

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

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SLJ

SLJ Company, LLC
4311 West Lovers Lane, Suite 200
Dallas, Texas 75209

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WATAUGA

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

NORTH RICHLAND HILLS

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

STATE HWY 121
±168,800 VPD

BEDFORD

Population: 47,412
Average Household Income: \$105,136
Median Home Value: \$372,000

EULESS

Population: 61,601
Average Household Income: \$99,590
Median Home Value: \$340,000

HURST

Population: 40,454
Average Household Income: \$91,389
Median Home Value: \$372,000

DFW DALLAS
FORT WORTH
INTERNATIONAL
AIRPORT

INTERSTATE 820
±198,500 VPD

STATE HWY 10
±22,000 VPD

STATE HWY 183
±13,000 VPD

**CENTRAL PARK
SMALL BAY
INDUSTRIAL**

CENTRAL PARK DR

**TRINITY LAKES
TRE STATION**

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.

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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.

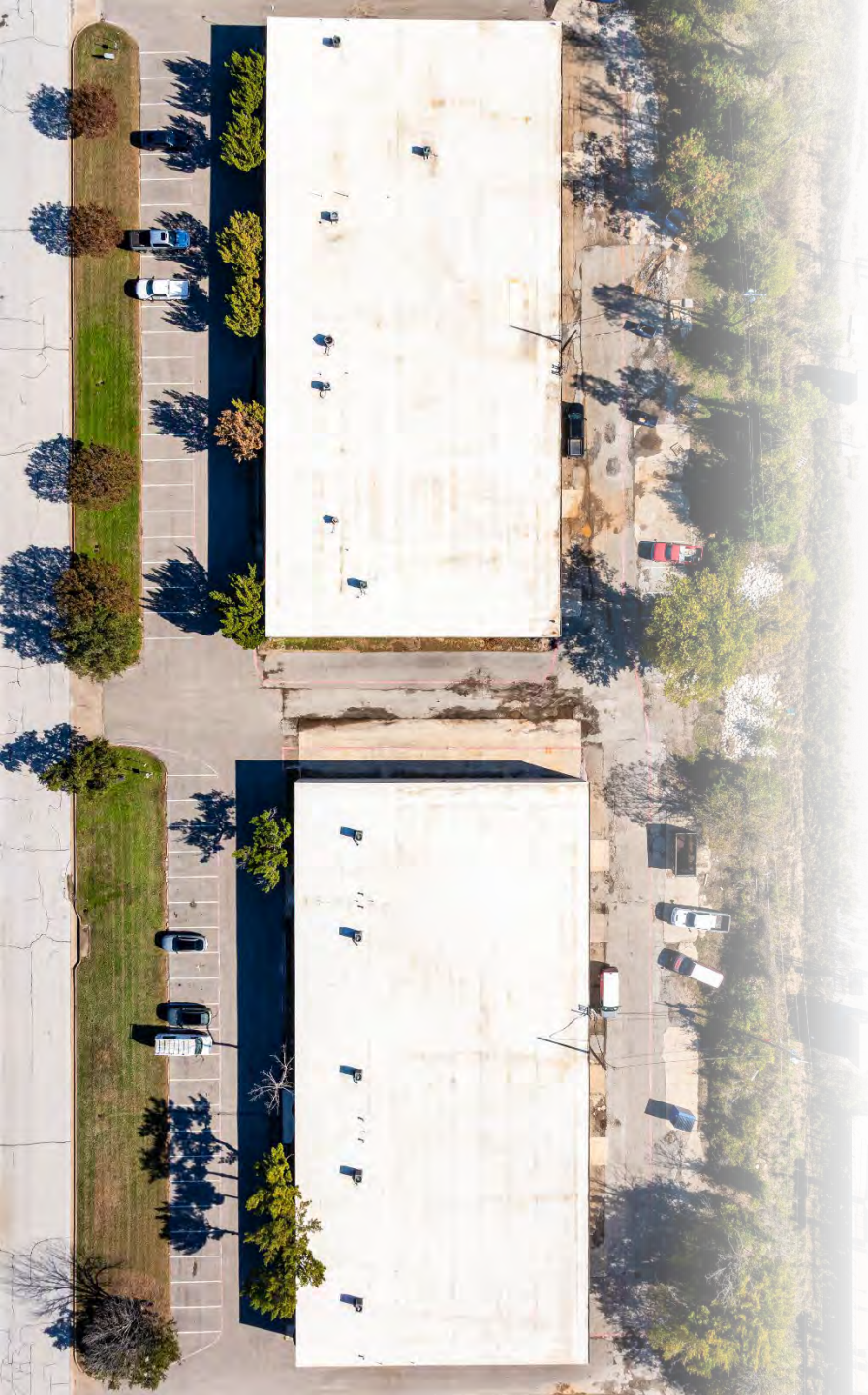
After a storm in 2023, the seller spent over \$2.15 million upgrading the property by installing new TPO roofs (20-year warranty), new roll-up doors, new HVAC, new plumbing and electrical, complete interior renovations in 1523-1531 Central Park Dr, parking lot repairs, and fresh exterior paint—positioning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



YEAR BUILT
1977



LAND AREA
±2.8169 Acres



NET RENTABLE AREA
±41,000 Square Feet



PERCENT FINISHED
±35% Office
±65% Warehouse



PARKING
45 Spaces
(1.1:1,000 SF)



PERCENT LEASED
48.78%



CLEAR HEIGHT
11 Feet 9 Inches



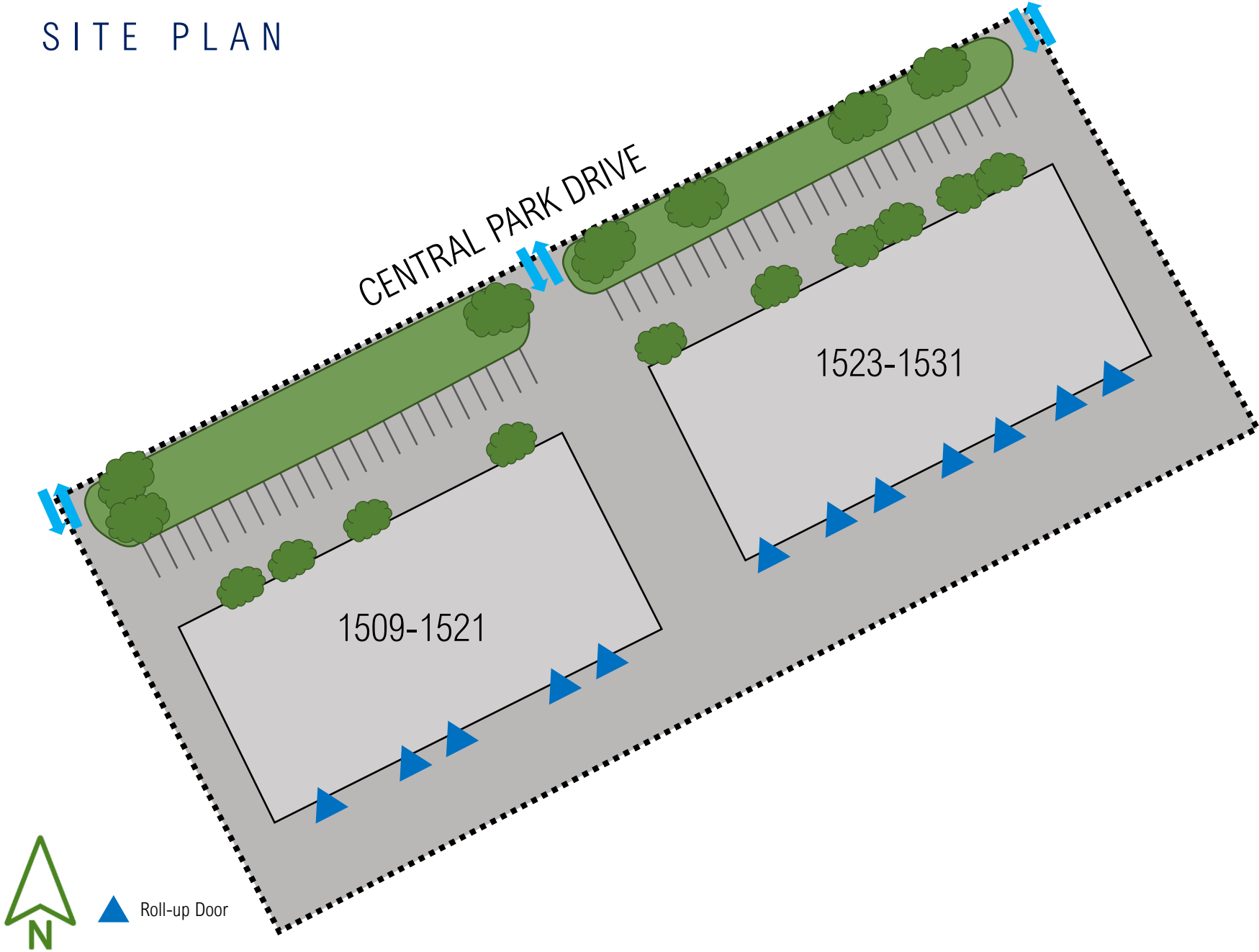
APN
00466417 & 00466425

BUILDING DESIGN & CONSTRUCTION

ACCESS	The Property has three points of access on Central Park Drive.	ROOF	TPO installed in 2023 with a 20-year warranty
SIGNAGE	Building signage	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	11 Feet 9 inches	RESTROOMS / OFFICES	Property contains individual restroom facilities and offices for each suite with varying build outs.
CEILING HEIGHTS	8 Feet 6 inches in office areas	HVAC	35% HVAC (office only), New – installed in 2023
CONSTRUCTION TYPE	Masonry – Tilt Wall	UTILITIES	Electricity – Various Water & Sewer – City of Hurst Gas – Atmos Energy Fiber/Telephone – Various
LOADING DOORS	Twelve (12) 10'x10' grade-level doors	ZONING	City of Hurst TX10 Multi-Use District
FOUNDATION	Concrete slab		
BAY DEPTH	100 Feet		



SITE PLAN



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

DOWNTOWN
FORT WORTH

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

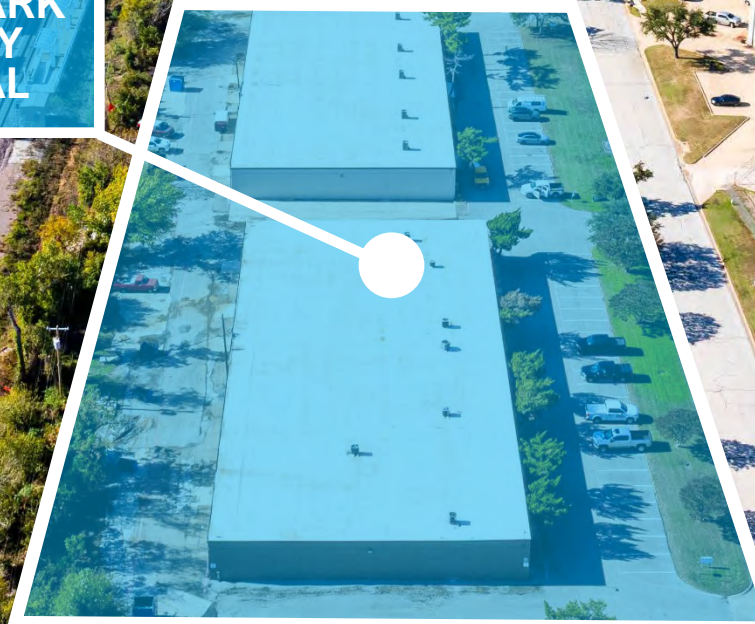
STATE HWY 121
±84,900 VPD

INTERSTATE 820
±198,500 VPD

TRINITY LAKES
TRE STATION

CENTRAL PARK DR

CENTRAL PARK
SMALL BAY
INDUSTRIAL



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Population: 413,955
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DOWNTOWN
ARLINGTON

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TRINITY LAKES
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CENTRAL PARK DR

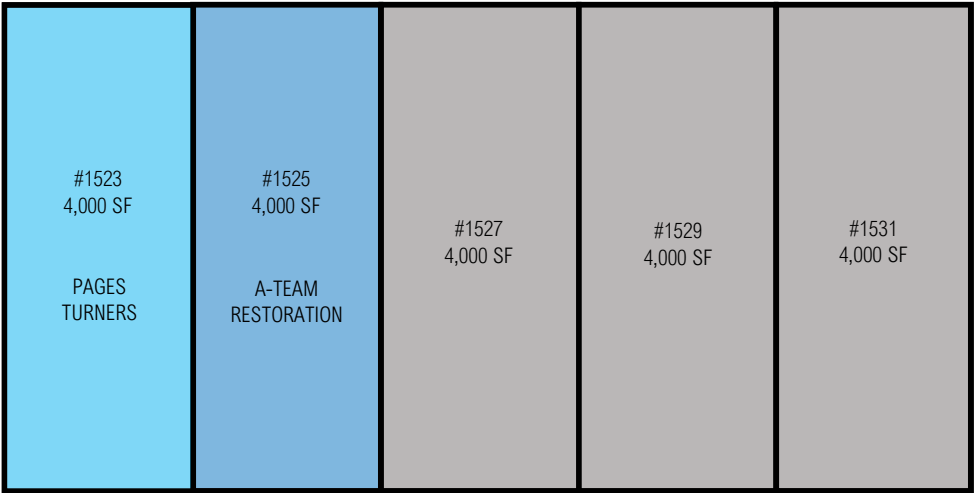
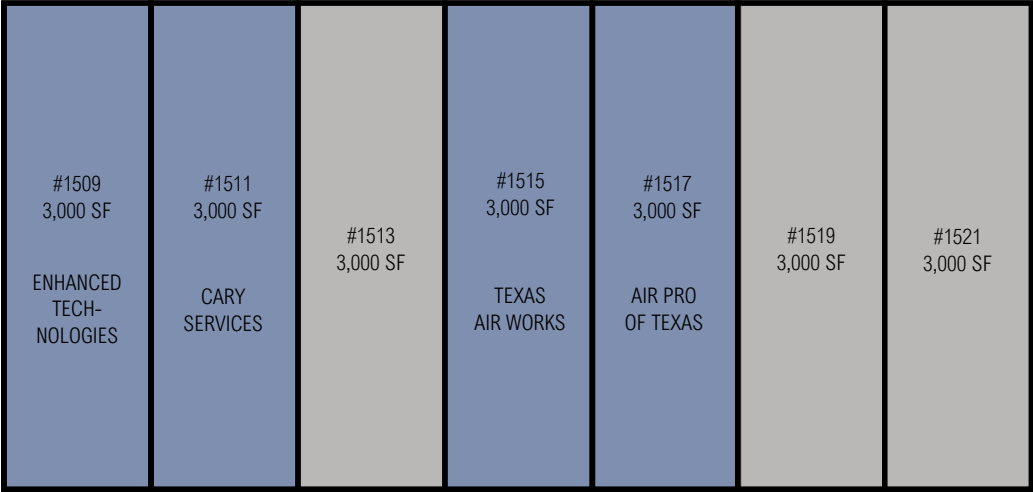


TENANT OVERVIEW

LEASE PLAN
TENANT PROFILES



LEASE PLAN



EXPIRATIONS





TENANT PROFILES



ENHANCED TECHNOLOGIES, INC.	
WEBSITE	enhanced-tec.com
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.



CARY SERVICES	
WEBSITE	caryservices.com
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	ateamrestoration.org
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

PRICE	\$3,690,000	GROSS LEASABLE AREA	41,000 SF
PRO FORMA CAP RATE	10.47%	PRO FORMA NOI (YEAR-5)	\$386,207
CAP RATE	-1.07%	NOI	(\$39,573)
AVERAGE RENT PER SF (OCCUPIED SUITES)	\$8.46 Gross	PRICE PER SF	\$90.00



RENT ROLL

SUITE	TENANT	SF	% OF PROPERTY	LEASE TERM		ANNUAL BASE RENT		ESCLATIONS			LEASE TYPE	RENEWAL OPTIONS	TENANT SINCE	ASSIGNED MLA	NOTES
				START	END	PSF	TOTAL	DATE	PSF	TOTAL					
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	
TOTAL		41,000	100.00%			\$4.13	\$169,260								
TOTAL OCCUPIED		20,000	48.78%												
VACANT		21,000	51.22%												
TOTAL RENTABLE		41,000	100.00%												



OPERATING STATEMENT

INCOME & EXPENSES	ACTUAL	\$/SF
INCOME		
Base Rent	\$169,260	\$4.13
GROSS POTENTIAL RENT	\$169,260	\$4.13
EXPENSE REIMBURSEMENTS		
Expense Reimbursements	\$0	\$0.00
TOTAL EXPENSE REIMBURSEMENTS	\$0	\$0.00
GROSS POTENTIAL INCOME	\$169,260	\$4.13
EFFECTIVE GROSS INCOME	\$169,260	\$4.13
EXPENSES		
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
TOTAL EXPENSES	\$208,833	\$5.09
NET OPERATING INCOME	-\$39,573	-\$0.97

*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
RENTAL REVENUE										
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
TOTAL RENTAL REVENUE	221,275	394,345	424,683	441,670	459,337	422,400	467,382	490,772	510,351	530,765
OTHER TENANT REVENUE										
Total Expense Recoveries	105,057	193,509	201,366	208,266	215,382	201,274	228,373	236,826	244,823	253,068
TOTAL OTHER TENANT REVENUE	105,057	193,509	201,366	208,266	215,382	201,274	228,373	236,826	244,823	253,068
TOTAL TENANT REVENUE	326,332	587,854	626,049	649,937	674,719	623,674	695,754	727,549	755,174	783,833
POTENTIAL GROSS REVENUE	326,332	587,854	626,049	649,937	674,719	623,674	695,754	727,549	755,174	783,833
VACANCY & CREDIT LOSS										
Vacancy Allowance	-6,972	-22,497	-31,302	-32,497	-33,736	-5,646	-32,115	-36,377	-37,759	-39,192
TOTAL VACANCY & CREDIT LOSS	-6,972	-22,497	-31,302	-32,497	-33,736	-5,646	-32,115	-36,377	-37,759	-39,192
EFFECTIVE GROSS REVENUE	319,359	565,357	594,747	617,440	640,983	618,027	663,640	691,171	717,415	744,641
OPERATING EXPENSES										
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
TOTAL OPERATING EXPENSES	212,708	231,675	239,654	247,099	254,776	258,855	269,289	277,914	286,541	295,437
NET OPERATING INCOME	106,652	333,681	355,093	370,341	386,207	359,173	394,351	413,258	430,874	449,204



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

BERKADIA®



MARKET OVERVIEW

MARKET AERIAL
LEASE COMPS
SALE COMPS
MID-CITIES AREA

DEMOGRAPHICS
SUBMARKET STATISTICS



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

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

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

EULESS
Population: 61,601
Average HH Income: \$99,590
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Population: 70,901
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SMALL BAY
INDUSTRIAL**

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ARLINGTON
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Median Home Value: \$350,000

LEASE COMPS



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	2025 AVERAGE HOUSEHOLD INCOME	2025 MEDIAN HOME VALUE	2025 MEDIAN AGE
1.6M	\$90K	\$350K	36.5



1 MILE

3 MILE

10 MILE

2025 DEMOGRAPHICS

OF
BUSINESSES

506

OF
EMPLOYEES

4,035

CONSUMER
SPENDING
(\$000S)

93,238

EMPLOYED
POPULATION

66.8%

COLLEGE
EDUCATED
POPULATION

64.2%

POPULATION
<30 MINUTE
COMMUTE

62.3%

POPULATION

1.09M

HOUSEHOLDS

404K

MEDIAN AGE

36.0

PROJECTED POP.
GROWTH
2024-2029

5.6%

AVERAGE
HOUSEHOLD
INCOME

\$93K

MEDIAN
HOME
VALUE

\$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



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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.

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Designated Broker of Firm	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date