

208 SHELBY RD

Everman, TX 76140

Industrial
Investment Opportunity

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



Reid Roden

Associate

(817) 823-3646

reid.rodan@matthews.com

License No. 826620 (TX)



Andrew Wiesemann

FVP & Associate Director

(318) 267-1074

andrew.wiesemann@matthews.com

License No. 782132 (TX)

Patrick Graham | Broker of Record

Broker License No. 528005 (TX)

Firm License No. 9005919 (TX)

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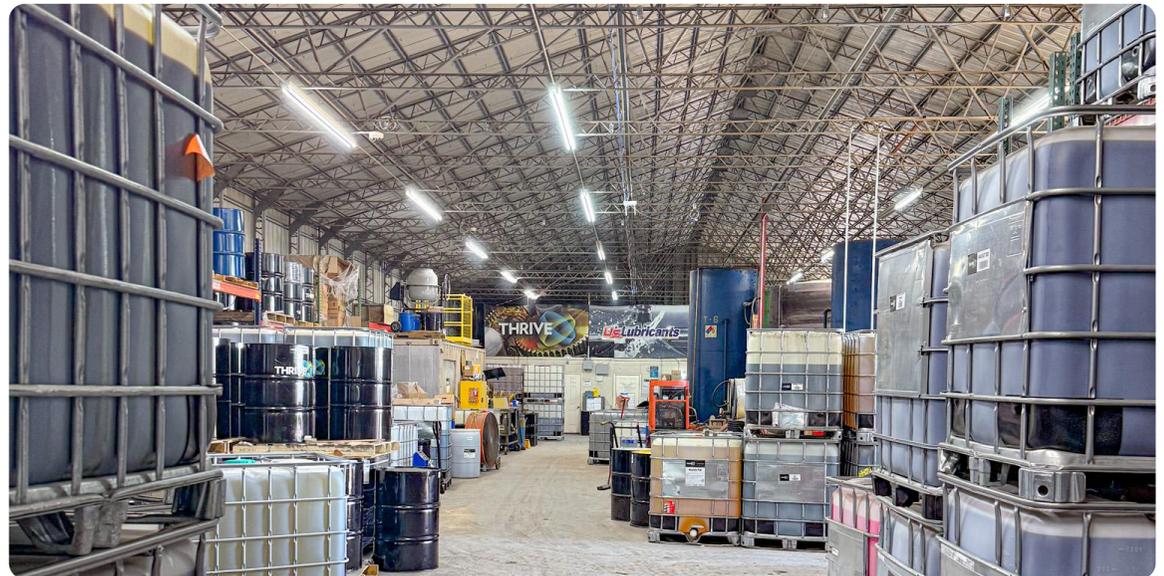
INVESTMENT OVERVIEW

CONTACT BROKER

List Price

Property Highlights

Address	208 Shelby Rd, Everman, TX 76140
Lot Size	±2.00 AC
Yard Space	±1.00 AC
Building Size	±10,000 SF
Office Size	±850 SF
Zoning	ETJ
Year Built	1996
Dock Doors	1
Drive-In Doors	West Side Door: 12'W x 14'H North Side Door: 12'W x 14.5'H
Clear Height	16'
Warehouse Features	Warehouse Area
Power	3 Phase
Utilities	Everman City



Lineage
NEXEN
NEXEN TIRE

GREEN BAY PACKAGING
SMART PARTNERS ... SMARTER SOLUTIONS
Insight

MIDLAND MFG CO.
ESTABLISHED 1889 - FORT WORTH

±169,200 VPD



Manufacturing Plant
SIEMENS

Alcon **GXO**
SMARTCAP

±17,200 VPD



Distribution
Southwest

Hanna Ranch by Legend Homes
±1.4 Miles North From Subject

±135,500 VPD

GXO

Subject Property

Lennar at Pecan Meadows
Pecan Meadows Is A New Master-Planned Community Of Single-Family Homes Coming Soon To Fort Worth. Located ±1.2 Miles East Of 208 Shelby Rd (Subject Property). Offering Homes For Sale Priced In The Range Of \$261,999-\$411,999

BUSKE LOGISTICS

Distribution Center
HomeGoods

Shelby Rd

Orchard Village by D.R. Horton
±1 Mile South From Subject



LGI Homes at Logan Square
New Residential Development ±1.1 Miles South Of Subject

amazon

Lennar at Eagles Crossing
±2.2 Miles South From Subject

SaddleCreek
LOGISTICS SERVICES

Google Earth

TENANT OVERVIEW

Year Founded
1976

Headquarters
Appleton, WI

Website
uslube.com

Employees
100+

Locations
7

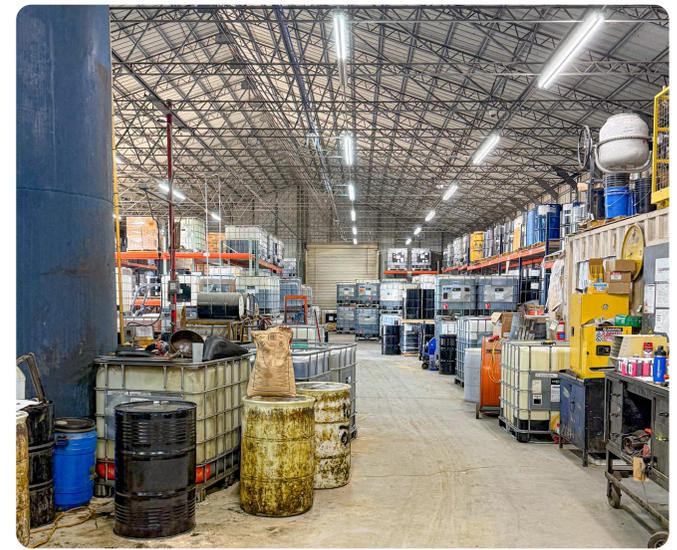
Lease Rate
\$60,000/Year NNN

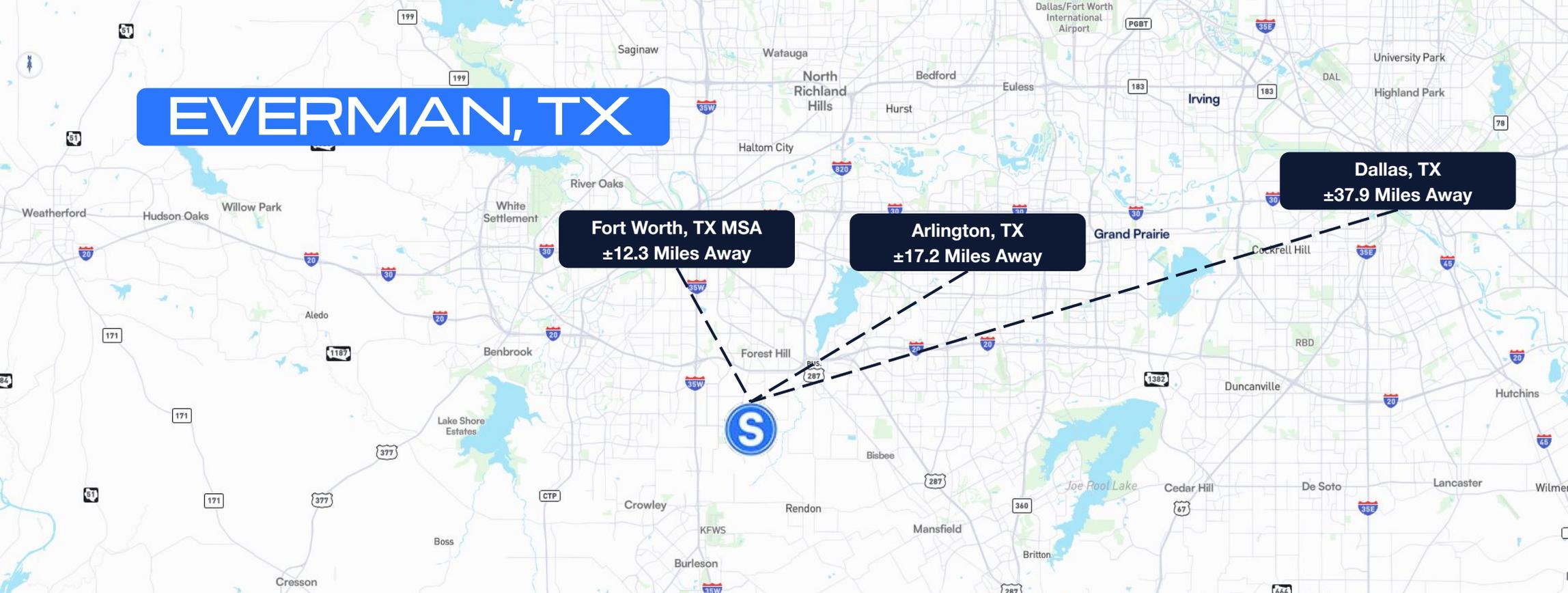
Lease Term
Expires - 1/25/2027



Tenant Overview

U.S. Lubricants is a well-established manufacturer and distributor of high-quality lubricant and fluid solutions, serving automotive, commercial fleet, industrial, agricultural, and specialty markets throughout the United States. Backed by multiple strategically located production and distribution facilities, the company is positioned to provide efficient logistics, responsive service, and consistent product availability across diverse regions. Its operational footprint allows for streamlined supply chain management while maintaining close relationships with customers in both metropolitan and rural markets





Local Market Overview

Everman is a well-positioned community in southern Tarrant County, benefiting from *immediate access to the broader Dallas–Fort Worth economic corridor*. Located just minutes from major transportation arteries including *Interstate 20 and Loop 820*, the city offers convenient connectivity to employment centers throughout Fort Worth and the greater metrolplex. Its *proximity to regional logistics hubs, distribution facilities, and industrial corridors* enhances its appeal for residents seeking attainable housing options with access to stable employment bases.

The community maintains a neighborhood-oriented atmosphere supported by local schools, parks, and municipal services, while remaining closely tied to the amenities of nearby Fort Worth. *Ongoing infrastructure improvements and reinvestment in surrounding submarkets continue to strengthen the area’s accessibility and long-term positioning*. As part of *one of the nation’s fastest-growing metropolitan regions*, Everman benefits from sustained regional economic momentum while preserving the accessibility and practicality valued in smaller communities.

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	41,694	161,666	
Current Year Estimate	40,485	160,785	
2020 Census	37,523	153,359	
Growth Current Year-Five-Year	2.99%	0.55%	
Growth 2020-Current Year	7.89%	4.84%	
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	13,443	53,315	
Current Year Estimate	12,772	51,897	
2020 Census	11,740	49,172	
Growth Current Year-Five-Year	5.25%	2.73%	
Growth 2020-Current Year	8.79%	5.54%	
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$97,962	\$96,984	

FORT WORTH, TX MSA

#4

Largest Metropolitan Area
in the United States

#1

Top Market for Industrial Development Pipeline
in the United States

960,000

Total Population

\$74,000

Median Household Income

350,000

of Households

33

Median Age

The industrial market in Fort Worth is **one of the strongest and most active in the country**, driven by its strategic central location and extensive transportation infrastructure. As part of the broader Dallas–Fort Worth–Arlington region, the market benefits from **sustained tenant demand across logistics, e-commerce, advanced manufacturing, and third-party distribution sectors**. Direct access to Interstate 35W, I-20, I-30, and major rail corridors, along with proximity to Dallas/Fort Worth International Airport, supports **efficient national distribution capabilities**. Continued **population growth** across North Texas reinforces long-term warehouse and fulfillment demand, while large-scale master-planned developments such as AllianceTexas provide modern bulk facilities capable of accommodating regional and national operators. **Strong absorption trends and consistent development activity** position Fort Worth as a premier industrial hub within the Sun Belt.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 208 SHELBY RDhelby Rd, Everman, TX, 76140 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date