

M AND W BUSINESS PARK

10349-10379 ALTA VISTA RD
FORT WORTH, TX 76244

CONFIDENTIAL
OFFERING MEMORANDUM

EXCLUSIVELY OFFERED BY
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SLJ

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INTERSTATE 35W
±99,000 VPD

1-MILE DEMOGRAPHICS
Average Household Income: \$141,029
Median Home Value: \$334,476

ALLIANCE TEXAS

ALLIANCE GATEWAY
FREEWAY
±49,000 VPD

ALLIANCE GATEWAY



M AND W
BUSINESS PARK

1-MILE DEMOGRAPHICS
Average Household Income: \$141,029
Median Home Value: \$334,476

ALTA VISTA RD
±3,327 VPD



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EXECUTIVE OVERVIEW

EXECUTIVE SUMMARY
INVESTMENT HIGHLIGHTS



EXECUTIVE SUMMARY

M&W Business Park (the “Property”) is a 64,600-square-foot, value-add, multi-tenant small bay industrial asset featuring 34 income-generating RV parking spaces. Positioned on 7.02 acres in Fort Worth, Texas, the Property offers an in-place cap rate of 7.46%, with a Year-5 pro forma cap rate of 10.04%. The Property is surrounded by strong demographics, including average household incomes of over \$141,000 within a one-mile radius.

Located on Alta Vista Road, the Property is less than one mile west of the affluent City of Keller, two miles east of I-35W, and under four miles south of Hillwood’s 27,000-acre master-planned AllianceTexas development.

Constructed in 2018, M&W Business Park consists of six single-story small bay industrial buildings that are currently 100% leased, in addition to the 34 RV parking spaces. With a Weighted Average Lease Term (WALT) of under 14 months, the Property presents an attractive mark-to-market rent opportunity. Average in-place rents are \$12.25/SF NNN, while nearby comparable assets command rents between \$17 and \$19/SF NNN.

Assuming an achievable increase in rents to \$16/SF NNN, the Property could yield a pro forma cap rate exceeding 10% by Year-5 of ownership—making this a compelling value-add investment. This upside is supported by strong in-place cash flow and high occupancy.

The Northeast Tarrant/Alliance submarket continues to perform exceptionally well, with flex vacancy rates currently averaging just 2.3% and rental growth of 4.9% in 2024 (CoStar Analytics). Demographics also bolster the investment story, with over \$141,000 in average annual household income and median home values above \$334,000 within a one-mile radius.

M&W Business Park represents a rare, true value-add small bay industrial opportunity—offering both meaningful near-term upside and stable existing cash flow—located in one of the most affluent and supply-constrained pockets of the DFW market.





INVESTMENT HIGHLIGHTS



64,600 SF value-add, multi-tenant small bay industrial asset with 34 income-producing RV parking spaces



In-place rents of \$12.25/SF NNN vs. verified market comps of \$17–\$19/SF NNN



7.46% in-place cap rate with significant mark-to-market rental rate opportunity



10.04% Year-5 pro forma cap rate; WALT less than 14 months



\$141,000+ average annual household income and \$334,400+ median home values within a 1-mile radius



Built in 2018; highly functional small bay product with HVAC in 55% of warehouse space



Approximately 10% office and 90% warehouse finish-out, with an ideal 2,393 SF average suite size



Strategically located: <1 mile west of the City of Keller, 2 miles east of I-35W, and 4 miles south of AllianceTexas



97%+ submarket flex occupancy with 4.9% rent growth in 2024 (CoStar Analytics)



Less than 1% new supply projected for delivery in the submarket through 2029 (CoStar Analytics)

PROPERTY OVERVIEW

PROPERTY AT A GLANCE
BUILDING DESIGN & CONSTRUCTION
SITE PLAN
AERIALS





PROPERTY AT A GLANCE



ADDRESS
10349-10379 Alta Vista Rd, Fort Worth, TX 76244



YEAR BUILT
2018



LAND AREA
±7.022 Acres



NET RENTABLE AREA
±64,600 Square Feet



PERCENT FINISHED
±10% Office
±90% Warehouse



PARKING
158 Spaces
(2.46:1,000 SF)



PERCENT LEASED
100% (6,800 SF master leased by seller)



CLEAR HEIGHT
12-14 Feet



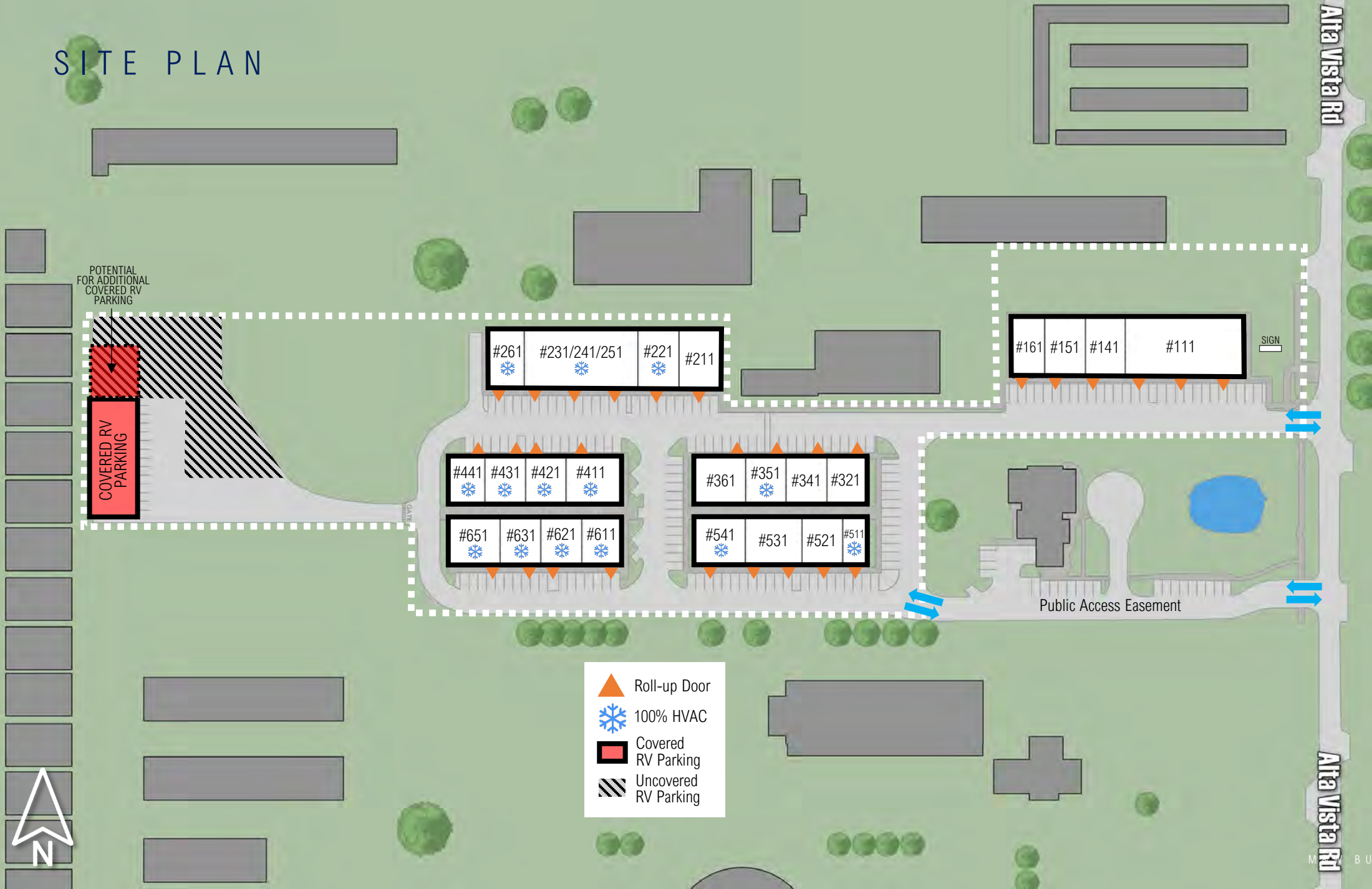
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BUILDING DESIGN & CONSTRUCTION

ACCESS	The Property has two points of access on Alta Vista Rd.	ROOF	EverGuard TPO 45 mil membrane installed in 2021 with a 20-year warranty
SIGNAGE	Multi-tenant monument sign along Alta Vista Rd.	TENANT FINISHES	Varies by tenant. Standard finishes consist of commercial steel stud walls, commercial grade doors, with carpet or tile flooring. Ceilings consist of acoustical tile with varying styles of lighting.
CLEAR HEIGHTS	12-14 Feet	RESTROOMS / OFFICES	Property contains individual restroom facilities and offices for each suite with varying build outs.
CEILING HEIGHTS	10 Feet	HVAC	-100% HVAC in office and warehouse areas (Suites 221, 231, 241, 251, 261, 351, 411, 421, 431, 441, 511, 541, 611, 621, 631, & 651) -HVAC in offices only (Suites 111, 141, 151, 161, 211, 521 & 531)
FAÇADE DESCRIPTION	Metal	UTILITIES	Electricity – Various Water & Sewer – City of Fort Worth Water Gas – Atmos Energy Fiber/Telephone – Various
LOADING DOORS	29 grade-level doors -10' x 10' (Buildings 1, 2, 3 & 5) -10' x 12' (Buildings 4 & 6)	ZONING	City of Fort Worth Light Industrial District (I)
FOUNDATION	Concrete slab		
BAY DEPTH	50-60 Feet		



SITE PLAN



DOWNTOWN
FORT WORTH

FORT WORTH

Population: 1,015,045
Average Household Income: \$77,082
Median Home Value: \$332,000

SAGINAW

Population: 24,150
Average Household Income: \$122,395
Median Home Value: \$328,100

INTERSTATE 35W
±99,000 VPD

M AND W
BUSINESS PARK

1-MILE DEMOGRAPHICS

Average Household Income: \$141,029
Median Home Value: \$334,476

ALTA VISTA RD
±3,327 VPD

KELLER
Population: 46,717
Average Household Income: \$217,210
Median Home Value: \$705,000

COLLEYVILLE
Population: 25,522
Average Household Income: \$265,831
Median Home Value: \$1.2M

WATAUGA
Population: 22,492
Average Household Income: \$77,082
Median Home Value: \$332,000

1-MILE DEMOGRAPHICS
Average Household Income: \$141,029
Median Home Value: \$334,476

ALTA VISTA RD
±3,327 VPD

M AND W
BUSINESS PARK

WESTLAKE

Population: 1,543
Average Household Income: \$562,426
Median Home Value: \$2.7M

KELLER

Population: 46,717
Average Household Income: \$217,210
Median Home Value: \$705,000

SOUTHLAKE

Population: 31,053
Average Household Income: \$382,520
Median Home Value: \$1.2M

GOLDEN TRIANGLE BLVD
±28,060 VPD

ALTA VISTA RD
±3,327 VPD

1-MILE DEMOGRAPHICS

Average Household Income: \$141,029
Median Home Value: \$334,476

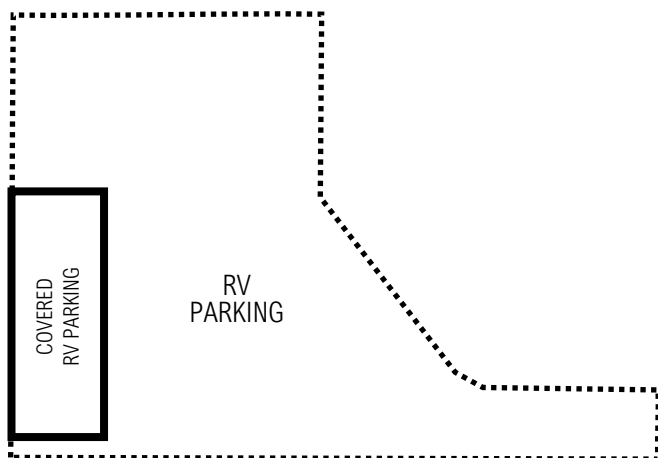
M AND W
BUSINESS PARK



LEASE PLAN TENANT PROFILES



LEASE PLAN



BUILDING 2
10379 ALTA VISTA RD

#261 2,400 SF	#231/241/251 7,000 SF	#221 2,400 SF	#211 2,400 SF
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BUILDING 4
10361 ALTA VISTA RD

#441 2,000 SF	#431 2,000 SF	#421 2,000 SF	#411 3,000 SF
#651 3,000 SF	#631 2,000 SF	#621 2,000 SF	#611 2,000 SF

BUILDING 6
10353 ALTA VISTA RD

BUILDING 3
10357 ALTA VISTA RD

#361 3,000 SF	#351 2,000 SF	#341 2,000 SF	#321 2,000 SF
#541 3,000 SF	#531 3,000 SF	#521 2,000 SF	#511 1,000 SF

BUILDING 5
10349 ALTA VISTA RD

BUILDING 1
10365 ALTA VISTA RD

#161 2,400 SF	#151 2,400 SF	#141 2,400 SF	#111 7,200 SF
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EXPIRATIONS

2025	2026	2027	2028	2029	2030	2031	2032	VACANT
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Suite	Tenant	Square Feet
111	Spartan Mat Club	7,200
141	Bear Down Fitness	2,400
151	Seller Master Lease	2,400
161	Lawn Doc	2,400
211	Seller Master Lease	2,400
221	Specialty Bottling	2,400
231/241/251	Specialty Bottling	7,000
261	Global Transplant Solutions	2,400
321	Scandizzo Landscaping	2,000
341	McCarthy Building Co	2,000
351	Velo Café	2,000
361	Hamilton Worth, LLC	3,000
411	North Texas Calibrations	3,000
421	Hamilton Worth, LLC	2,000
431	Mobil Elite Auto	2,000
441	Xquisite Auto Spa	2,000
511	Iron Kingdom	1,000
521	Seller Master Lease	2,000
531	Tommy Tamale	3,000
541	Robotrak-Ocutek Corp	3,000
611	Keksi Cookies	2,000
621	Starry LLC	2,000
631	Hamilton Worth, LLC	2,000
651	Hamilton Worth, LLC	2,000
Total		64,600



TENANT PROFILES



HAMILTON WORTH, LLC

WEBSITE	shopworthcollective.com
SQUARE FEET	10,000 SF
% OF PROJECT	15.48%
ANNUAL RENT STEPS	None

Worth Collective is a woman-owned online clothing retailer based in Fort Worth, Texas. The brand specializes in offering high-quality, trend-forward apparel designed to help everyday women look effortlessly stylish. With a focus on minimal luxe aesthetics, Worth Collective provides a range of clothing options that cater to various occasions and lifestyles. The company emphasizes affordability without compromising on quality, aiming to empower women to curate beautiful wardrobes with ease. Operating primarily through its online platform, Worth Collective has built a strong community of customers who appreciate its commitment to style, comfort, and inclusivity.

SPECIALTY BOTTLING

WEBSITE	specialtybottlinggroup.com
SQUARE FEET	9,400 SF
% OF PROJECT	14.56%
ANNUAL RENT STEPS	4.0%

Specialty Bottling Group is a trusted provider of premium bottling and packaging solutions for craft beverage producers, nutraceutical companies, and specialty drink brands. With a focus on small-batch and mid-size production, the company offers custom bottling services, co-packing, private labeling, and full-service packaging design tailored to each client's needs. Specialty Bottling Group helps emerging and established brands bring their products to market efficiently and professionally. Their mission is to empower beverage entrepreneurs with dependable, high-quality services that preserve product integrity and elevate brand appeal.

SPARTAN MAT CLUB

WEBSITE	spartanmatclub.com
SQUARE FEET	7,200 SF
% OF PROJECT	11.15%
ANNUAL RENT STEPS	None

Spartan Mat Club, based in Keller, Texas, is a premier wrestling training facility offering programs in Freestyle, Greco-Roman, and Folkstyle for athletes of all levels. Founded in 2016 by Ray and Leslie Bedford, the club emphasizes skill development, mental toughness, and community. With a 7,200-square-foot facility and a track record of producing state and national champions, Spartan Mat Club stands out as the only Texas club in the elite Premier National League. Its strong coaching, family values, and competitive excellence attract athletes from across the Dallas-Fort Worth area.

ROBOTRAK / OCUTEK

WEBSITE	robotrak.cn
SQUARE FEET	3,000 SF
% OF PROJECT	4.64%
ANNUAL RENT STEPS	None

Based in Vernon Hills, Illinois, RobotRak-Ocutek is a subsidiary of Robotrak operating as a cutting-edge medical device R&D center. Led by President Aijun Gong since March 2021, the organization focuses on advanced research and development in medical instrumentation and surgical robotics. Their multidisciplinary team includes experts like Ph.D. chemist Andrei Mlakar, contributing to their innovative, scientifically grounded approach in biomedical engineering and healthcare-oriented technologies.

TENANT PROFILES



TOMMY TAMALE

WEBSITE	tommytamale.com
SQUARE FEET	3,000 SF
% OF PROJECT	4.64%
ANNUAL RENT STEPS	4.0%

Tommy Tamale Market & Café is a family-owned and operated business rooted in Texas tradition, widely celebrated for its handcrafted tamales and commitment to quality. Founded in Grapevine, the brand has grown steadily, earning a loyal customer base and expanding to additional locations, including a popular café in Keller. The Keller location, managed by the founder's granddaughter, offers a welcoming environment that blends casual dining with a specialty market featuring a variety of Texas-made products and gourmet goods. Known for its warm hospitality and community-focused spirit, Tommy Tamale continues to be a go-to destination for locals seeking authentic flavor and a family-friendly experience.



NORTH TEXAS CALIBRATION

WEBSITE	ntexcal.com
SQUARE FEET	3,000 SF
% OF PROJECT	4.64%
ANNUAL RENT STEPS	None

North Texas Calibration Inc. is a locally operated, ISO/IEC 17025:2017 accredited lab specializing in the calibration and certification of electrical, pressure, and non-destructive testing (NDT) equipment. Serving the Keller and Fort Worth area, the company offers both in-house and mobile on-site services, ensuring minimal downtime and maximum convenience for clients. With a strong focus on accuracy, compliance, and fast turnaround, North Texas Calibration supports a wide range of industries by delivering NIST-traceable results and personalized service backed by technical expertise.



BEAR DOWN FITNESS

WEBSITE	crossfitbeardown.com
SQUARE FEET	2,400 SF
% OF PROJECT	3.72%
ANNUAL RENT STEPS	None

Bear Down Fitness, also known as CrossFit Bear Down, is a community-driven training facility offering coach-led group fitness classes for all experience levels. With a focus on functional movement and personalized scaling, the gym provides a welcoming environment for both beginners and seasoned athletes. Expert coaches guide members through structured workouts while also offering support in nutrition and recovery. The Bear Down community is known for its encouraging atmosphere, where members stay motivated, accountable, and focused on long-term health and strength goals.



GLOBAL TRANSPLANT SOLUTIONS

WEBSITE	globaltransplantsolutions.com
SQUARE FEET	2,400 SF
% OF PROJECT	3.72%
ANNUAL RENT STEPS	None

Global Transplant Solutions, headquartered in Spartanburg, South Carolina, provides FDA-cleared organ preservation solutions that support transplant centers and procurement agencies across the region. Their Servator® product line is used for cold storage and machine perfusion of kidneys, livers, hearts, lungs, and pancreases. With a mission to improve transplant outcomes, GTS serves as a trusted partner in advancing life-saving care.

FINANCIAL OVERVIEW

PRICING
RENT ROLL
OPERATING STATEMENT
CASH FLOW
UNDERWRITING ASSUMPTIONS
FINANCING OPTIONS



PRICING

PRICE	\$11,500,000	GROSS LEASABLE AREA	64,600 SF
CAP RATE	7.46%	NOI	\$857,984
AVERAGE RENT PER SF	\$12.25	PRICE PER SF	\$178.02
PRO FORMA CAP RATE (YEAR-5)	10.04%	PRO FORMA NOI (YEAR-5)	\$1,154,398





RENT ROLL

To access the full rent roll please sign the confidentiality agreement that is available on [Crexi.com](https://crexi.com). Once signed, you will have access to the complete offering memorandum which includes the rent roll.

**[CLICK HERE TO VIEW THE
CONFIDENTIALITY
AGREEMENT](#)**

OPERATING STATEMENT

INCOME & EXPENSES

	ACTUAL	\$/SF
INCOME		
Base Rent	\$791,484	\$12.25
RV Rental	\$57,945	\$0.90
GROSS POTENTIAL RENT	\$849,429	\$13.15
EXPENSE REIMBURSEMENTS		
Reimbursables	\$255,502	\$3.96
Utility Reimbursables	\$104,015	\$1.61
TOTAL EXPENSE REIMBURSEMENTS	\$359,517	\$5.57
GROSS POTENTIAL INCOME	\$1,208,946	\$18.71
EFFECTIVE GROSS INCOME	\$1,208,946	\$18.71
EXPENSES		
Real Estate Taxes	\$138,879	\$2.15
Insurance	\$16,502	\$0.26
Electricity	\$58,239	\$0.90
Water	\$11,485	\$0.18
Waste Removal	\$15,923	\$0.25
Repair and Maintenance	\$66,656	\$1.03
Landscaping	\$1,963	\$0.03
Automobile Expense	\$3,980	\$0.06
Legal & Professional Fees	\$2,531	\$0.04
Marketing	\$2,255	\$0.03
Office Expense	\$2,754	\$0.04
Management Fee	\$24,000	\$0.37
RV Management Fee	\$5,794	\$0.09
TOTAL EXPENSES	\$350,961	\$5.43
NET OPERATING INCOME	\$857,984	\$13.28

*Expenses based on Seller's reported 2024 operating costs

**RV rental based on Seller's reported 2024 operating statement



CASH FLOW

FOR THE YEARS ENDING	YEAR 1 DEC-2026	YEAR 2 DEC-2027	YEAR 3 DEC-2028	YEAR 4 DEC-2029	YEAR 5 DEC-2030	YEAR 6 DEC-2031	YEAR 7 DEC-2032	YEAR 8 DEC-2033	YEAR 9 DEC-2034	YEAR 10 DEC-2035
RENTAL REVENUE										
Potential Base Rent	833,033	983,712	1,070,998	1,133,814	1,179,167	1,218,606	1,235,980	1,270,038	1,314,519	1,367,100
Absorption & Turnover Vacancy	-21,333	-49,715	-16,126	0	0	-24,731	-59,225	-18,694	0	0
Scheduled Base Rent	811,700	933,998	1,054,872	1,133,814	1,179,167	1,193,875	1,176,755	1,251,344	1,314,519	1,367,100
TOTAL RENTAL REVENUE	811,700	933,998	1,054,872	1,133,814	1,179,167	1,193,875	1,176,755	1,251,344	1,314,519	1,367,100
OTHER TENANT REVENUE										
Total Expense Recoveries	360,966	365,408	392,824	412,099	424,909	428,276	426,647	456,498	477,740	492,591
TOTAL OTHER TENANT REVENUE	360,966	365,408	392,824	412,099	424,909	428,276	426,647	456,498	477,740	492,591
TOTAL TENANT REVENUE	1,172,666	1,299,406	1,447,697	1,545,913	1,604,076	1,622,151	1,603,402	1,707,842	1,792,259	1,859,692
PARKING REVENUE										
Total Expense Recoveries	57,945	59,683	61,474	63,318	65,218	67,174	69,189	71,265	73,403	75,605
TOTAL OTHER REVENUE	57,945	59,683	61,474	63,318	65,218	67,174	69,189	71,265	73,403	75,605
POTENTIAL GROSS REVENUE	1,230,611	1,359,089	1,509,170	1,609,231	1,669,294	1,689,325	1,672,592	1,779,107	1,865,662	1,935,297
VACANCY & CREDIT LOSS										
Vacancy Allowance	-45,443	-46,436	-60,139	-80,462	-83,465	-64,796	-56,017	-71,196	-93,283	-96,765
TOTAL VACANCY & CREDIT LOSS	-45,443	-46,436	-60,139	-80,462	-83,465	-64,796	-56,017	-71,196	-93,283	-96,765
EFFECTIVE GROSS REVENUE	1,185,168	1,312,653	1,449,031	1,528,769	1,585,829	1,624,529	1,616,574	1,707,911	1,772,379	1,838,532
OPERATING EXPENSES										
Real Estate Taxes	138,879	143,045	147,337	151,757	156,310	160,999	165,829	170,804	175,928	181,206
Insurance	16,502	16,997	17,507	18,032	18,573	19,130	19,704	20,295	20,904	21,531
Electricity	58,239	59,986	61,786	63,639	65,549	67,515	69,540	71,627	73,775	75,989
Water	11,485	11,830	12,184	12,550	12,926	13,314	13,714	14,125	14,549	14,985
Waste Removal	15,923	16,401	16,893	17,399	17,921	18,459	19,013	19,583	20,171	20,776
Repair & Maintenance	66,656	68,656	70,715	72,837	75,022	77,273	79,591	81,978	84,438	86,971
Landscaping	1,963	2,022	2,083	2,145	2,209	2,276	2,344	2,414	2,487	2,561
Automobile Expense	3,980	4,099	4,222	4,349	4,480	4,614	4,752	4,895	5,042	5,193
Legal & Professional Fees	2,531	2,607	2,685	2,766	2,849	2,934	3,022	3,113	3,206	3,302
Marketing	2,255	2,323	2,392	2,464	2,538	2,614	2,693	2,773	2,857	2,942
Office Expense	2,754	2,837	2,922	3,009	3,100	3,193	3,288	3,387	3,489	3,593
Management Fee	47,407	52,506	57,961	61,151	63,433	64,981	64,663	68,316	70,895	73,541
RV Management Fee	5,794	5,968	6,147	6,331	6,521	6,717	6,918	7,126	7,340	7,560
TOTAL OPERATING EXPENSES	374,368	389,276	404,834	418,430	431,431	444,019	455,072	470,437	485,080	500,151
NET OPERATING INCOME	810,801	923,378	1,044,197	1,110,339	1,154,398	1,180,511	1,161,503	1,237,474	1,287,300	1,338,381



UNDERWRITING ASSUMPTIONS

GLA	64,600 SF
COMMENCEMENT DATE	December 1, 2026
END DATE	December 31, 2036
TERM	10 Years
EXPENSE GROWTH RATE	3% per year
AVAILABLE SPACE	0 SF
ABSORPTION PERIOD	3 months
MARKET RENT	\$16.00/SF NNN
RENT ESCALATION	4% Annual Increases
TENANT IMPROVEMENTS (NEW LEASE/RENEWAL)	\$2.00/SF / \$0.00/SF
LEASING COMMISSION (NEW LEASE/RENEWAL)	6.75% / 4.50%
LEASE TERM	5 Years
RETENTION RATIO	75%
EXPENSE RECOVERY TYPE	NNN

FINANCING OPTIONS

We enlisted Berkadia, who we have successfully worked with on past transactions, to provide debt quotes for M & W Business Park.

Berkadia is an experienced mortgage banker providing reliable debt and equity solutions for commercial real estate encompassing all sizes and geographies.

Please contact Berkadia for more information.

CONTACT:
ELI GERSHENSON

Managing Director – Mortgage Banking
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Mobile: 214-354-8267
eli.gershenson@berkadia.com

BERKADIA®

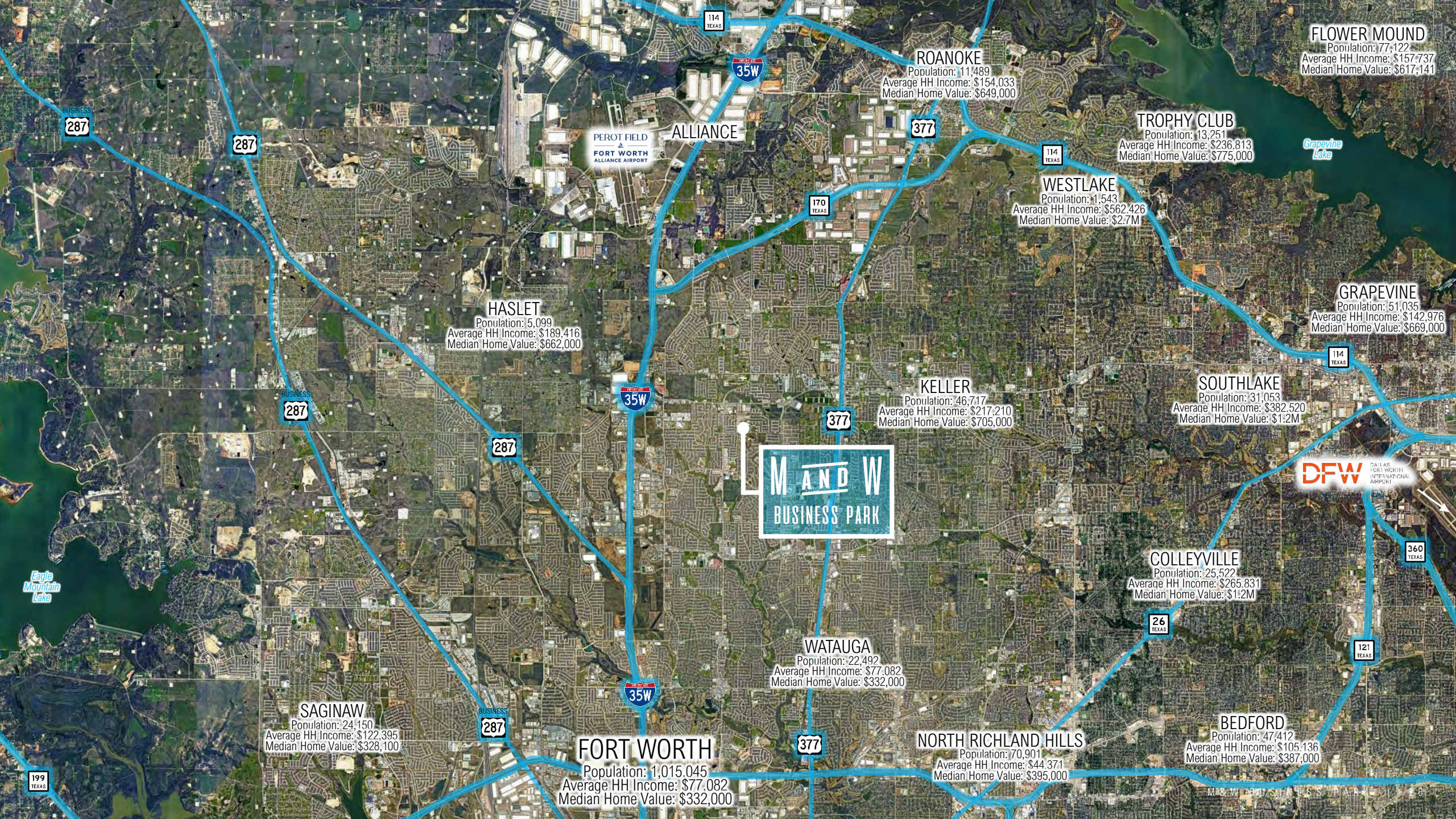


MARKET OVERVIEW

MARKET AERIAL
LEASE COMPS
SALE COMPS
FORT WORTH AREA

ALLIANCE TEXAS
DEMOGRAPHICS
SUBMARKET STATISTICS





FLOWER MOUND
Population: 77,122
Average HH Income: \$157,737
Median Home Value: \$617,141

TROPHY CLUB
Population: 13,251
Average HH Income: \$236,813
Median Home Value: \$775,000

WESTLAKE
Population: 1,543
Average HH Income: \$562,426
Median Home Value: \$2.7M

GRAPEVINE
Population: 51,035
Average HH Income: \$142,976
Median Home Value: \$669,000

SOUTHLAKE
Population: 31,053
Average HH Income: \$382,520
Median Home Value: \$1.2M

KELLER
Population: 46,717
Average HH Income: \$217,210
Median Home Value: \$705,000

COLLEYVILLE
Population: 25,522
Average HH Income: \$265,831
Median Home Value: \$1.2M

BEDFORD
Population: 47,412
Average HH Income: \$105,136
Median Home Value: \$387,000

NORTH RICHLAND HILLS
Population: 70,901
Average HH Income: \$44,371
Median Home Value: \$395,000

WATAUGA
Population: 22,492
Average HH Income: \$77,082
Median Home Value: \$332,000

HASLET
Population: 5,099
Average HH Income: \$189,416
Median Home Value: \$662,000

SAGINAW
Population: 24,150
Average HH Income: \$122,395
Median Home Value: \$328,100

FORT WORTH
Population: 1,015,045
Average HH Income: \$77,082
Median Home Value: \$332,000

**PEROT FIELD
FORT WORTH
ALLIANCE AIRPORT**

ALLIANCE

ROANOKE
Population: 11,489
Average HH Income: \$154,033
Median Home Value: \$649,000

**M AND W
BUSINESS PARK**

DFW
DALLAS-FORT WORTH
INTERNATIONAL AIRPORT

LEASE COMPS

1



KELLER HICKS

4562 Keller Hicks Rd, Fort Worth, TX 76244

Type: Small Bay Industrial

Total Square Feet: 46,901 SF

Available Square Feet: 4,940 SF

In-Place Rate/SF: \$19.00/SF NNN

2



COUNTRY VIEW DRIVE

120 & 125 Country View Drive, Roanoke, TX 76262

Type: Small Bay Industrial

Total Square Feet: 51,370 SF

Available Square Feet: 6,100 SF

In-Place Rate/SF: \$18.00/SF NNN

3



BOBCAT CORNERS

1741 U.S. Hwy 377, Roanoke, TX 76262

Type: Small Bay Industrial

Total Square Feet: 29,250 SF

Available Square Feet: 4,750 SF

In-Place Rate/SF: \$18.00/SF NNN



LEASE COMPS

4



URBAN GARAGES NORTHLAKE

4451 Dale Earnhardt Way, Northlake, TX 76262

Type: Small Bay Industrial

Total Square Feet: 31,382 SF

Available Square Feet: 0 SF

In-Place Rate/SF: \$17.00/SF NNN

5



PARK VISTA BUSINESS PARK

5750 Park Vista, Keller, TX 76244

Type: Small Bay Industrial

Total Square Feet: 11,000 SF

Available Square Feet: 2,000 SF

In-Place Rate/SF: \$17.94/SF NNN





SALE COMPS

1



JLO OFFICE & WAREHOUSE

Address: 1518 Navo Rd, Aubrey, TX 76227

Type: Warehouse

GLA: 54,800 SF

Year Built: 2020

Sale Date: 3/13/2025

Sale Price: \$9,200,000 (\$167.88/SF)

Cap Rate: 7.00%

Construction: Metal

RV Parking: None

2



CORPORATE CENTRAL BUSINESS PARK

Address: 1600 & 1650 Corporate Dr, McKinney, TX 75069

Type: Small Bay Industrial

GLA: 51,893 SF

Year Built: 2023

Sale Date: 10/24/2024

Sale Price: \$11,250,000 (\$217.27/SF)

Cap Rate: 6.50%

Construction: Metal

RV Parking: None

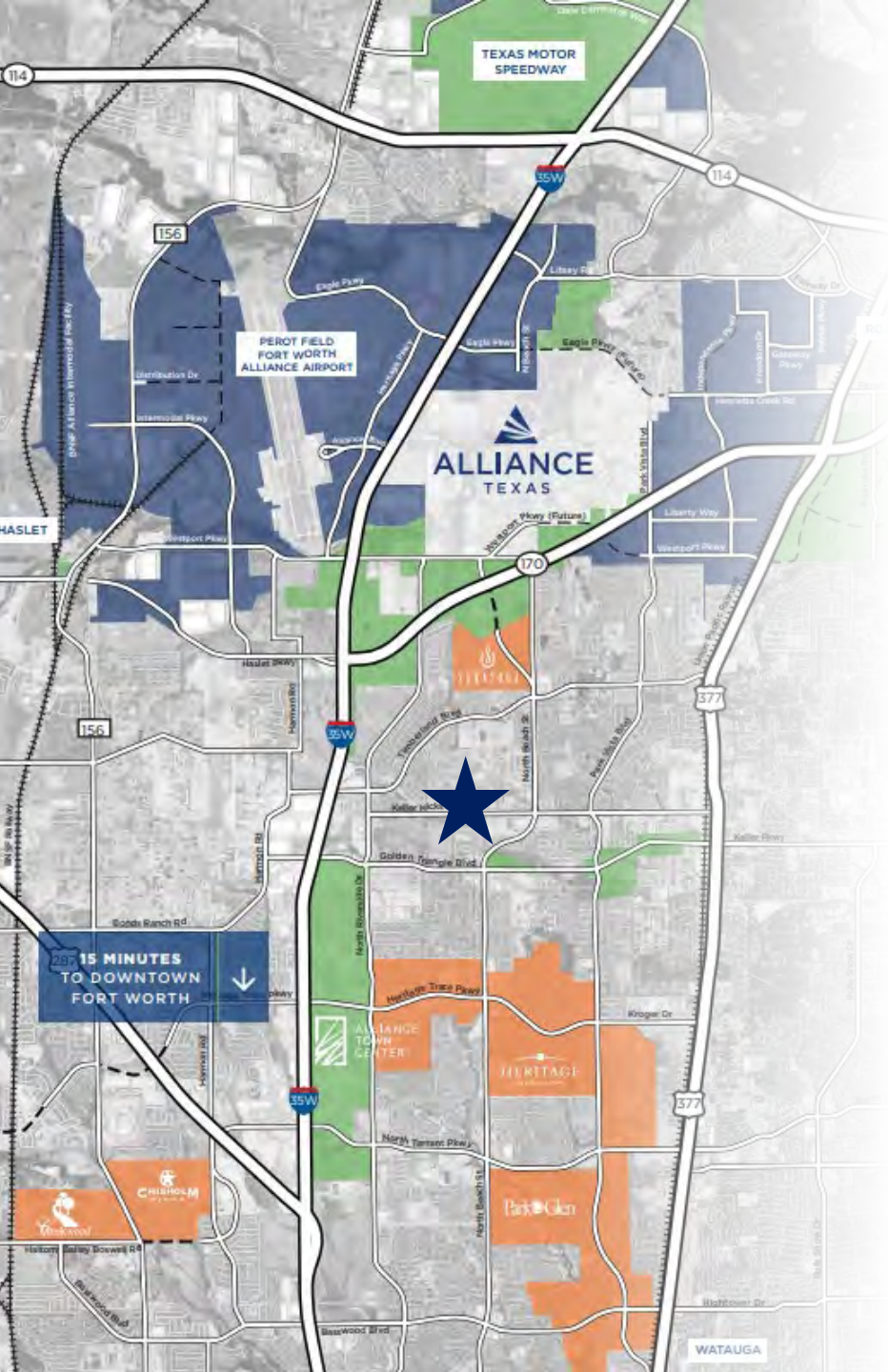
FORT WORTH AREA

INTRODUCTION

Fort Worth has a population of nearly 1 million people, making it the fifth-largest city in Texas and the 13th-largest city in the United States. Fort Worth's economy is robust, with a Gross Domestic Product (GDP) of over \$125 billion. The city's economy is diverse, with key sectors including aerospace and defense, manufacturing, healthcare, logistics, and energy. Fort Worth boasts a strong job market, with unemployment rates typically below the national average. Major employers in the area include American Airlines, Lockheed Martin, Bell Textron, Texas Health Resources, and Cook Children's Health Care System. The median household income in Fort Worth is approximately \$60,000 per year. However, income levels can vary significantly across different neighborhoods and demographic groups. Fort Worth offers a relatively low cost of living compared to other major cities in Texas and the United States. Housing costs, in particular, are often more affordable than in cities like Dallas or Austin. Fort Worth is served by several independent school districts, including the Fort Worth Independent School District (FWISD), as well as numerous charter schools and private schools. The city is also home to several institutions of higher education, including Texas Christian University (TCU) and Texas Wesleyan University. Fort Worth is known for its rich cultural heritage and attractions, including the Fort Worth Stockyards, Sundance Square, the Cultural District (home to world-class art museums), and the Fort Worth Zoo, one of the top-ranked zoos in the nation. The city is served by several major highways, including Interstate 35W, Interstate 30, and Interstate 20, providing convenient access to other cities in the Dallas-Fort Worth Metroplex and beyond. Fort Worth also has public transportation options, including buses and a commuter rail line operated by Trinity Metro. Fort Worth is a diverse and multicultural city, with residents from various ethnic, racial, and cultural backgrounds. This diversity is reflected in the city's neighborhoods, cuisine, festivals, and cultural events.

2025 POPULATION	2025 AVERAGE HOUSEHOLD INCOME	2025 MEDIAN HOME VALUE	2025 MEDIAN AGE
1M	\$101K	\$350K	34.3





**27,000
ACRES**



**PREMIER
INLAND
PORT**



**\$111B
ECONOMIC
IMPACT**



**REGIONAL
HUBS & SORTING
FACILITIES**



**FTZ + TRIPLE
FREEPORT TAX
EXEMPTION**



**WORLD-CLASS
TRANSPORTATION
INFRASTRUCTURE**

ALLIANCE TEXAS

"Alliance is an unparalleled regional success story that has transformed the North Texas economy and connected the area to global industry. Led by Hillwood's development of the now 27,000-acre master-planned AllianceTexas, which launched with Perot Field Fort Worth Alliance Airport in 1989, the region propels growth, technology, employment, and business opportunity. AllianceTexas is home to over 560 companies, which have built more than 55 million square feet. AllianceTexas features nearly 4 million square feet of shopping, dining, health, medical and entertainment options seamlessly integrated with a variety of living and community options throughout the development. Since its inception, AllianceTexas has generated an estimated \$111 billion in economic impact for the North Texas region."

- alliancetexas.com

"The submarket is home to Fort Worth Alliance Airport, which is dedicated exclusively to air cargo and was expanded in 2018 to support growth in the area. The extension enables long-haul flights to take off fully fueled under almost any weather conditions, increasing air cargo capacity at the airport. Another primary demand driver, the Alliance Global Logistics Hub (built around the BNSF Alliance Intermodal Facility), is one of the nation's premier inland ports near the airport."

- CoStar

2025 DEMOGRAPHICS

1 MILE

OF
BUSINESSES

477

OF
EMPLOYEES

3,130

CONSUMER
SPENDING
(\$000S)

203,332

EMPLOYED
POPULATION

71.3%

COLLEGE
EDUCATED
POPULATION

50.2%

POPULATION
<30 MINUTE
COMMUTE

49.3%

POPULATION

261K

HOUSEHOLDS

87K

MEDIAN AGE

36.3

PROJECTED POP.
GROWTH
2024-2029

5.22%

AVERAGE
HOUSEHOLD
INCOME

\$127K

MEDIAN
HOME
VALUE

\$297K

3 MILE

5 MILE





SUBMARKET STATISTICS

“Ultimately, forecasts for this submarket are optimistic. Demand for space is fueled by the existing labor pool and connectivity offered through the area's infrastructure, most notably Perot Field Fort Worth Alliance Airport and the BNSF Alliance Intermodal Facility.”

Source: CoStar Group, July 2025

NE TARRANT /
ALLIANCE
SUBMARKET

2025 AVERAGE
FLEX
RENT GROWTH
5.3%

SUBMARKET
FLEX
RENTABLE SF
5.3M

CURRENT AVERAGE
FLEX
VACANCY RATE
2.3%

SUBMARKET
FLEX SF
UNDER CONSTRUCTION
0

CURRENT FLEX
MARKET
ASKING RENT PSF
\$16.78

PROJECTED 2028
FLEX MARKET
ASKING RENT PSF
\$20.00



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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

SLJ Company, LLC	419172	llebowitz@sljcompany.com	214-520-8818
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Louis Harold Lebowitz	171613	llebowitz@sljcompany.com	214-520-8818
Designated Broker of Firm	License No.	Email	Phone
Charles Titus Underwood III	488370	tyunderwood@sljcompany.com	214-520-8818
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Fabio Ernesto Felix Vega	802044	fabio@sljcompany.com	214-520-8818
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date