

# CENTRAL PARK SMALL BAY INDUSTRIAL

1509-1521 & 1523-1531 CENTRAL PARK DR  
HURST, TX 76053

- > **Premier Value-Add Opportunity:** 41,000 SF small-bay industrial park in infill Hurst/Mid-Cities (DFW)
- > **66% Below-Market Rents:** In-place \$8.46/SF gross vs. \$10.50+ NNN comps
- > **Low Basis Pricing:** \$90/SF with Year-5 pro-forma cap rate >10.4%
- > **Short Term Leases:** WALT <6 months for quick mark-to-market execution
- > **2023 Capital Upgrades:** >\$2.15 million in upgrades including new TPO roofs, roll-up doors, HVAC, plumbing, electrical, parking lot, exterior paint, and 100% new interiors in 1523-1531 Central Park Dr
- > **Ideal Configuration:** 12 suites averaging 3,416 SF; ±35% office / 65% warehouse
- > **Strong Demographics:** \$85,500+ AHI, \$259,600+ median home value (1-mile radius)
- > **Prime Infill Location:** Direct access to Loop 820 / SH-121 / SH-10 interchange
- > **Tight Submarket:** 5.1% flex vacancy, +5.5% rent growth in 2024, zero net supply through 2028 (CoStar)



## CONFIDENTIAL OFFERING MEMORANDUM

EXCLUSIVELY OFFERED BY

TY UNDERWOOD

214.520.8818 x 4

[tyunderwood@sljcompany.com](mailto:tyunderwood@sljcompany.com)

SLJ

SLJ Company, LLC  
4311 West Lovers Lane, Suite 200  
Dallas, Texas 75209  
[www.sljcompany.com](http://www.sljcompany.com)



Disclaimer: The material contained in this memorandum is confidential, furnished solely for the purpose of considering an investment in the properties described herein, and is not to be used for any other purpose, or made available to any other person without the express written consent of SLJ Company, LLC. The material is based, in part, upon information obtained from third party sources, which SLJ Company, LLC deems to be reliable. However, no warranty or representation is made by SLJ Company, LLC or its affiliates, agents, or representatives as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections, and conclusions regarding this investment.

# TABLE OF CONTENTS

4

## EXECUTIVE OVERVIEW

Executive Summary  
Investment Highlights

7

## PROPERTY OVERVIEW

Property at a Glance  
Building Design & Construction  
Site Plan  
Aerials

14

## TENANT OVERVIEW

Lease Plan  
Tenant Profiles

17

## FINANCIAL OVERVIEW

Pricing  
Rent Roll  
Operating Statement  
Cash Flow  
Underwriting Assumptions  
Financing Options

24

## MARKET OVERVIEW

Market Aerial  
Lease Comps  
Sale Comps  
Mid-Cities Area  
Demographics  
Submarket Statistics



# EXECUTIVE OVERVIEW

---

EXECUTIVE SUMMARY  
INVESTMENT HIGHLIGHTS



## EXECUTIVE SUMMARY

Central Park Small Bay Industrial (the “Property”) is a 41,000 SF, 12-suite small-bay industrial park situated on 2.82 acres in the infill Hurst/Mid-Cities submarket of Dallas-Fort Worth. Offered at \$90/SF, the Property presents investors with immediate true value-add potential through lease up, near-term lease rollover, and a significant rental mark-to-market opportunity. The Property also benefits from over \$2.15 million in capital improvements made in 2023.

Currently 49% occupied with a Weighted Average Lease Term of less than six months, in-place rents average \$8.46/SF (gross)—approximately 66% below prevailing market rates of \$10.50–\$11.00/SF NNN. By stabilizing the asset at conservative \$10.50/SF NNN rents, the Property is projected to achieve a pro-forma cap rate in excess of 10.4% by Year 5.

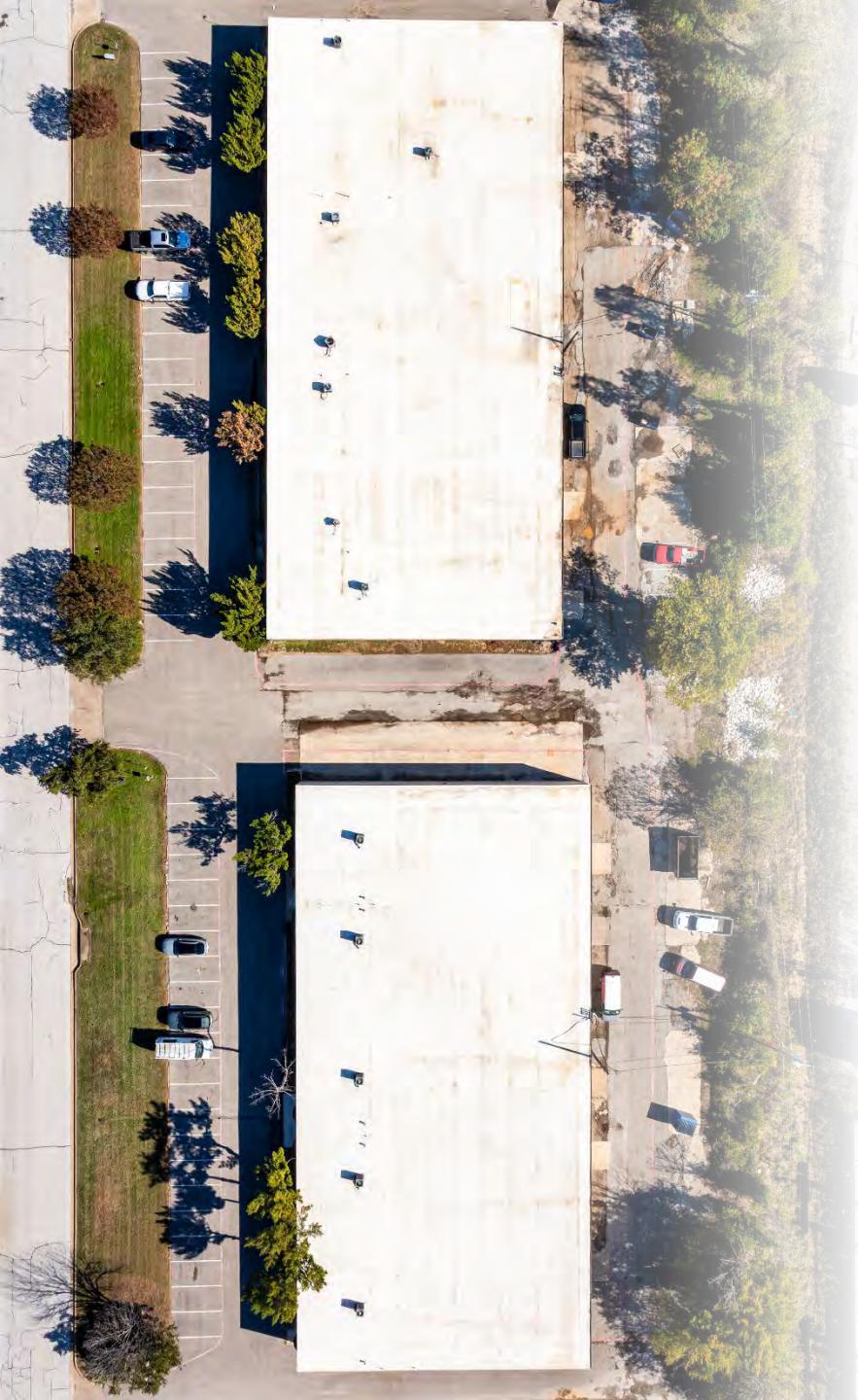
After a storm in 2023, the seller spent over \$2.15 million upgrading the property by installing new TPO roofs (20-year warranty), new roll-up doors, new HVAC, new plumbing and electrical, complete interior renovations in 1523-1531 Central Park Dr, parking lot repairs, and fresh exterior paint—positioning the next owner to focus primarily on leasing rather than capital improvements.

The Property benefits from outstanding accessibility at the confluence of NE Loop 820, SH-121 (Airport Freeway), and SH-10 (W Hurst Blvd), placing the majority of Tarrant County within a 10-minute drive. Strong local demographics include average household income exceeding \$85,500 and median home values above \$259,600 within a one-mile radius.

The East Fort Worth/Mid-Cities flex submarket remains one of the tightest in DFW, with current vacancy of only 5.1%, 5.5% rent growth in 2024 (CoStar), and virtually no competitive supply forecasted through 2028.

Central Park Small Bay Industrial represents a rare opportunity to acquire a recently upgraded, small-bay industrial asset with below market rents and occupancy in a supply-constrained, high-growth infill location within one of the nation’s strongest industrial markets.





## INVESTMENT HIGHLIGHTS



**Premier Value-Add Opportunity:** 41,000 SF multi-tenant small-bay industrial park in the highly desirable infill Hurst/Mid-Cities submarket of DFW



**Significant Mark-to-Market Upside:** Current in-place rents of \$8.46/SF (gross) are ~66% below market; recent comps support \$10.00–\$11.00/SF NNN



**Attractive Pricing:** Offered at \$90/SF, delivering a projected Year-5 pro-forma cap rate exceeding 10.4%



**Near-Term Lease Rollover:** Weighted Average Lease Term (WALT) < 6 months provides immediate ability to recapture upside



**Extensive 2023 Capital Improvements:** >\$2.15 million in upgrades including new TPO roofs, roll-up doors, HVAC, plumbing, electrical parking lot, 100% new interiors in 1523-1531 Central Park, and full exterior paint



**Functional Layout:** ±35% office / 65% warehouse finish; ideal average suite size of 3,416 SF (12 total suites)



**Strong Local Demographics:** \$85,500+ average household income and \$259,600+ median home value within a 1-mile radius



**Excellent Infill Accessibility:** Positioned just off the NE Loop 820 / SH-121 / SH-10 interchange, with superior connectivity to the entire Tarrant County market



**Favorable Submarket Fundamentals:** East Fort Worth/Mid-Cities flex vacancy at 5.1%, 2024 rent growth of 5.5% (CoStar), and essentially zero new supply forecasted through 2028

# PROPERTY OVERVIEW

PROPERTY AT A GLANCE  
BUILDING DESIGN & CONSTRUCTION  
SITE PLAN  
AERIALS





## PROPERTY AT A GLANCE



### ADDRESS

1509-1521 & 1523-1531 Central Park Dr, Hurst, TX 76053



### NET RENTABLE AREA

±41,000 Square Feet



### PERCENT LEASED

48.78%



### YEAR BUILT

1977



### PERCENT FINISHED

±35% Office  
±65% Warehouse



### CLEAR HEIGHT

11 Feet 9 Inches



### LAND AREA

±2.8169 Acres



### PARKING

45 Spaces  
(1.1:1,000 SF)



### APN

00466417 & 00466425

# BUILDING DESIGN & CONSTRUCTION

## ACCESS

The Property has three points of access on Central Park Drive.

## SIGNAGE

Building signage

## CLEAR HEIGHTS

11 Feet 9 inches

## CEILING HEIGHTS

8 Feet 6 inches in office areas

## CONSTRUCTION TYPE

Masonry – Tilt Wall

## LOADING DOORS

Twelve (12) 10'x10' grade-level doors

## FOUNDATION

Concrete slab

## BAY DEPTH

100 Feet

## ROOF

TPO installed in 2023 with a 20-year warranty

## 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.

## RESTROOMS / OFFICES

Property contains individual restroom facilities and offices for each suite with varying build outs.

## HVAC

35% HVAC (office only), New – installed in 2023

## UTILITIES

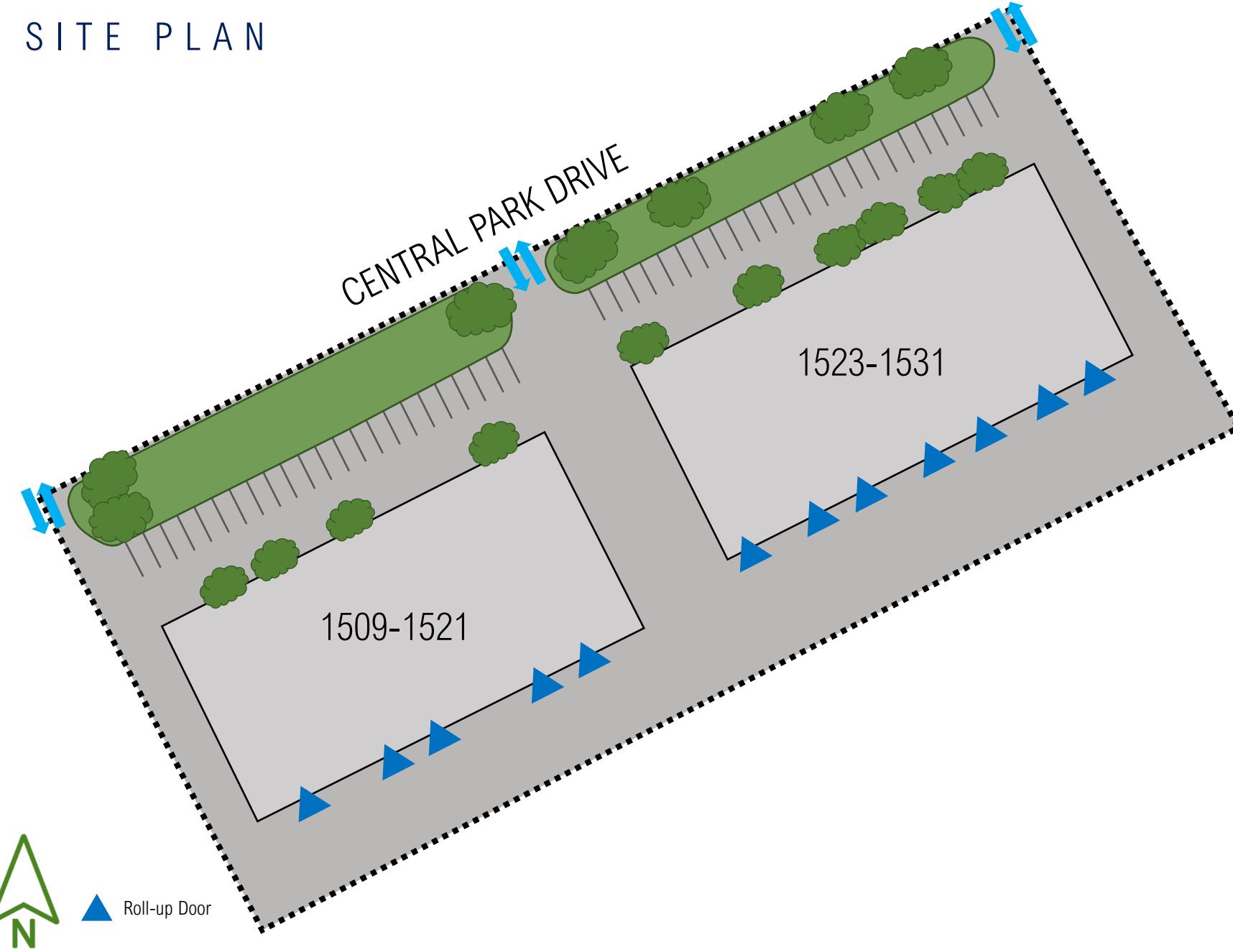
Electricity – Various  
Water & Sewer – City of Hurst  
Gas – Atmos Energy  
Fiber/Telephone – Various

## ZONING

City of Hurst TX10 Multi-Use District



# SITE PLAN



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

DOWNTOWN  
FORT WORTH

STATE HWY 121  
±84,900 VPD

HALTOM CITY  
Population: 46,994  
Average Household Income: \$72,708  
Median Home Value: \$239,000

RICHLAND HILLS  
Population: 8,546  
Average Household Income: \$87,821  
Median Home Value: \$305,000

INTERSTATE 820  
±198,500 VPD

TRINITY LAKES  
TRE STATION

CENTRAL PARK  
SMALL BAY  
INDUSTRIAL

CENTRAL PARK DR

CENTRAL PARK SMALL BAY INDUSTRIAL SITE

## DOWNTOWN ARLINGTON

INTERSTATE 820  
±198,500 VPD

ARLINGTON  
Population: 413,955  
Average Household Income: \$104,853  
Median Home Value: \$350,000



### HALTOM CITY

Population: 46,994  
Average Household Income: \$72,708  
Median Home Value: \$239,000

### RICHLAND HILLS

Population: 8,546  
Average Household Income: \$87,821  
Median Home Value: \$305,000

### NORTH RICHLAND HILLS

Population: 70,901  
Average Household Income: \$44,371  
Median Home Value: \$395,000

STATE HWY 121  
±84,900 VPD



# TENANT OVERVIEW

LEASE PLAN  
TENANT PROFILES



# LEASE PLAN

#1509 3,000 SF  ENHANCED TECH- NOLOGIES	#1511 3,000 SF  CARY SERVICES	#1513 3,000 SF	#1515 3,000 SF  TEXAS AIR WORKS	#1517 3,000 SF  AIR PRO OF TEXAS	#1519 3,000 SF	#1521 3,000 SF
--	---	-------------------	---	--	-------------------	-------------------

#1523 4,000 SF  PAGES TURNERS	#1525 4,000 SF  A-TEAM RESTORATION	#1527 4,000 SF	#1529 4,000 SF	#1531 4,000 SF
---	--	-------------------	-------------------	-------------------

## EXPIRATIONS

2026    2027    MTM    VACANT



# TENANT PROFILES



**ENHANCED TECHNOLOGIES**  
NUCLEAR MEDICINE DIAGNOSTIC SYSTEMS

## ENHANCED TECHNOLOGIES, INC.

WEBSITE	<a href="http://enhanced-tec.com">enhanced-tec.com</a>
SQUARE FEET	3,000 SF
% OF PROJECT	7.32%
ANNUAL RENT STEPS	None

Enhanced Technologies is a technology-oriented company located in Hurst, Texas, specializing in advanced imaging and diagnostic systems. The business focuses on supplying state-of-the-art veterinary nuclear medicine equipment — including gamma camera systems and related gantry and computer solutions — designed for equine and small animal scintigraphy applications. They provide both new and reconditioned imaging systems, tailored installation support, service and maintenance, and remote technical assistance to help keep client systems operating reliably.



Facility Product Temperature Management  
Proactive Budget Control Preventative Maintenance Specialists

## CARY SERVICES

WEBSITE	<a href="http://caryservices.com">caryservices.com</a>
SQUARE FEET	3,000 SF
% OF PROJECT	7.32%
ANNUAL RENT STEPS	None

Cary Services Inc is a commercial HVAC/R and facility services provider located in Hurst, Texas, offering installation, maintenance, and repair solutions for heating, ventilation, air conditioning, refrigeration, and ice machines. The company serves a broad range of commercial and industrial clients across the Dallas-Fort Worth area and beyond, delivering customized climate control systems, building automation and energy management support, sheet metal fabrication, and preventative maintenance programs to help keep facilities operating efficiently and reliably.



## A-TEAM RESTORATION, LLC

WEBSITE	<a href="http://ateamrestoration.org">ateamrestoration.org</a>
SQUARE FEET	4,000 SF
% OF PROJECT	9.76%
ANNUAL RENT STEPS	None

A-Team Restoration LLC is a full-service property restoration and disaster recovery company serving Hurst and the greater Dallas-Fort Worth area. The business specializes in emergency mitigation and cleanup services — including water damage extraction, fire and smoke restoration, mold remediation, air duct and carpet cleaning, and hazmat response — to quickly return homes and commercial properties to their pre-loss condition. With experienced technicians available 24/7 and a focus on rapid, professional service, A-Team Restoration supports property managers, homeowners, and multi-family clients by minimizing downtime and mitigating long-term damage after unexpected events.

# FINANCIAL OVERVIEW

PRICING  
RENT ROLL  
OPERATING STATEMENT  
CASH FLOW  
UNDERWRITING ASSUMPTIONS  
FINANCING OPTIONS



# PRICING

<b>PRICE</b>	\$3,690,000
<b>PRO FORMA CAP RATE</b>	10.47%
<b>CAP RATE</b>	-1.07%
<b>AVERAGE RENT PER SF (OCCUPIED SUITES)</b>	\$8.46 Gross

<b>GROSS LEASABLE AREA</b>	41,000 SF
<b>PRO FORMA NOI (YEAR-5)</b>	\$386,207
<b>NOI</b>	(\$39,573)
<b>PRICE PER SF</b>	\$90.00



# RENT ROLL

SUITE	TENANT	SF	% OF PROPERTY	LEASE TERM		ANNUAL BASE RENT		ESCALATIONS		LEASE TYPE	RENEWAL OPTIONS	TENANT SINCE	ASSIGNED MLA	NOTES
				START	END	PSF	TOTAL	DATE	PSF					
1509	Enhanced Technologies, Inc	3,000	7.32%	1/1/2022	1/31/2023	\$6.40	\$19,200			Modified Gross	None	1/1/2022	\$10.50 NNN	Month-to-month
1511	Cary Services	3,000	7.32%	1/1/2017	12/31/2018	\$8.50	\$25,500			Modified Gross	None	1/1/2017	\$10.50 NNN	Month-to-month
1513	Vacant	3,000	7.32%										\$10.50 NNN	
1515	Texas Air Works, LLC	3,000	7.32%	12/1/2022	11/30/2023	\$7.20	\$21,600			Modified Gross	None	12/1/2022	\$10.50 NNN	Month-to-month
1517	Air Pro of Texas	3,000	7.32%	1/27/2015	1/31/2017	\$7.12	\$21,360			Modified Gross	None	1/27/2015	\$10.50 NNN	Month-to-month
1519	Vacant	3,000	7.32%										\$10.50 NNN	
1521	Vacant	3,000	7.32%										\$10.50 NNN	
1523	Pages Turners, LLC	4,000	9.76%	6/10/2024	1/31/2026	\$10.80	\$43,200			Modified Gross	None	6/10/2024	\$10.50 NNN	
1525	A-Team Restoration, LLC	4,000	9.76%	4/1/2025	3/31/2027	\$9.60	\$38,400			Modified Gross	None	4/1/2025	\$10.50 NNN	
1527	Vacant	4,000	9.76%										\$10.50 NNN	
1529	Vacant	4,000	9.76%										\$10.50 NNN	
1531	Vacant	4,000	9.76%										\$10.50 NNN	
<b>TOTAL</b>		<b>41,000</b>	<b>100.00%</b>			<b>\$4.13</b>	<b>\$169,260</b>							
TOTAL OCCUPIED		20,000	48.78%											
VACANT		21,000	51.22%											
TOTAL RENTABLE		41,000	100.00%											



# OPERATING STATEMENT

INCOME & EXPENSES	ACTUAL	\$/SF
<b>INCOME</b>		
Base Rent	\$169,260	\$4.13
<b>GROSS POTENTIAL RENT</b>	<b>\$169,260</b>	<b>\$4.13</b>
<b>EXPENSE REIMBURSEMENTS</b>		
Expense Reimbursements	\$0	\$0.00
<b>TOTAL EXPENSE REIMBURSEMENTS</b>	<b>\$0</b>	<b>\$0.00</b>
<b>GROSS POTENTIAL INCOME</b>	<b>\$169,260</b>	<b>\$4.13</b>
<b>EFFECTIVE GROSS INCOME</b>	<b>\$169,260</b>	<b>\$4.13</b>
<b>EXPENSES</b>		
Real Estate Taxes	\$47,233	\$1.15
Insurance	\$95,546	\$2.33
Landscaping	\$6,737	\$0.16
Repairs & Maintenance	\$34,153	\$0.83
Management Fees	\$12,442	\$0.30
Advertising	\$506	\$0.01
Utilities	\$12,216	\$0.30
<b>TOTAL EXPENSES</b>	<b>\$208,833</b>	<b>\$5.09</b>
<b>NET OPERATING INCOME</b>	<b>-\$39,573</b>	<b>-\$0.97</b>

\*Expenses based on Seller's reported 2024 operating costs



# CASH FLOW

FOR THE YEARS ENDING	YEAR 1 MAR-2027	YEAR 2 MAR-2028	YEAR 3 MAR-2029	YEAR 4 MAR-2030	YEAR 5 MAR-2031	YEAR 6 MAR-2032	YEAR 7 MAR-2033	YEAR 8 MAR-2034	YEAR 9 MAR-2035	YEAR 10 MAR-2036
<b>RENTAL REVENUE</b>										
Potential Base Rent	395,400	408,765	424,683	441,670	459,337	465,510	472,606	490,722	510,351	530,765
Absorption & Turnover Vacancy	-144,375	-10,815	0	0	0	-34,488	-4,179	0	0	0
Free Rent	-29,750	-3,605	0	0	0	-8,622	-1,045	0	0	0
Scheduled Base Rent	221,275	394,345	424,683	441,670	459,337	422,400	467,382	490,772	510,351	530,765
<b>TOTAL RENTAL REVENUE</b>	<b>221,275</b>	<b>394,345</b>	<b>424,683</b>	<b>441,670</b>	<b>459,337</b>	<b>422,400</b>	<b>467,382</b>	<b>490,772</b>	<b>510,351</b>	<b>530,765</b>
<b>OTHER TENANT REVENUE</b>										
Total Expense Recoveries	105,057	193,509	201,366	208,266	215,382	201,274	228,373	236,826	244,823	253,068
<b>TOTAL OTHER TENANT REVENUE</b>	<b>105,057</b>	<b>193,509</b>	<b>201,366</b>	<b>208,266</b>	<b>215,382</b>	<b>201,274</b>	<b>228,373</b>	<b>236,826</b>	<b>244,823</b>	<b>253,068</b>
<b>TOTAL TENANT REVENUE</b>	<b>326,332</b>	<b>587,854</b>	<b>626,049</b>	<b>649,937</b>	<b>674,719</b>	<b>623,674</b>	<b>695,754</b>	<b>727,549</b>	<b>755,174</b>	<b>783,833</b>
<b>POTENTIAL GROSS REVENUE</b>	<b>326,332</b>	<b>587,854</b>	<b>626,049</b>	<b>649,937</b>	<b>674,719</b>	<b>623,674</b>	<b>695,754</b>	<b>727,549</b>	<b>755,174</b>	<b>783,833</b>
<b>VACANCY &amp; CREDIT LOSS</b>										
Vacancy Allowance	-6,972	-22,497	-31,302	-32,497	-33,736	-5,646	-32,115	-36,377	-37,759	-39,192
<b>TOTAL VACANCY &amp; CREDIT LOSS</b>	<b>-6,972</b>	<b>-22,497</b>	<b>-31,302</b>	<b>-32,497</b>	<b>-33,736</b>	<b>-5,646</b>	<b>-32,115</b>	<b>-36,377</b>	<b>-37,759</b>	<b>-39,192</b>
<b>EFFECTIVE GROSS REVENUE</b>	<b>319,359</b>	<b>565,357</b>	<b>594,747</b>	<b>617,440</b>	<b>640,983</b>	<b>618,027</b>	<b>663,640</b>	<b>691,171</b>	<b>717,415</b>	<b>744,641</b>
<b>OPERATING EXPENSES</b>										
Advertising	506	521	537	553	570	587	604	622	641	660
Insurance	95,546	98,412	101,365	104,406	107,538	110,764	114,087	117,510	121,035	124,666
Landscaping	6,737	6,939	7,147	7,362	7,583	7,810	8,044	8,286	8,534	8,790
Repairs & Maintenance	34,153	35,178	36,233	37,320	38,440	39,593	40,780	42,004	43,264	44,562
Management Fees	16,317	29,393	31,302	32,497	33,736	31,184	34,788	36,377	37,759	39,192
Real Estate Taxes	47,233	48,650	50,109	51,613	53,161	54,756	56,399	58,091	59,833	61,628
Utilities	12,216	12,582	12,960	13,349	13,749	14,162	14,587	15,024	15,475	15,939
<b>TOTAL OPERATING EXPENSES</b>	<b>212,708</b>	<b>231,675</b>	<b>239,654</b>	<b>247,099</b>	<b>254,776</b>	<b>258,855</b>	<b>269,289</b>	<b>277,914</b>	<b>286,541</b>	<b>295,437</b>
<b>NET OPERATING INCOME</b>	<b>106,652</b>	<b>333,681</b>	<b>355,093</b>	<b>370,341</b>	<b>386,207</b>	<b>359,173</b>	<b>394,351</b>	<b>413,258</b>	<b>430,874</b>	<b>449,204</b>



## UNDERWRITING ASSUMPTIONS

GLA	41,000 SF
COMMENCEMENT DATE	March 1, 2026
END DATE	February 28, 2036
TERM	10 Years
EXPENSE GROWTH RATE	3% per year
AVAILABLE SPACE	37,000 SF
ABSORPTION PERIOD	3 months
MARKET RENT	\$10.50/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 Central Park Small Bay Industrial.

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  
Office: 214-360-3814  
Mobile: 214-354-8267  
[eli.gershenson@berkadia.com](mailto:eli.gershenson@berkadia.com)

**BERKADIA®**



# MARKET OVERVIEW

MARKET AERIAL  
LEASE COMPS  
SALE COMPS  
MID-CITIES AREA

DEMOGRAPHICS  
SUBMARKET STATISTICS





## LEASE COMPS

1



### MIDWAY LIGHT

7429 & 7477 Airport Fwy, Richland Hills, TX 76118  
Suite Size: 2,335 & 5,190 SF  
Rate: \$10.75/SF NNN  
NNN's: \$3.00/SF  
Date: No leases signed yet with new leasing broker  
Notes: Asking Rate

2



### MIDWAY BUSINESS PARK

7415 Whitehall St, Richland Hills, TX 76118  
Suite Size: 3,140 & 4,100 SF  
Rate: \$10.50/SF NNN  
NNN's: \$3.83/SF  
Date: 8/1/2025, 11/20/2024  
Notes: Confirmed Lease Comps

3



### ASSURED BUSINESS PARK

10728 Pipeline Rd S, Hurst, TX 76053  
Suite Size: 4,000 SF  
Rate: \$11.00/SF NNN  
NNN's: \$3.04/SF  
Date: 11/7/2025  
Notes: Confirmed Lease Comp



## LEASE COMPS

4



### OAK GROVE INDUSTRIAL PARK

2301 Higgins Ln, Haltom City, TX 76111  
Suite Size: 2,491-4,841 SF  
Rate: \$10.50/SF NNN  
NNN's: \$2.75/SF  
Date: 8/8/2025  
Notes: Confirmed Lease Comp

5



### STRICKLAND INDUSTRIAL CENTER

5051 David Strickland Rd, Fort Worth, TX 76119  
Suite Size: 3,710 SF  
Rate: \$13.08/SF NNN  
NNN's: \$3.48/SF  
Date: 10/1/2025  
Notes: Confirmed Lease Comp



# SALE COMPS

1



## 303 BUSINESS PARK

Address: 3201-3217 E Pioneer Pkwy, Arlington, TX 76010  
Type: Small Bay Industrial Sale Price: \$9,651,012 (\$133.00/SF)  
GLA: 72,564 SF Cap Rate: 5.20%  
Year Built: 1974 Construction: Masonry  
Sale Date: 8/30/2024

2



## COLORADO BUSINESS PARK

Address: 1105 Colorado Ln & 100 Harrison, Arlington, TX 76015  
Type: Small Bay Industrial Sale Price: \$23,100,000 (\$110.00/SF)  
GLA: 210,000 SF Cap Rate: 4.20%  
Year Built: 1980 Construction: Masonry  
Sale Date: 5/6/2025

3



## 6405 MIDWAY RD

Address: 6405 Midway Rd, Haltom City, TX 76117  
Type: Small Bay Industrial Sale Price: \$4,623,000 (\$134.00/SF)  
GLA: 34,500 SF Cap Rate: 4.00%  
Year Built: 1983 Construction: Masonry  
Sale Date: 7/1/2025

4



## MIDWAY LIGHT

Address: 7331-7359 Airport Fwy & 7450-7470 Dogwood Park, Richland Hills, TX 76118  
Type: Small Bay Industrial Sale Price: \$17,593,183 (\$127.00/SF)  
GLA: 138,529 SF Cap Rate: 6.50%  
Year Built: 1984 Construction: Masonry  
Sale Date: 10/13/2025

# MID-CITIES AREA

## INTRODUCTION

The Mid-Cities area is one of the most strategically positioned and consistently high-performing areas within the Dallas-Fort Worth metroplex. Centrally located between the region's two major urban centers, the area provides unmatched connectivity for businesses requiring efficient access to DFW International Airport, Dallas Love Field, and the region's core transportation corridors, including SH-183, SH-121, SH-114, and I-820. This central positioning has helped the Mid-Cities evolve into a premier hub for industrial, flex, and service-oriented users seeking convenience, visibility, and reliable mobility across the metro.

The submarket benefits from a large and diverse labor pool, supported by dense residential communities and long-established employment centers. This demographic strength, combined with a well-balanced mix of corporate campuses, light-industrial parks, and destination retail, creates a dynamic business environment that appeals to both regional operators and nationally recognized brands. Over the years, the Mid-Cities has demonstrated durable occupancy, steady rent growth, and broad tenant demand across multiple industries, including logistics, aviation, professional services, technology, manufacturing, and trade contractors.

Continued infrastructure improvements, reinvestment in legacy product, and ongoing commercial development have further strengthened the submarket's competitiveness. Modernization efforts and new business park activity are expanding the range of available options for tenants while reinforcing the area's long-term appeal. With a proven track record of stability, performance consistency, and strong tenant retention, the Mid-Cities remains one of DFW's most dependable locations—ideal for businesses prioritizing accessibility, operational efficiency, and sustained growth.

2025  
POPULATION

1.6M

2025  
AVERAGE  
HOUSEHOLD  
INCOME

\$90K

2025  
MEDIAN  
HOME  
VALUE

\$350K

2025  
MEDIAN AGE

36.5



10 MILE      3 MILE      1 MILE

## 2025 DEMOGRAPHICS

# OF BUSINESSES	# OF EMPLOYEES	CONSUMER SPENDING (\$000S)
506	4,035	93,238
EMPLOYED POPULATION	COLLEGE EDUCATED POPULATION	POPULATION <30 MINUTE COMMUTE
66.8%	64.2%	62.3%
POPULATION	HOUSEHOLDS	MEDIAN AGE
1.09M	404K	36.0
PROJECTED POP. GROWTH 2024-2029	AVERAGE HOUSEHOLD INCOME	MEDIAN HOME VALUE
5.6%	\$93K	\$268K





## SUBMARKET STATISTICS

***“Positioned along major transportation corridors, East Fort Worth is a high-demand flex submarket offering versatile space, strong workforce access, and excellent regional connectivity. Its steady occupancy and diverse user base make it a proven choice for companies seeking flexible office-industrial solutions. ”***

### EAST FORT WORTH SUBMARKET

2025 AVERAGE FLEX RENT GROWTH

5.3%

SUBMARKET FLEX RENTABLE SF

4.5M

CURRENT AVERAGE FLEX VACANCY RATE

5.1%

SUBMARKET FLEX SF UNDER CONSTRUCTION

0

CURRENT FLEX MARKET ASKING RENT PSF

\$12.35

PROJECTED 2028 FLEX MARKET ASKING RENT PSF

\$13.25



EXCLUSIVELY OFFERED BY

**TY UNDERWOOD**

214.520.8818 x 4

[tyunderwood@sljcompany.com](mailto:tyunderwood@sljcompany.com)

**SLJ**

SLJ Company, LLC  
4311 West Lovers Lane, Suite 200  
Dallas, Texas 75209  
[www.sljcompany.com](http://www.sljcompany.com)

## 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. **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
Alicia M Dunn	821776	adunn@sljcompany.com	214-520-8818
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date