

CONFIDENTIAL OFFERING MEMORANDUM



3300 SHEPHERD LANE, BALCH SPRINGS, TX 75180
MULTI-TENANT RETAIL STRIP INVESTMENT OPPORTUNITY
4,750 SF | .61 ACRES | ZONED LOCAL RETAIL DISTRICT

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Confidentiality & Agreement

All materials and information received or derived from Dallas Property Advisors its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Dallas Property Advisors makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Dallas Property Advisors does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

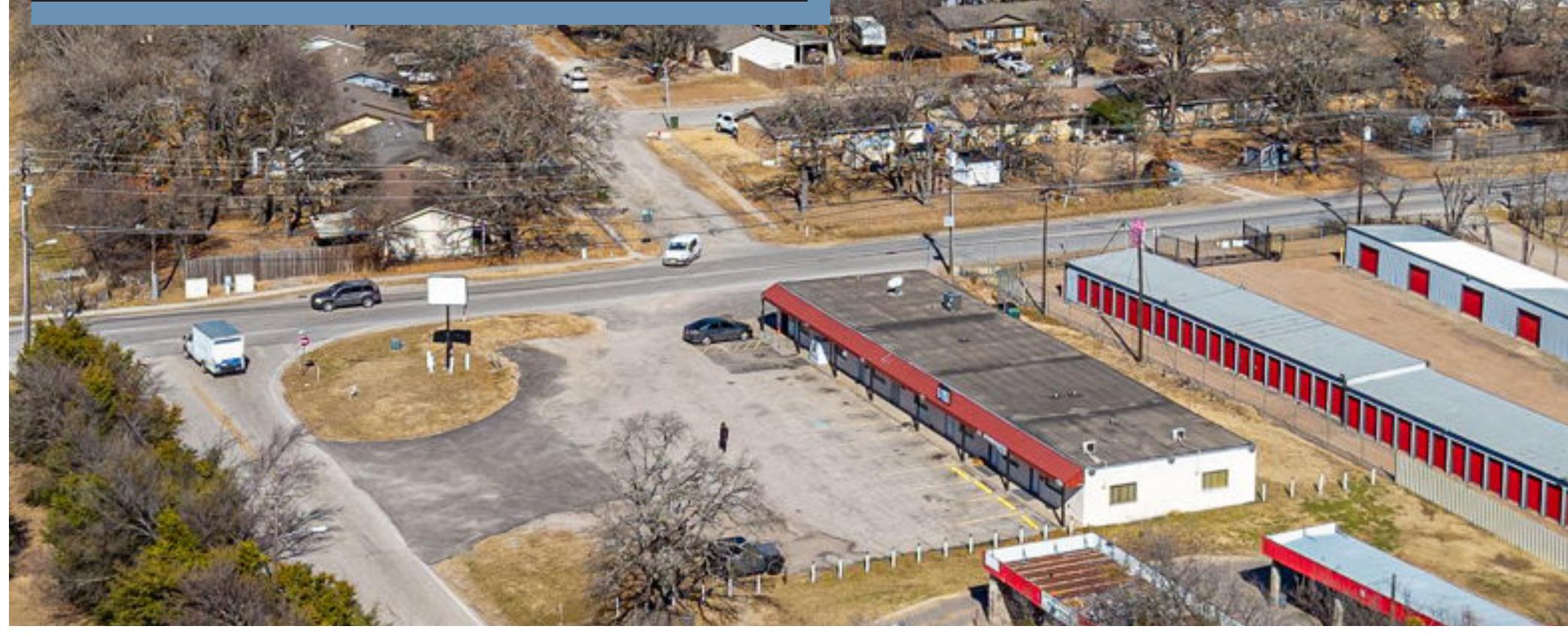
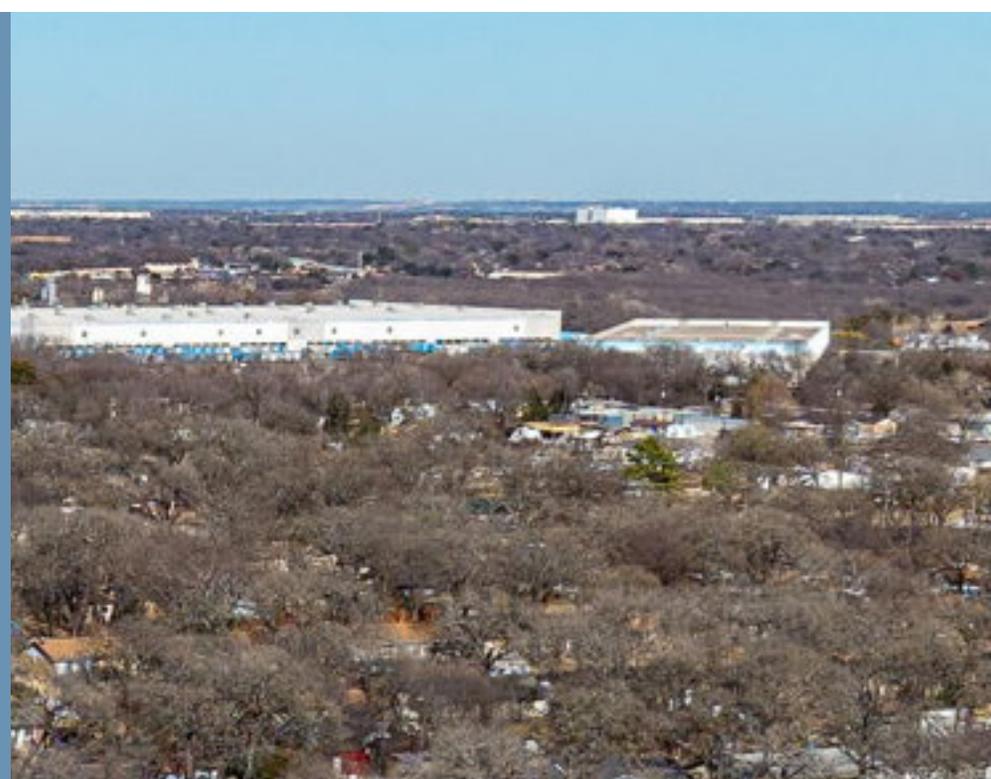
Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Dallas Property Advisors in compliance with all applicable fair housing and equal opportunity laws.

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Executive Summary

Executive Summary

3300 Shepherd Lane presents a compelling value-add and land-cover investment opportunity in Balch Springs, Texas, a growing infill submarket within the Southeast Dallas industrial corridor. The property is a multi-tenant asset currently operating with in-place rents significantly below prevailing market levels, offering an immediate and realistic path to revenue growth through lease-up and mark-to-market rent increases.

The existing tenancy provides stable in-place cash flow while allowing a new owner to implement a focused value-add strategy. Current rents can be pushed materially upon rollover, renewal, or re-tenanting, aligning the property with nearby comparable assets that command higher rates. Minimal capital investment combined with active management has the potential to drive meaningful NOI growth over a short to medium hold period.

In addition to its income upside, the property benefits from its land coverage and functional layout, making it attractive as a long-term land play. The site's configuration and location offer future redevelopment or repositioning optionality as demand for well-located industrial and flex space in the Dallas–Fort Worth Metroplex continues to expand.

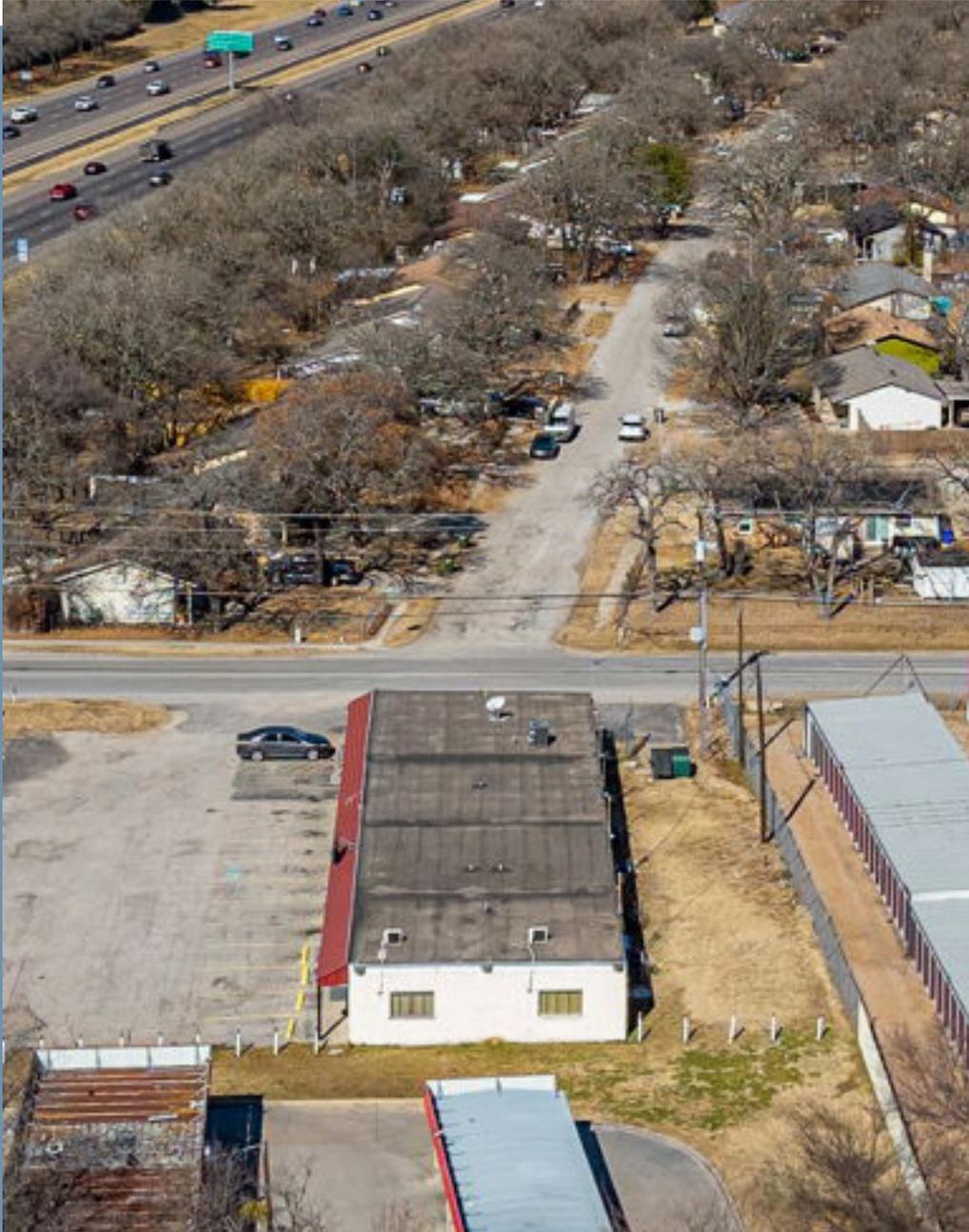
Situated with strong access to major thoroughfares and surrounded by established industrial users, 3300 Shepherd Road is well positioned to capitalize on continued tenant demand, rental rate growth, and long-term land appreciation. This opportunity is ideally suited for investors seeking current yield with significant upside, or those targeting strategic land control in a tightening infill market.



Property Summary

Property Address	3300 Shepherd Lane Balch Springs, TX 75180
Price	\$750,000
Units	6 Units
Building Size	4,750 sf
Land Size	26,536 sf
Year Built	1958
Current Occupancy	100%

Investment Highlights



◆ **Strategic Value Add Opportunity**

Under-market rents create immediate upside — current lease rates are materially below comparable market rents, presenting a clear path to NOI growth through lease-ups, renewals, and mark-to-market increases.

◆ **Strong Multi-Tenant Cash Flow**

Diverse tenant base provides stabilized income today while enabling revenue enhancement through active asset management.

◆ **Land Cover Play Opportunity**

Functional site layout and ample land coverage offer long-term redevelopment or expansion potential, making the property attractive as both an operating asset and a land play.

◆ **Infill location with Excellent Access**

Situated in Balch Springs with convenient access to major transportation routes, enabling efficient distribution and logistics operations for existing and future tenants.

◆ **Rent Growth Tailwinds**

Significant mark-to-market potential relative to current in-place rent levels, with minimal capital required to capture value through lease expirations, renewals, and rollover rent increases.

◆ **Flexible Investment Profile**

Suited for a variety of investor types including value-add funds, operators, private capital, and developers looking to secure land control in a tight industrial submarket.

Value Add Opportunities

Interior Upgrade Opportunity

Enhance appeal and unlock significant value

The property at 3300 Shepherd Road is currently leased at rental rates that are well below prevailing market levels, presenting a clear and actionable opportunity to increase income. As existing leases roll and renew, a new owner can implement mark-to-market rent increases to better align the asset with comparable properties in the surrounding area. Strong demand for affordable, well-located space supports the ability to push rents with minimal disruption to occupancy. Incremental rent growth can be achieved through proactive leasing and tenant management, requiring limited capital investment. This embedded upside provides a clear path to NOI expansion and enhanced asset value over the hold period.

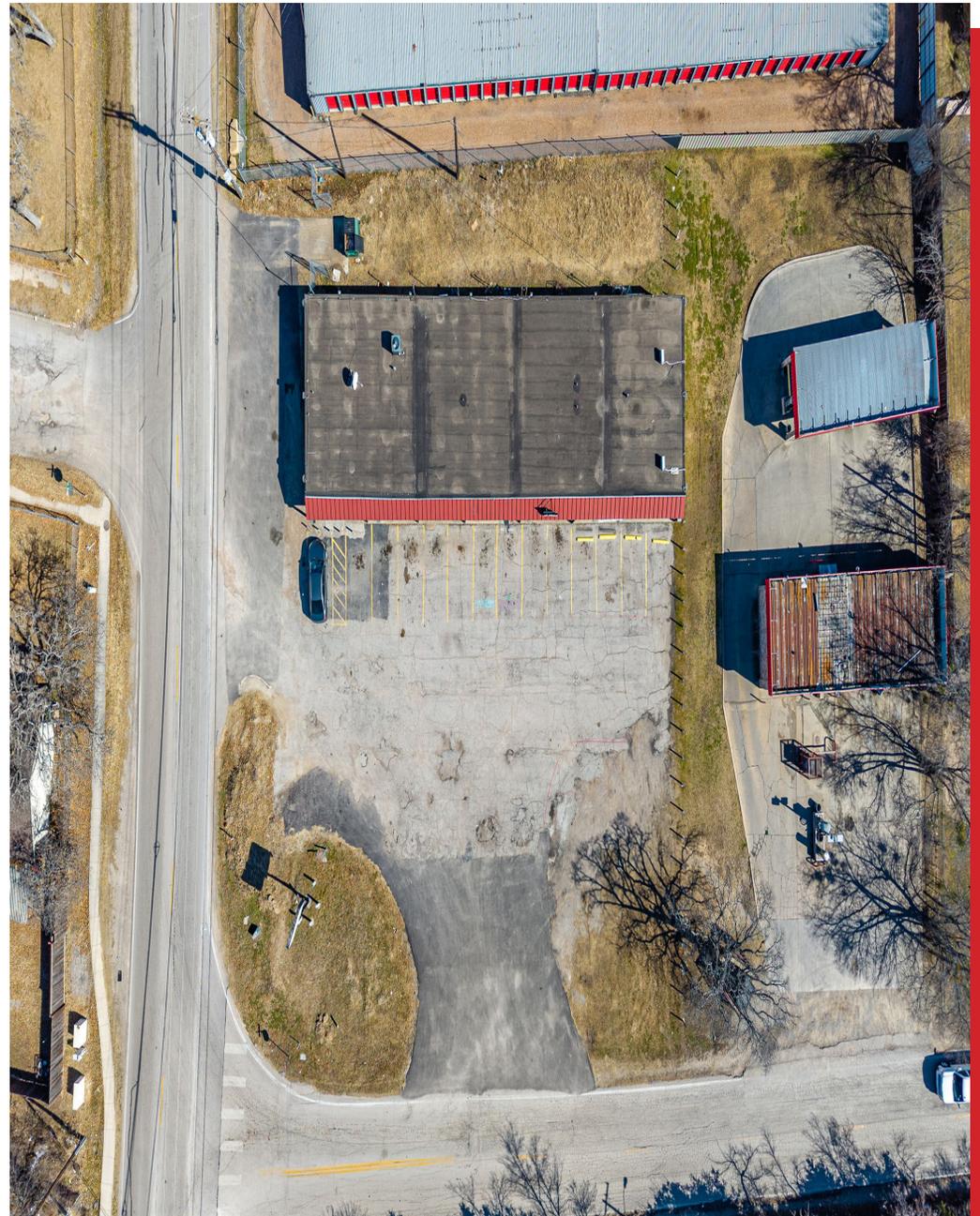
Covered Land Play

Future Redevelopment Site

The site at 3300 Shepherd Road offers meaningful long-term redevelopment and repositioning potential due to its infill location within a mature, neighborhood-oriented corridor of Balch Springs. The property's land coverage and configuration provide flexibility for future expansion, reconfiguration, or alternative uses, subject to zoning and municipal approvals. As surrounding areas continue to experience reinvestment and population growth, the site may benefit from increasing demand for updated commercial, service-oriented, or mixed-use concepts. A buyer can operate the property for near-term cash flow while maintaining optionality for future redevelopment. This dual-path strategy allows investors to capture current income while preserving upside tied to land appreciation and evolving neighborhood dynamics.

Buyer the Property Directly Behind

Buyer the property behind 3300 Shepherd and have over an acre of futre redevelopment. Currently being used as a self storage facility.





Financial Analysis

Rent Roll



Tenant	SF	% of Building	Expiration	Rent	Rent/SF	Market	Market/SF
Suite A	1200	29%	12/31/2026	\$2,500	\$25	\$2,500	\$25
Suite B	450	10%	3/31/2026	\$700	\$18.67	\$937.5	\$25
Suite C	660	15%	1/31/2028	\$1,000	\$18.18	\$1,375	\$25
Suite D	700	17%	10/31/2026	\$850	\$14.57	\$1,458	\$25
Suite E&F	1200	29%	4/30/2027	\$1,800	\$20	\$2,500	\$25
Occ	100%						
Vacant	0%						
Totals				\$6,850		\$8,770	

Financial Analysis

Income	2025	Per Unit	Per SF	% Change	Proforma	Per Unit	Per SF
Market Rent	\$76,320.00	\$12,720.00	\$16.07	38%	\$105,240.00	\$17,540.00	\$22.16
Gross Potential Rent	\$76,320.00	\$12,720.00	\$16.07	38%	\$105,240.00	\$17,540.00	\$22.16
Effective Gross Income	\$76,320.00	\$12,720.00	\$7.20	38%	\$105,240.00	\$17,540.00	\$22.16
Expenses							
Utilities - Water/Sewer/Trash	\$6,877.43	\$1,146.24	\$1.45	-14%	\$5,900.36	\$983.39	\$1.24
Utilities - House Electric	\$1,171.93	\$195.32	\$0.25	0%	\$1,171.93	\$195.32	\$0.25
Unit E+F Make Ready	\$4,003.54	\$667.26	\$0.84	-47%	\$2,725.00	\$454.17	\$0.57
Repairs & Maintenance	\$3,712.87	\$618.81	\$0.78	-6%	\$3,502.14	\$583.69	\$0.74
Total Variable Expenses	\$15,765.77	\$2,627.63	\$1.49	-19%	\$13,299.43	\$2,216.57	\$2.80
Real Estate Taxes	\$13,398.74	\$2,233.12	\$1.26	19.41%	\$16,000.00	\$2,666.67	\$3.37
Property Insurance	\$4,638.12	\$773.02	\$0.44	0%	\$4,638.12	\$773.02	\$0.98
Management Fee	\$5,400.00	\$900.00	\$0.51	-100%	\$0.00	\$0.00	\$0.00
Total Fixed Expenses	\$23,436.86	\$3,906.14	\$4.93	-12%	\$20,638.12	\$3,439.69	\$4.34
Total Expense	\$39,202.63	\$6,533.77	\$8.25	-13%	\$33,937.55	\$5,656.26	\$7.14
Net Operating Income	\$37,117.37	\$2,319.84	\$3.50	92%	\$71,302.45	\$11,883.74	\$15.01

Financial Information Disclaimer: You are solely responsible for independently verifying the information in this Memo. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK

Aerial View





AREA OVERVIEW

Balch Springs, TX

Balch Springs, Texas is a long-established community in Southeast Dallas County, located approximately 12 miles southeast of Downtown Dallas and surrounded by mature residential neighborhoods. The area is adjacent to Mesquite, Seagoville, and Southeast Dallas, positioning it within a broader corridor that has seen renewed investment activity and gradual neighborhood revitalization.

Residents and businesses benefit from convenient access to Interstate 20, Interstate 635, and U.S. Highway 175, allowing for efficient connectivity to employment centers, retail hubs, and services throughout the Dallas–Fort Worth Metroplex. As development in core Dallas continues to push outward, Balch Springs is increasingly viewed as an infill market with attractive basis and long-term upside.

Ongoing population growth, affordability constraints in nearby submarkets, and continued public and private investment across Southeast Dallas support the area’s potential for steady appreciation and repositioning, making Balch Springs appealing for investors focused on value creation and long-term land control.



DALLAS, TEXAS

Dallas/Fort Worth is one of the largest cities in America with a population of approximately 1.3 million people, Combining urban sophistication with an incomparable Texan personality, Dallas is an altogether unique blend of cultures, styles and flavors.

The Dallas/Fort Worth metroplex encompasses 11 counties and is the economic and cultural hub of North Texas. The most populous metropolitan area in both Texas and the southern United States, it is the fourth largest in the region. The region's economy is primarily based on banking, commerce, insurance, telecommunications, technology, energy, healthcare, medical research, transportation and logistics. As of 2022, Dallas/Fort Worth is home to 23 Fortune 500 companies, the fourth largest concentration of Fortune 500 companies in the United States behind New York City, Chicago and Houston.

#2

BEST PLACES TO LIVE IN TEXAS

(U.S. News, 2022)

#20

25 BEST PLACES FOR YOUNG PROFESSIONALS

(U.S. News, 2022)

MAJOR EMPLOYERS

Employer	Employee Count
Dallas Independent School District	22,621
City of Dallas	13,000
AT&T Inc.	10,990
Medical City Dallas	10,800
Parkland Health & Hospital System	10,577
Texas Instruments	9,000
Dallas County Community College	8,230
Methodist Dallas Medical Center	7,114
Dallas County	6,500
Children's Health	6,355

ECONOMY

Dallas-Fort Worth is the 4th largest metropolitan area in the U.S., with approximately 7.6 million people, and consistently ranks among the top metros for job growth. The metro averaged over 100,000 new jobs in the last few years, with an annual growth of almost 3%. Many companies across various industries have relocated or expanded operations due to the low cost of doing business and the availability of a highly-skilled workforce in the Dallas-Fort Worth area. Over the last decade, North Texas has attracted over 130 new corporate

BANKING AND FINANCE

Banking and finance play a key role in the area's economy. DFW recently surpassed Chicago to become the second-largest financial services hub in the nation, eclipsed only by New York. Bank of America, JPMorgan Chase, Liberty Mutual, Goldman Sachs, State Farm, TD Ameritrade, Charles Schwab, Fidelity Investments maintain significant operations in the area.

INFORMATION TECHNOLOGY

The Metroplex also contains the largest Information Technology industry base in the state (often referred to as Silicon Prairie or the Telecom Corridor, especially when referring to US-75 through Richardson, Plano, and Allen just north of Dallas itself). This area has many corporate IT projects and the presence of numerous, electronics, computing, and telecommunications firms.

Microsoft, Texas Instruments, HP, Dell, Samsung, Nokia, Cisco, Fujitsu, i2, Frontier Communications, Alcatel, Ericsson, Google, Verizon

COMPANIES HEADQUARTERED IN DFW

AT&T, the largest telecommunications company in the world, is headquartered at the Whitacre Tower in downtown Dallas.

ExxonMobil and McKesson, respectively the 2nd and the 7th largest Fortune 500 companies by revenue, are headquartered in Irving, Texas.

Fluor, the largest engineering & construction company in the Fortune 500, is also headquartered in Irving. In October 2016, Jacobs Engineering, a Fortune 500 company and one of the world's largest engineering firms, relocated from Pasadena, California to Dallas.

Toyota USA, in 2016, relocated its corporate headquarters to a Plano, Texas.

Southwest Airlines is headquartered in Dallas and has more than 53,000 employees.

DALLAS CULTURE & ATTRACTIONS

ARTS DISTRICT

The Dallas Arts District is the largest concentrated urban arts district in the nation. It was established in 1984 to centralize the art community and provide adequate facilities for cultural organizations and includes the Dallas Museum of Art, the Morton H. Meyerson Symphony Center, the Dallas Theater Center, the Booker T. Washington High School for Performing and Visual Arts, the Trammell and Margaret Crow Collection of Asian Art and the Nasher Sculpture Center.

MAJOR LEAGUE SPORTS

Dallas/Fort Worth is home to five major league sports teams: the Dallas Cowboys (National Football League), Dallas Mavericks (National Basketball Association), Texas Rangers (Major League Baseball), Dallas Stars (National Hockey League), and FC Dallas (Major League Soccer). It also hosts one team in a major women's league, the Dallas Wings (Women's National Basketball Association). These major teams and the Texas

SHOPPING AND ENTERTAINMENT DISTRICTS

In addition to its large number of businesses, Dallas has more shopping centers per capita than any other large city in the United States, and also home to the second largest market in the United States, Highland Park Village, opened in 1931. It will be a priority.

Dallas's NorthPark Center in North Texas – NorthPark and Galleria Dallas – the top shopping destinations in America and in the region.

SHOPPING AND ENTERTAINMENT DISTRICTS

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- Galleria Dallas is an upscale four-level shopping destination with attached hotel and office featuring internationally acclaimed designer and internationally recognized shops and nearly every Over. It hosts 19 million visitors annually.
- Dallas has more restaurants per capita than any other U.S. city. Clusters of unique restaurants and shops are scattered throughout the city, notably in destinations such as the Arts District, Deep Ellum, Greenville Avenue, Knox-Henderson, and Lower Greenville, an 15-acre restaurant, artist, and entertainment destination in West Dallas.

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HIGHER EDUCATION

There are 6 four-year colleges within the Dallas city limits and 20 four-year colleges within a 50-mile radius. The University of Texas at Arlington enrolls the most students, and Southern Methodist University is the closest university.

Southern Methodist University - A private research university in University Park, Texas, it is a nationally ranked private institution and is a distinguished center for global research with a liberal arts tradition. It takes up 234 acres and has a student population of over 12,000.

Economic Impact: Southern Methodist University and its alumni wield an annual economic impact of more than \$7 billion.

The University of North Texas

With a total undergraduate enrollment of over 42,000 students, UNT generates an economic impact of \$1.65 billion in the DFW area economy annually, \$183.9 million in economic activity for the DFW area because of UNT's capital spending, 68 academic programs ranked among the nation's Top 100.

The University of Texas at Dallas

Being one of the largest public universities in Dallas, UTD has nearly 30,000 students and generates over \$348 million in economic impact. The university's top-ranked STEM, Management, Liberal Arts, and Science programs and Innovation and Entrepreneurship.

Texas Christian University - TCU has been stated to generate nearly \$652.5 million in revenue as a year for the city. In the past year, they have been ranked #26 in the nation as a MBA faculty highly quality in the Southwestern. The university has an enrollment of over 12,000. TCU and its alumni wield an annual economic impact exceeding \$1 billion a year. SMU has a strong emphasis on its liberal arts tradition.

The University of Dallas - Producing nearly 8,200 jobs and more than \$490 million dollars toward economic activity. UD is widely known for its Private Catholic, Liberal arts funding, and high-quality education at an affordable price. The student body consists of nearly 1,500 undergraduates and 1,000 postgraduates.

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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:
 - 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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Buyer/Tenant/Seller/Landlord Initials

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