Truckload Carriers Association "With only one truck parking space for every 11 drivers on the road, & over 85% of drivers, citing parking as the No. 1 cause of stress at work, alleviating the truck parking shortage will help retain drivers and prevent the driver shortage from getting worse." (Truck stops are a liability for companies- Hard to park in and cause accidents. Drivers can't park their personal car; you are not allowed to enter and exit the truck stop multiple times a day which is key for distribution).

One factor in DFW specifically that limits the current and future supply of IOS facilities is the availability of zoning. Using Dallas as an example, the existing zoning that allows the use by right are: HI (Heavy Industrial), IM (Industrial Manufacturing), IR (Industrial Research), LI (Light industrial) and CS (Commercial Services). All of those are still subject to residential adjacency review (RAR) and the majority of the sites (especially 12 ac +) with those existing entitlements located in last-mile locations have already traded to developers the last 24-48 months. With supply decreasing, demand sky rocketing, and land basis still trading at less than 25% of costs in coastal markets across the US, the market for IOS in DFW remains strong.

IOS sites that have zoning in place to allow the use, within close proximity to new speculative industrial development, intermodals, and material suppliers will continue to rapidly increase in value. The Infill DFW IOS Portfolio fits all those requirements and will continue to see rapid appreciation over the next cycle.

PROPERTY HIGHLIGHTS

- All necessary permits in hand from regulatory agencies to immediately begin construction and leasing!
- Incredible last-mile location – proximity to some of the most densely populated & affluent neighborhoods in the DFW metroplex – gives this location access to tenants specializing in quick last mile deliveries (vans).
- Infill location with direct access to major thoroughfares – TX-Loop 12, Interstate 35, Interstate 183, Interstate 114, and Spur 482 which will have direct connection to Loop 12 in early 2023. Less than 7 miles from Downtown Dallas, 2 miles from Las Colinas, and 12 miles from DFW Airport.
- Located less than 0.5 miles from the largest material suppliers in DFW metroplex and the highest concentration of concrete batch plants in DFW creating thousands of trucker pickup loads every day. Examples include Vulcan Materials, Martin Marietta, Big City Crush Concrete, Big D Ready Mix, Cowtown Ready Mix, Austin Industries, Weir Brothers.
- Existing Industrial Research zoning – allows for the storage of heavy equipment, fleet storage, and vehicle service centers – wide range of uses allowed by right.
- High concentration of trucker supply pick-ups creates high demand for safe and secure parking, crucial to their bottom line.
- Existing 9" aggregate crush concrete base designed to accommodate heavy truck/ trailer storage.

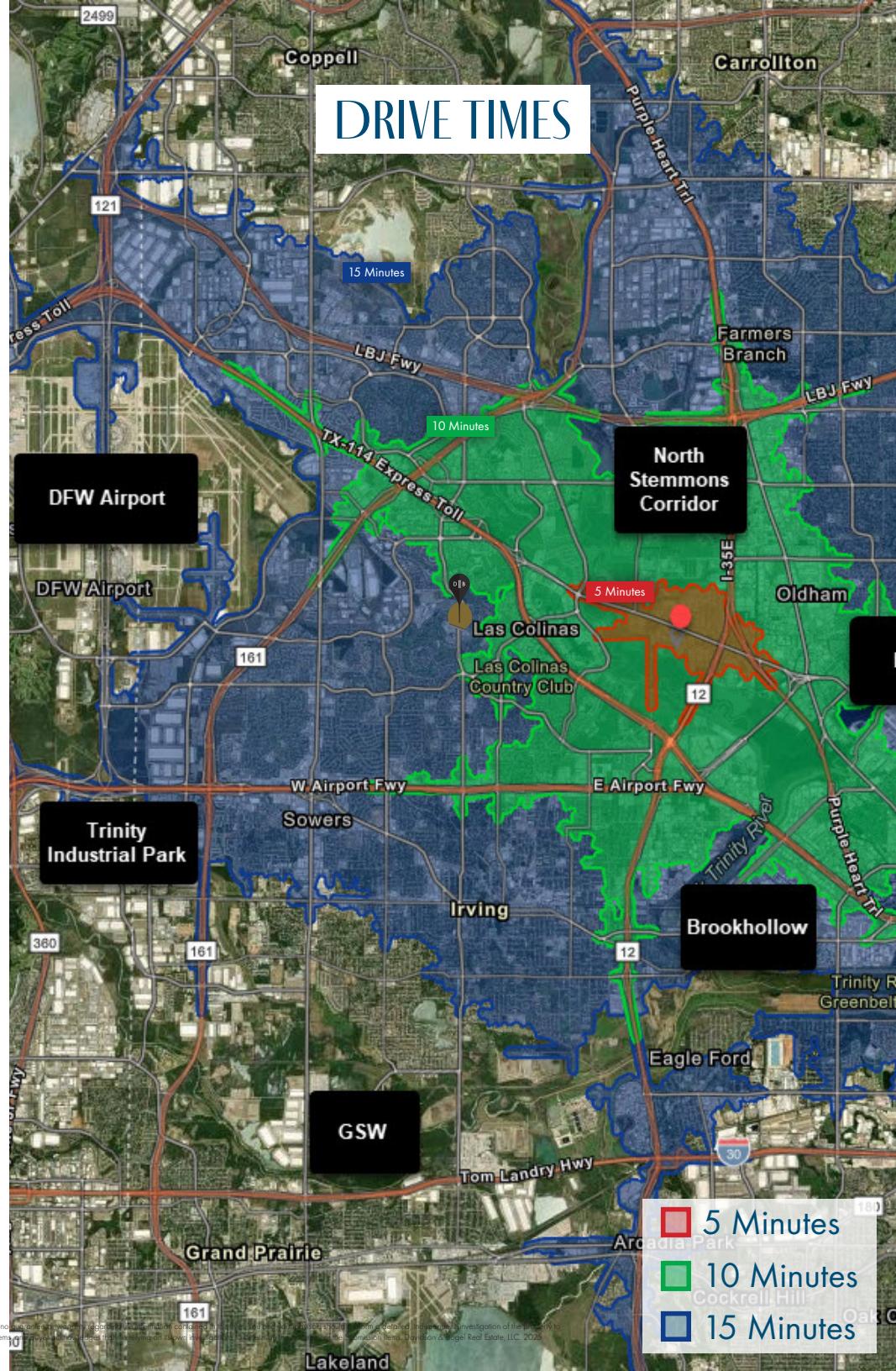
ZONING SUMMARY

IR - INDUSTRIAL RESEARCH

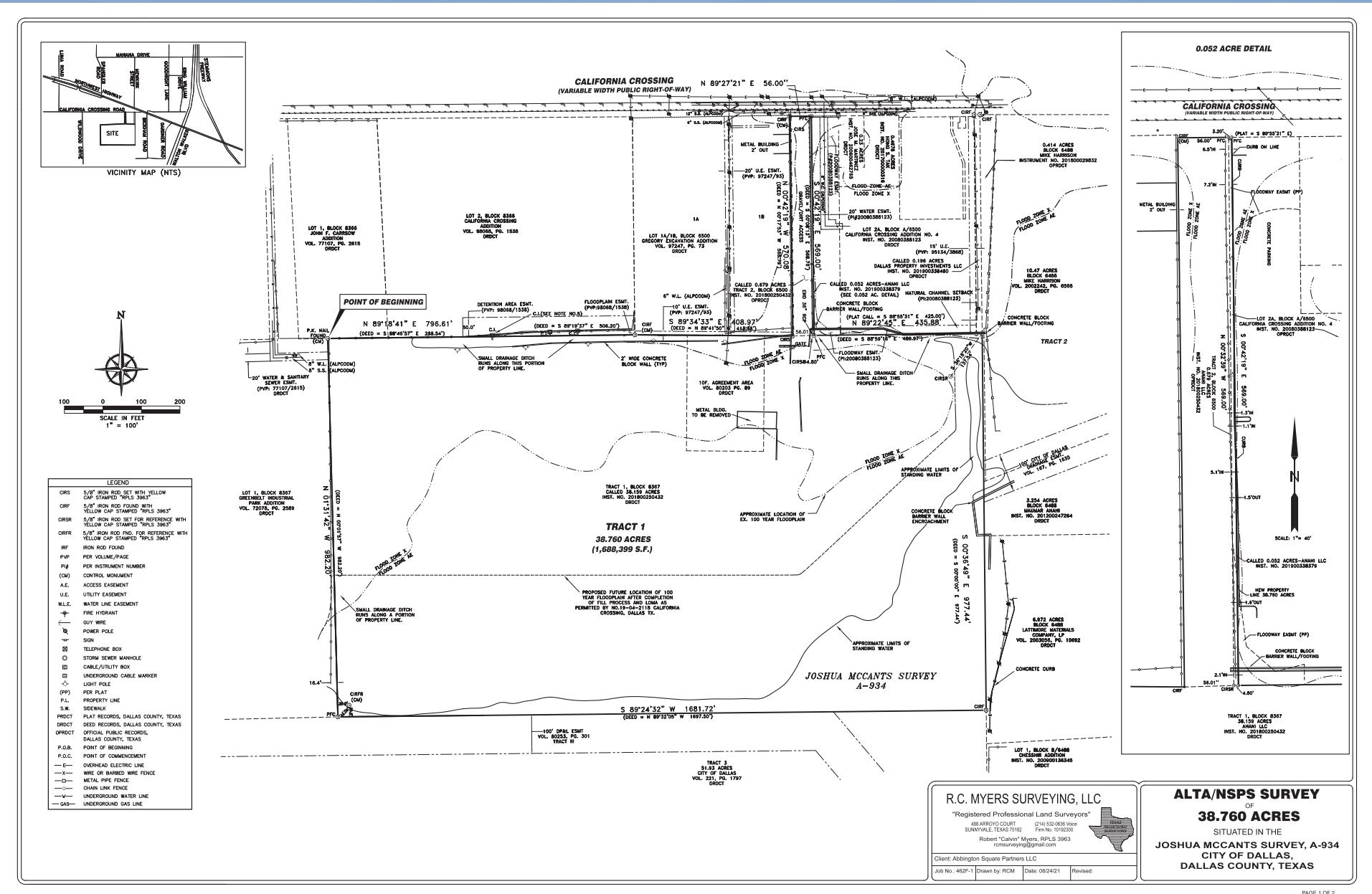
To provide for research and development, light industrial, office, and supporting commercial uses in an industrial research park setting. This district is not intended to be located in areas of low and medium density residential development. Possible IR Uses.

PERMITTED FOR TRUCK PARKING:

- Machinery, heavy equipment, or truck sales and services [RAR]
- Commercial parking lot or garage. [RAR]
- Commercial motor vehicle parking. [By SUP only if within 500 feet of a residential district.]
- Tool or equipment rental. (by-right)
- Vehicle or engine repair or maintenance. (by-right)
- Personal service uses. (by-right)
- Vehicle display, sales, and service. [RAR]
- Freight terminal. [RAR]
- Outside storage. [RAR]



SURVEY



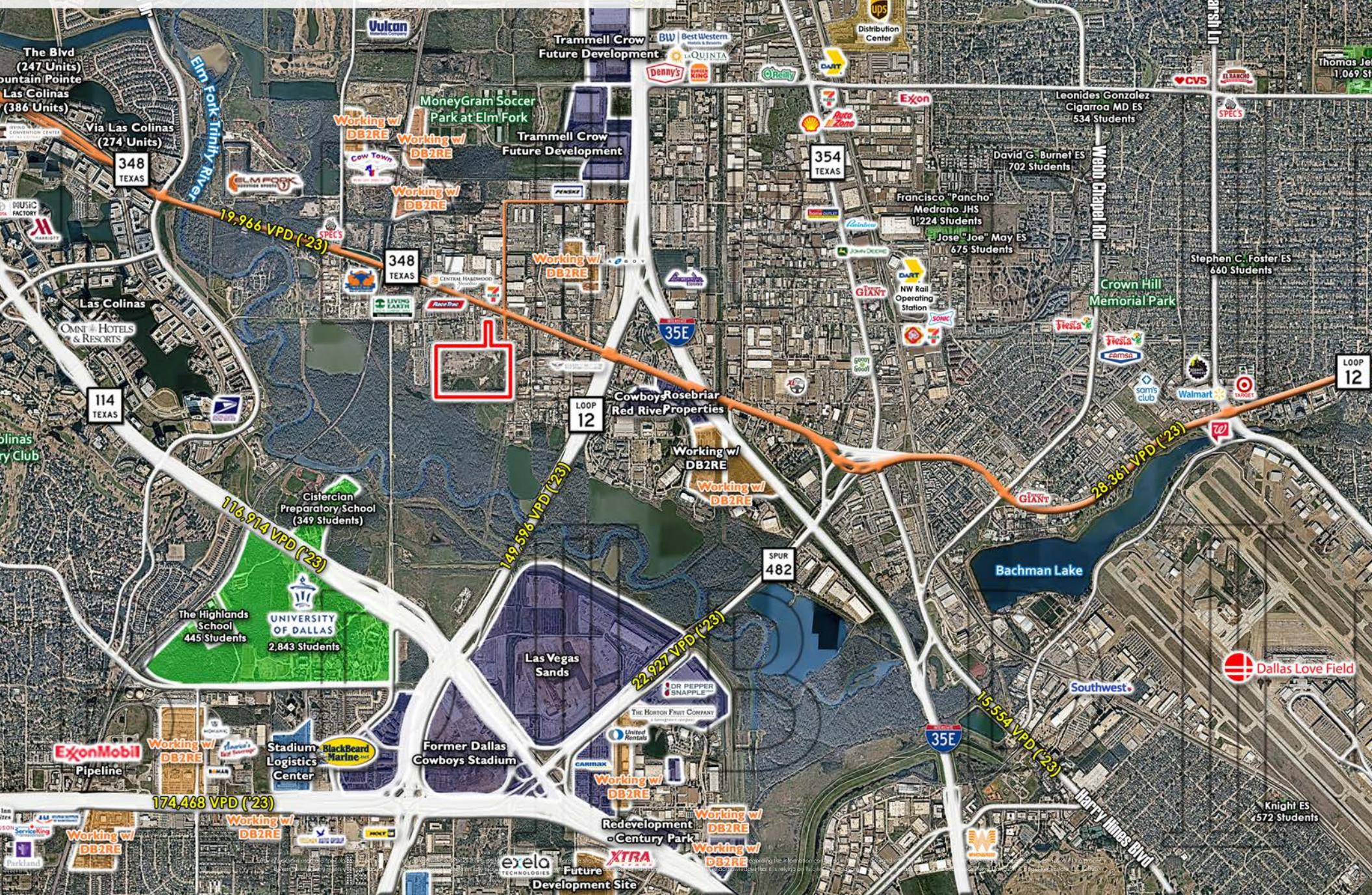
WIDE AERIAL

Royal Ln (136 Units) **Highway** (281 Units)

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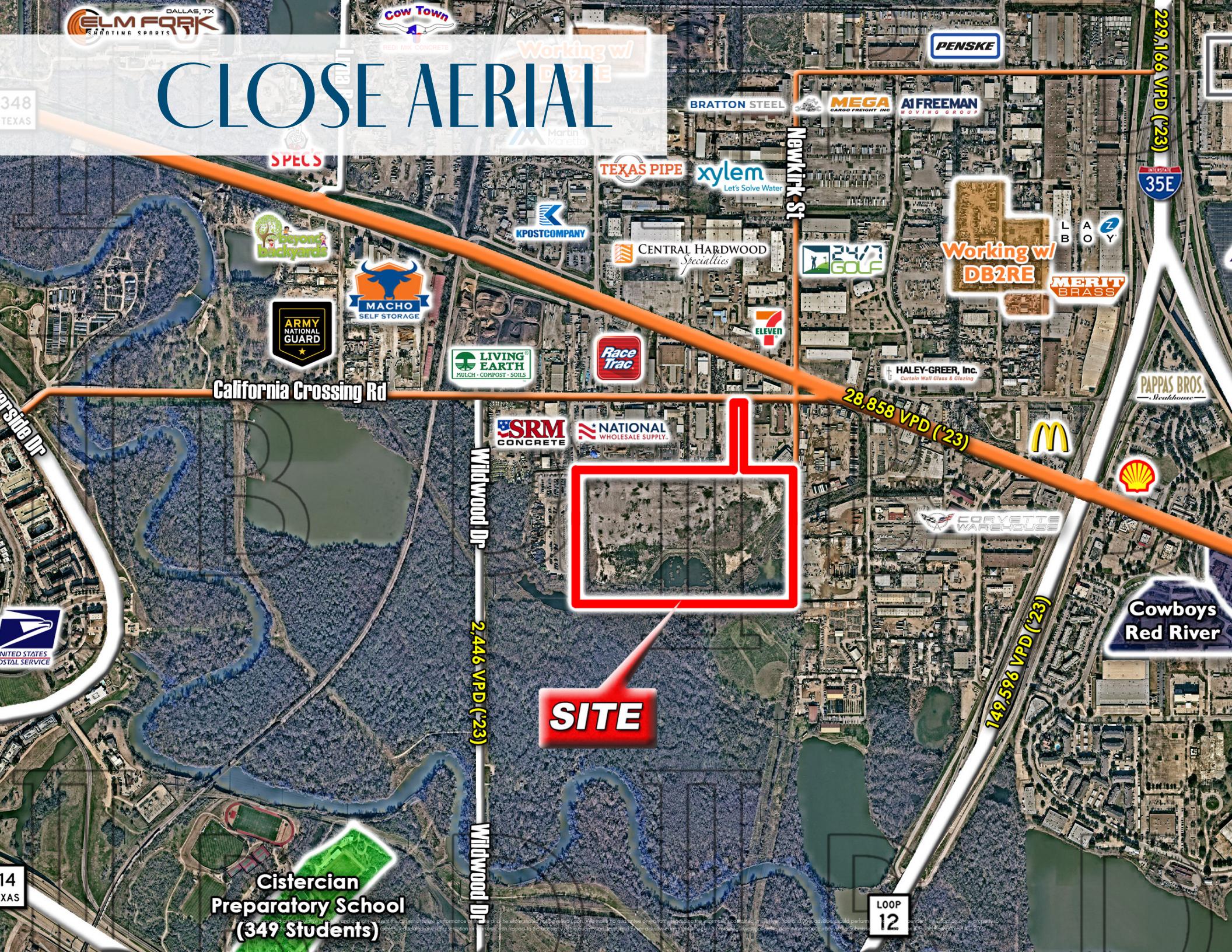
DAVIDSON BOGEL

LAND IS OUR BUSINESS®





CLOSE AERIAL



TENANTS IN THE AREA



Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC, 2025

DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer; and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

DB URBAN, LLC	9009183	INFO@DB2RE.COM	214-526-3626
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
MICHAEL EDWARD BOGEL II	598526	EBOGEL@DB2RE.COM	214-526-3626
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
DAVID GUINN	643784	DGUINN@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE NAME	LICENSE NO.	EMAIL	PHONE
PHILIP CHERRICK	791998	PCHERRICK@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE NAME	LICENSE NO.	EMAIL	PHONE
AUSTIN RUSSELL	827707	ARUSSELL@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE NAME	LICENSE NO.	EMAIL	PHONE



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- Put the interests of the client above all others, including the broker's own interests;
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- Answer the client's questions and present any offer to or counter-offer from the client; and
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2-10-2025



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Philip Cherrick	791998	pcherrick@db2re.com	214-526-3626
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Austin Russell	827707	arussell@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date