

ALLIANCE COMMERCE CENTER

2301 EAGLE PKWY. | FORT WORTH, TX 76177



OFFERING MEMORANDUM

DAVIDSON BOGEL
INVESTMENT SALES

TABLE OF CONTENTS

CONTENTS & ADVISORS

3 EXECUTIVE SUMMARY

9 PROPERTY INFORMATION

17 LOCATION OVERVIEW

22 MARKET OVERVIEW

27 FINANCIALS

34 DISCLAIMER



CAMERON DEPTULA

214.526.3626

CDeptula@db2re.com

db2re.com



BLAKE SCHUR

214.526.3626

BSchur@db2re.com

db2re.com



EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

CONTENTS & ADVISORS

DB2RE INVESTMENT SALES as exclusive advisor, is pleased to present to qualified investors the acquisition opportunity of Alliance Commerce Center (the "Property"), a quality Class A office investment located in Fort Worth's world-class, master-planned AllianceTexas development. Currently, the Property is 90.30% leased to Allsup's, Textron (NYSE: TXT), Its ConGlobal and Texoma Land Consultants with one suite totaling 7,157 SF available for immediate lease-up. Located within the Alliance submarket, the Property boasts an unbeatable location is one of the most desired and tightest markets in the DFW Metroplex. Built in 1998, the asset is updated with all modern amenities and has been well maintained. Comprised of one, two-story office building totaling 73,747 square feet, the asset also benefits from an overall parking ratio of 4.0 per 1,000 (+/- 289 surface parking spaces).

Situated on a 5.0-acre site, Alliance Commerce Center is located adjacent to the Fort Worth Alliance Airport and just one-half mile west of Interstate 35W. The asset is strategically positioned within a 5 minutes drive to State Highway 114 and 170, as well as, 25 minutes from DFW International Airport, making it an ideal office location for both employees and employers. The asset's proximity to major arteries and transportation hubs provide exceptional regional access. Surrounding Alliance Commerce Center is over 50 million SF of industrial, 4.4 million SF of high-end office and 1.4 million square feet of Class A retail and plentiful upscale living accommodations with over 2,500 units and nearly 12,000 single-family residences. Offered well below replacement cost, the Alliance Commerce Center offering presents investors a chance to enter the AllianceTexas market, as well as enjoy a significant stabilized revenue stream that is backed by an even stronger tenant base.

LOCATION:	2301 Eagle Parkway Fort Worth, Texas 76117 Denton County
SALE PRICE:	Market
NOI:	\$1,148,231
CAP RATE:	Market
BUILDING SIZE:	73,747 SF
LOT SIZE:	217,800 SF / 5.00 AC
OCCUPANCY:	90.30%
YEAR BUILT:	1998
ZONING:	PD 989 (I-35 Overlay)
DEBT:	Free & Clear

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

STABLE CASH-FLOW WITH TREMENDOUS VALUE-ADD POTENTIAL

Currently 90.30% occupied, Alliance Commerce Center is perfect for investors seeking Class A office opportunities below replacement cost. 83.46% of the Property expires in September 2027 or later. Today, the WALT is an advantageous 2.17 years, providing new ownership a perfect blend of stability and future upside.

RENT ESCALATIONS & FMV RENEWAL OPTIONS

Each tenant boasts annual rent escalations through expiration, further enhancing NOI and value year over year. Furthermore, Allsup's and ITS ConGlobal have one (1) five-year option at FMV, with Texoma Land Consultants and Textron having no renewal options. The annual increases, coupled with the mark-to-market flexibility upon each tenant's expiration provides substantial upside in both the short and long-term.

LEASE-UP POTENTIAL & LIMITED CAPITAL IMPROVEMENTS

New Ownership has a rare opportunity to take advantage of the current stabilized revenue stream and realize the 7,157 SF of immediate upside potential. Additionally, the Property requires limited capital investment from new ownership. The lease-up potential and lack of major capital improvements further enhance a new owner's value.

EFFICIENT CLASS A CONSTRUCTION

Constructed in 1998, Alliance Commerce Center 14 was exceptionally designed and has been well maintained, thereby reducing an investor's future capital exposure. The Property offers large, efficient floorplates, 10-foot ceiling heights, ample surface parking, extensive landscaping and an abundance of area amenities - all of which are in high demand among today's corporate office users. Alliance Commerce Center 14 is an architecturally distinct asset that features an attractive, contemporary exterior and a well-appointed lobby with timeless finishes of limestone floors with pecan veneer and limestone accents. The building's spacious floorplates, which range from 35,210 to 37,560 square feet are ideal for users seeking efficiency.

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS



DISCOUNT-TO-REPLACEMENT COST

This offering presents investors with a tremendous opportunity to purchase a quality value-add office asset with a dynamic AllianceTexas location, all at an attractive discount to-replacement cost.

SUPERIOR ACCESSIBILITY

AllianceTexas is served by several major thoroughfares including Interstate 35W, which bisects the submarket, Interstate 820, US Highways 287 and 377, and State Highways 114 and 170 (also known as Alliance Gateway Freeway). In particular, Alliance Commerce Center is just one-half mile west of I-35W, providing convenient access to other important centers of commerce such as the Fort Worth CBD and Las Colinas. Additionally, the DFW International Airport, the nation's fourth-busiest airport, is located less than a 25-minute commute. Alliance is also home to the 1,200-acre Fort Worth Alliance Airport, the second-largest airport facility in North Texas and a key driver for many of the businesses in the market.

WORLD-CLASS ALLIANCETEXAS BUSINESS PARK

In 1988, Hillwood led a public-private partnership with the city of Fort Worth and the FAA to develop AllianceTexas, a world-class international business and logistics complex located along Interstate 35W approximately 15 miles north of downtown Fort Worth. With a total investment of more than \$9.7 billion to date, AllianceTexas is a 26,000-acre master-planned, mixed-use community situated at the heart of one of the fastest growing areas in the nation. Importantly, the AllianceTexas business community enjoys several valuable advantages that include numerous tax exemptions, third-party logistics, educational resources at nearby colleges and employee recruitment services. Stemming from this strong commercial base are a variety of corporate campuses and headquarters, office complexes, tech and data centers, popular destination retail and entertainment venues, highly desirable residential communities and acclaimed public schools. In total, AllianceTexas is home to more than 55 million SF of development, 525 companies, 61,000 employees, 200 hotel rooms, more than 12,000 single-family homes, and 2,500 multi-housing units with additional units under construction. With an annual economic impact in excess of \$7.31 billion, AllianceTexas has indirectly created more than 73,400 jobs and has an economic impact of \$84 billion to the local economy since 1990.

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

FORT WORTH, TEXAS - FASTEST-GROWING CITY IN THE U.S.

As AllianceTexas matures into a world-class development, it continues to drive tremendous growth in one of the fastest-growing areas of the country's most vibrant state. In fact, Fort Worth ranked as the fastest-growing large city (population over 500,000) in the entire U.S. for the past decade, now the 10th largest city in the U.S. From 2020 to 2024, Fort Worth's population grew by 9.7%, the fastest rate among the 30 largest U.S. cities, with much of that growth taking place in the north Fort Worth corridor around AllianceTexas. Fort Worth saw a 21.50% jump in the employed population base, coming in 3rd, whereas Dallas came in 20th. The business friendly environment and affordable quality of life continues to attract some of the world's largest companies. Furthermore, the town of Westlake, which is also part of AllianceTexas, was recently identified by Forbes as the country's most affluent neighborhood, with a median income of over \$250,000.

COVETED ADDRESS

As one of Dallas/Fort Worth's premier business parks, AllianceTexas provides companies with a prestigious business address and is highly regarded as an important, business friendly economic center that promotes a dynamic, growth-oriented corporate presence. AllianceTexas is, therefore, home to over 525 employees, of which 60 businesses that are ranked among the Fortune 500. Resident companies represent a diverse range of industries including aerospace, automotive, logistics / distribution, telecommunications, pharmaceuticals, data, life sciences and financial services, among others.

EXCEPTIONAL DEMOGRAPHICS

Within 10 miles of Alliance Commerce Center 14, there are 10,217 businesses and over 104,775 employees. Resident densities total over 453,078 people with average household incomes at a staggering \$168,805 and a median household income of \$132,394. AllianceTexas and the surrounding communities have benefited substantially from a northward shift in the Dallas/Fort Worth area's population over the last decade. Since 2000, the populations within a three- and five-mile radius of Alliance Commerce Center 14 have expanded by 387% and 535%, respectively. More importantly, the availability of upscale highly desirable residential neighborhoods coupled with the area's exemplary public school districts provide Alliance with a marked advantage when competing for local, regional and national tenants whose decision makers find the area an attractive community in which to live.



PROPERTY INFORMATION

PROPERTY INFORMATION

PROPERTY DETAILS

**ADDRESS:**

2301 Eagle Parkway
Fort Worth, Texas 76177
Denton County

**LEGAL:**

Alliance Center Addn Blk 1 Lot 1

**BUILDING SIZE:**

73,747 SF

**LOT SIZE:**

217,800 SF / 5.00 AC

**OCCUPANCY:**

90.30%

**YEAR BUILT:**

1998

**PARKING:**

Approximately 289 surface spaces / 4.0 per 1,000

**SIGNAGE:**

Two (2) monument signs along Eagle Parkway
and Peterson Court

**INGRESS / EGRESS:**

Three (3) ingress / egress points along Eagle
Parkway and Peterson Court

**ZONING:**

PD 989 (I-35 Overlay)

**ROOF:**

Original - well maintained

**HVAC:**

Roof mounted HVAC units

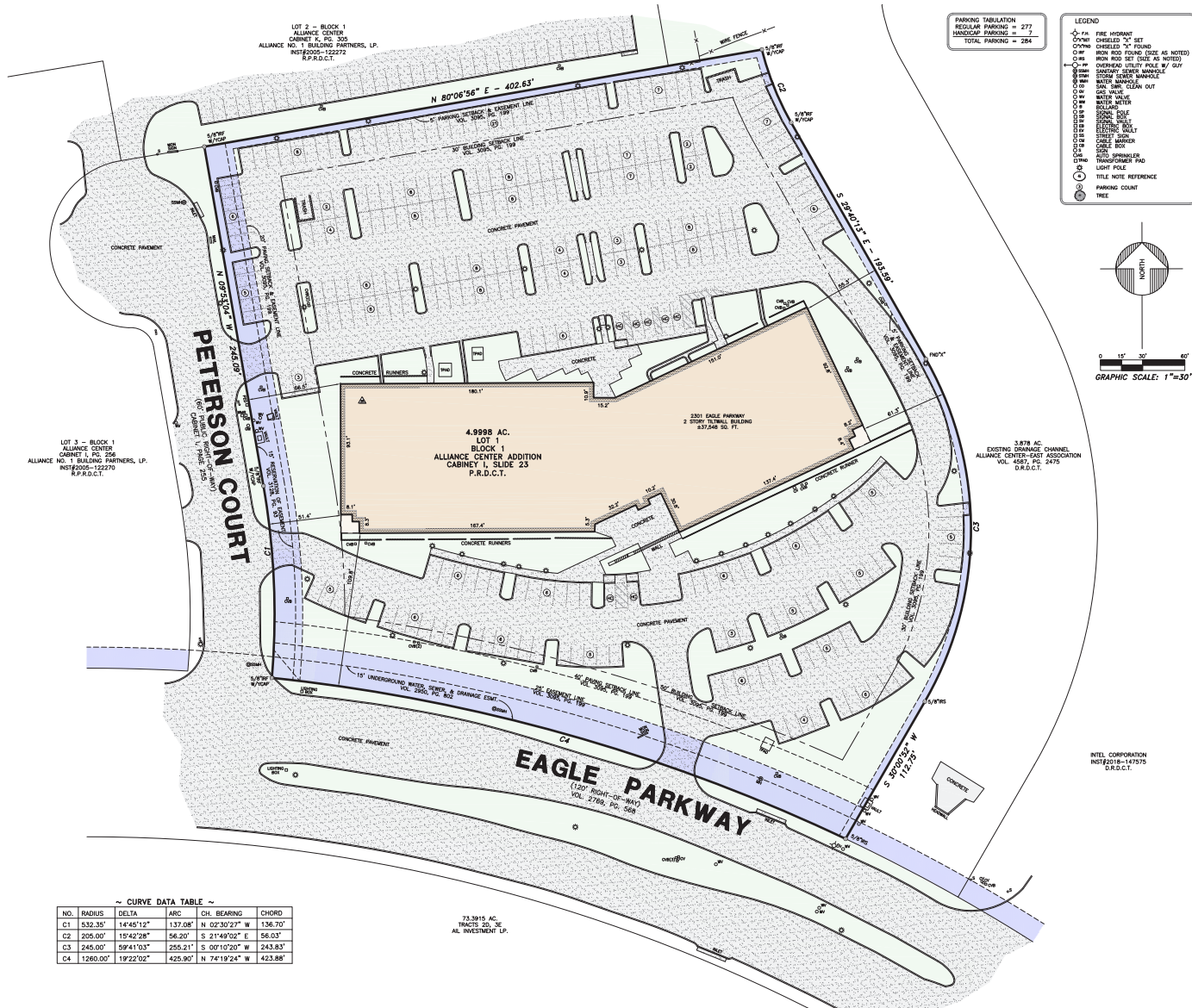
**TRAFFIC:**

I-35W - 70,000 VPD
Highway 114 - 50,217 VPD



PROPERTY INFORMATION

SURVEY



Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2025

PROPERTY INFORMATION

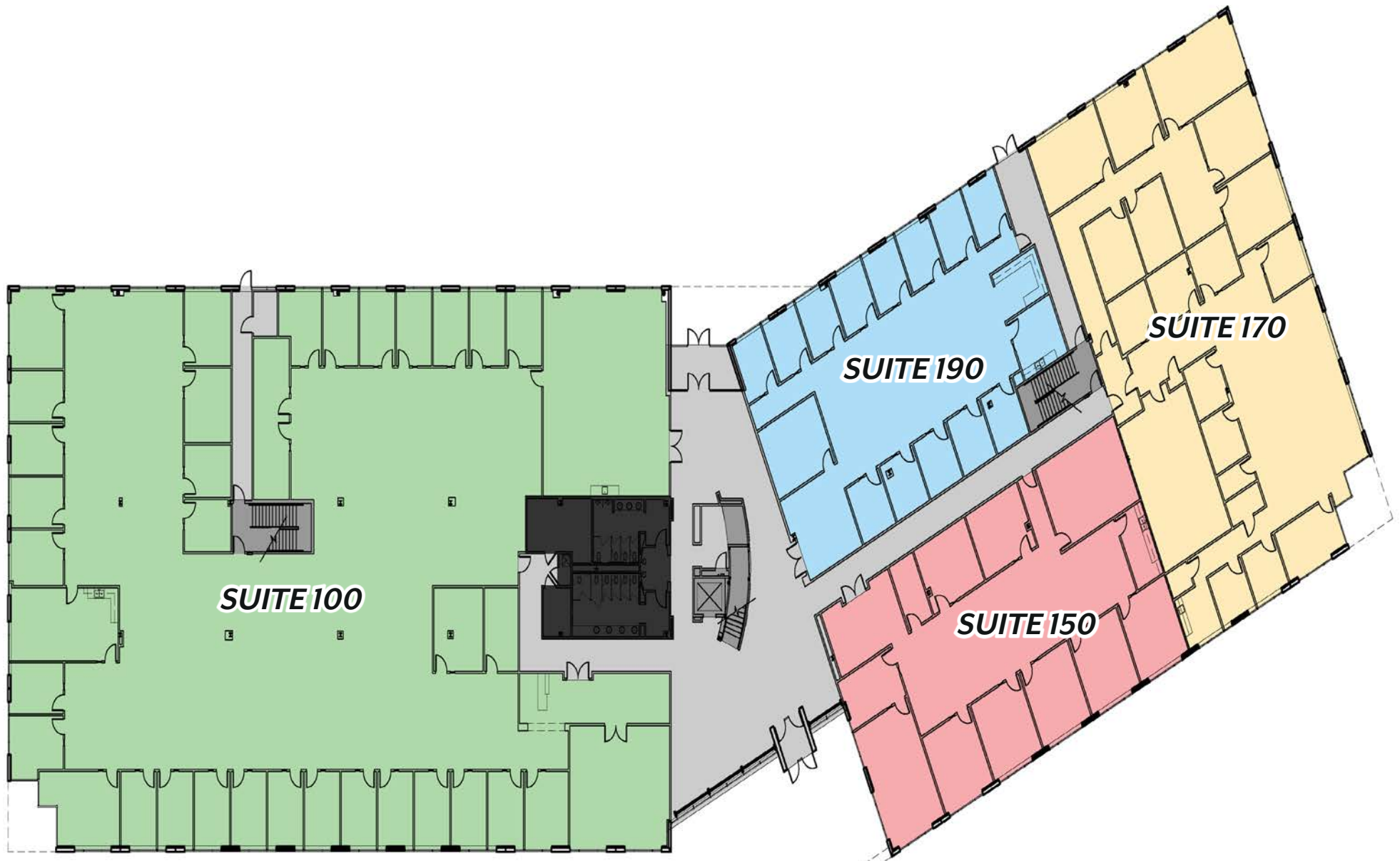
1ST FLOOR LAYOUT



SUITE	TENANT	SIZE
100	Allsup's	19,509
150	Its ConGlobal	5,042
170	Available	7,157
190	Allsup's	4,478

PROPERTY INFORMATION

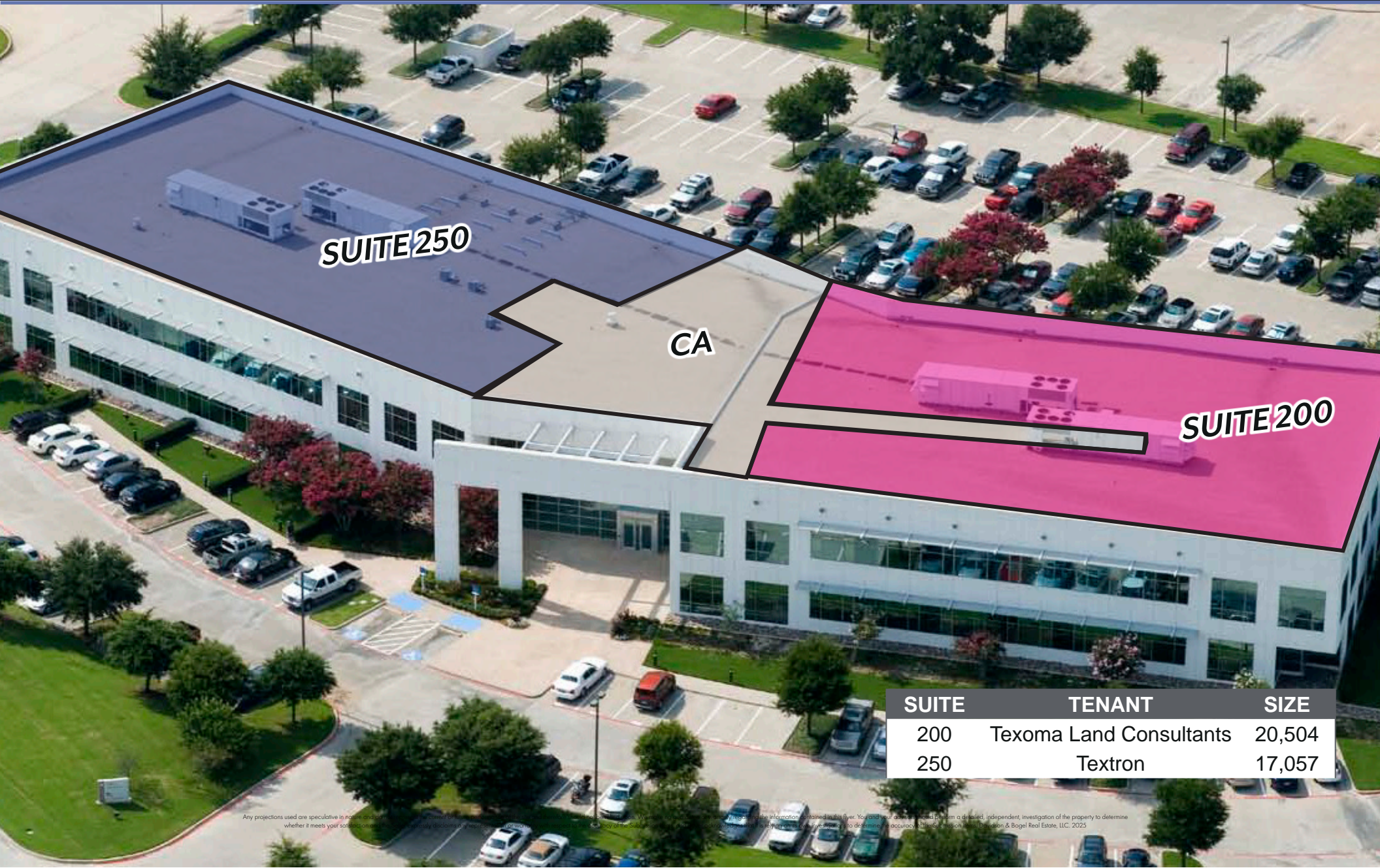
FLOORPLAN - 1ST



Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2023

PROPERTY INFORMATION

2ND FLOOR LAYOUT

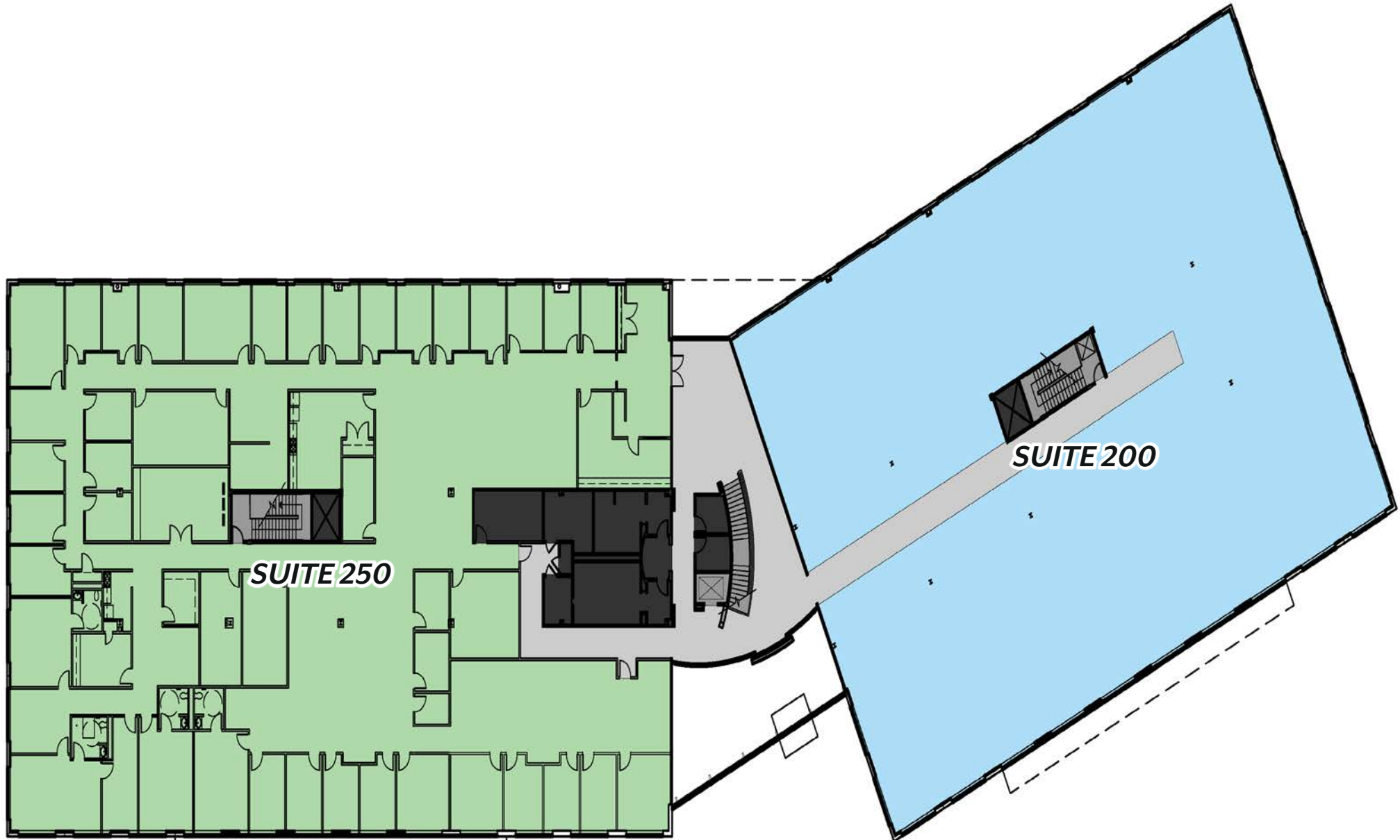


SUITE	TENANT	SIZE
200	Texoma Land Consultants	20,504
250	Textron	17,057

Any projections used are speculative in nature and should not be relied upon for any purpose. The information contained in this flyer is for informational purposes only and does not constitute an offer. You should not rely on this information without a detailed, independent investigation of the property to determine whether it meets your specific needs. The information is provided by the seller, and the seller makes no representation or warranty as to its accuracy. © 2023 The McGraw-Hill Companies, Inc. & Bogel Real Estate, LLC. 2023

PROPERTY INFORMATION

FLOORPLAN - 2ND



Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2023

PROPERTY INFORMATION

AVAILABILITY

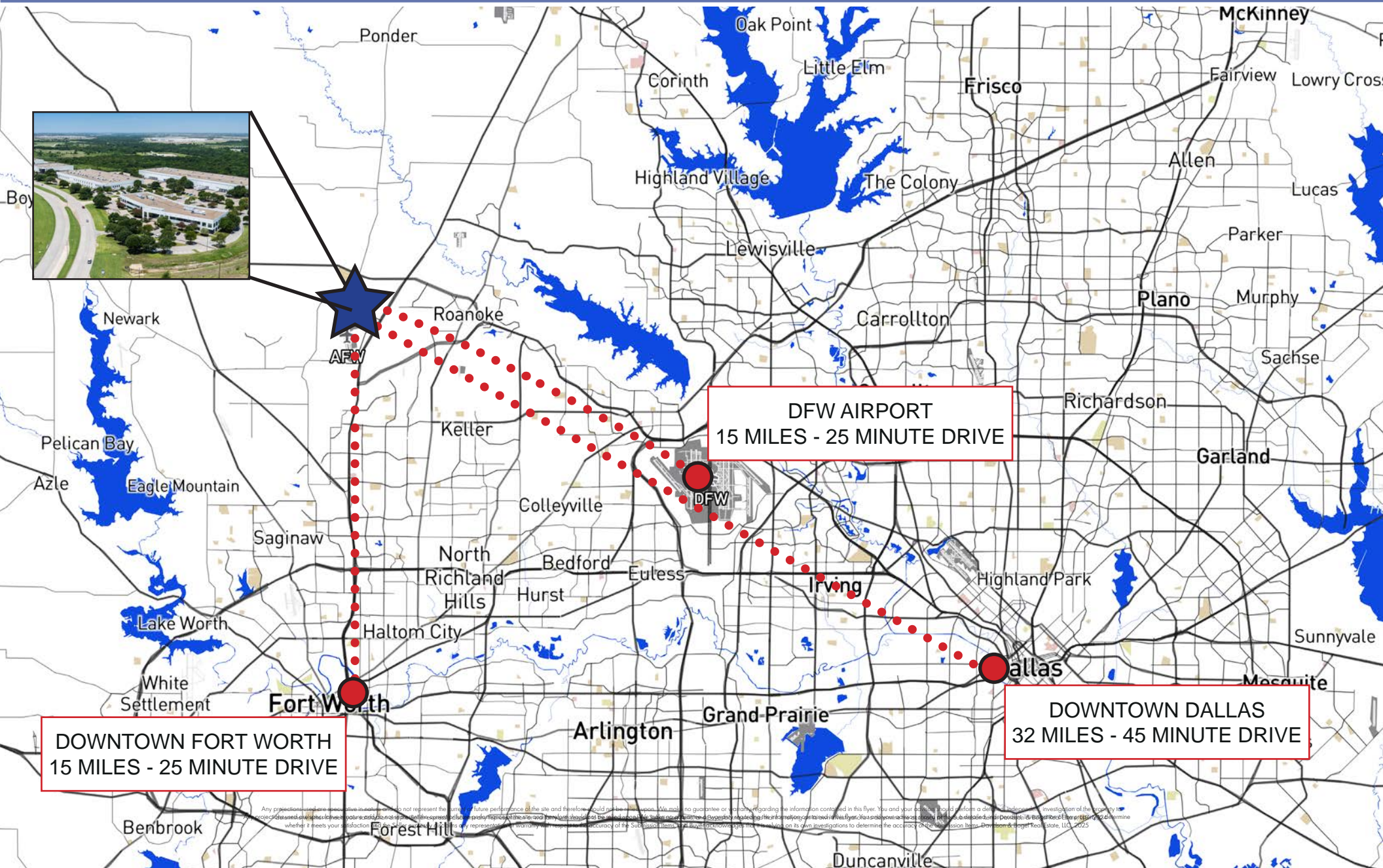




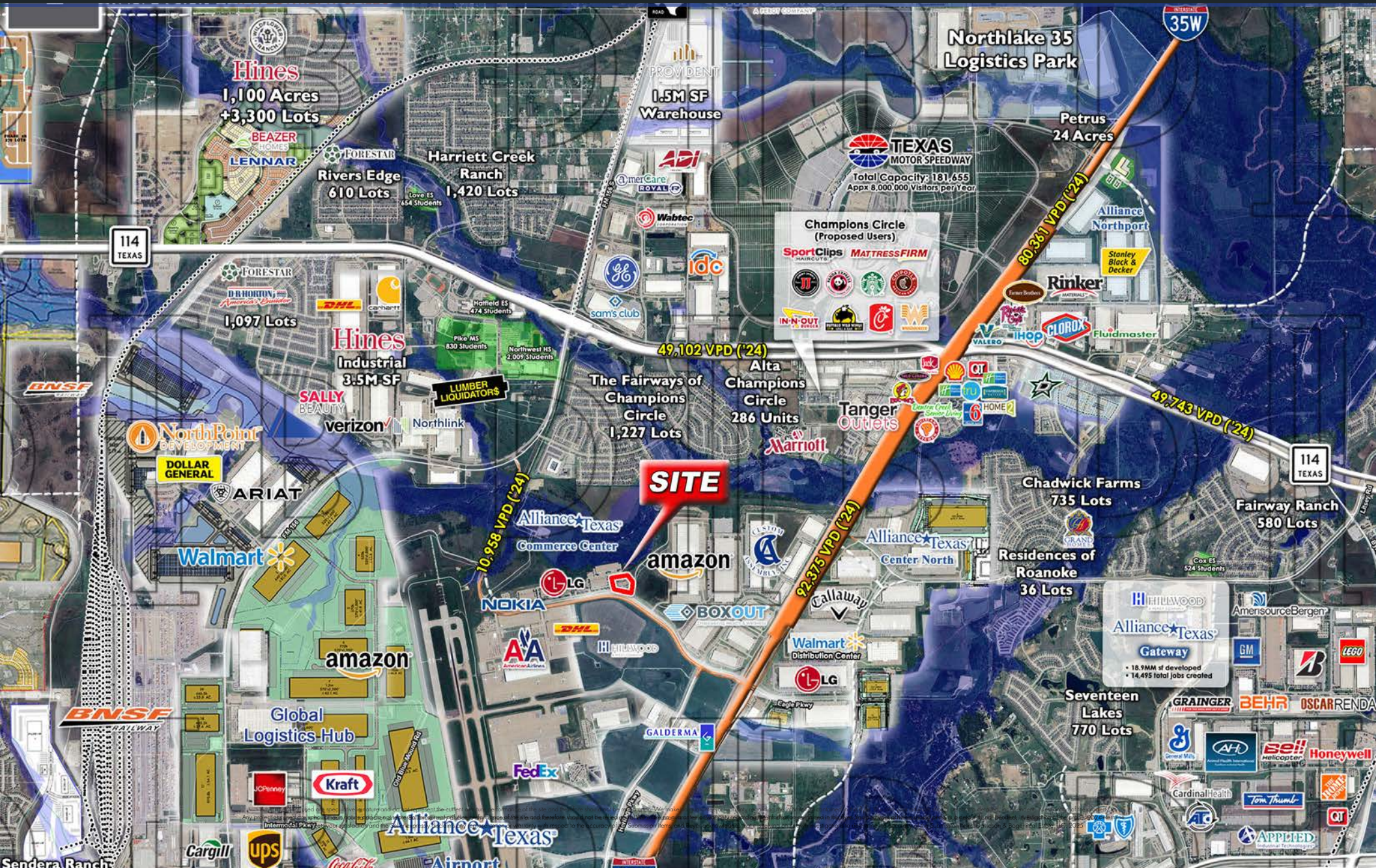
LOCATION OVERVIEW

LOCATION OVERVIEW

LOCATION MAP



TRADE AREA MAP - WIDE



LOCATION OVERVIEW

TRADE AREA MAP - CLOSE



LOCATION OVERVIEW

DEMOGRAPHICS

	5 Mile	7 Mile	10 Mile
TOTAL POPULATION:	97,422	218,153	453,078
POPULATION GROWTH RATE:	3.34%	2.78%	2.42%
TOTAL HOUSEHOLDS:	35,542	73,207	153,460
HOUSEHOLD GROWTH RATE:	3.64%	3.06%	2.80%
AVERAGE HOUSEHOLD INCOME:	\$155,736	\$165,986	\$168,805
MEDIAN AGE:	34.4	35.7	36.8
BUSINESSES:	1,993	5,218	10,217
EMPLOYEES:	26,514	55,406	104,775
% WHITE:	62.7%	63.8%	63.3%
% HISPANIC	19.7%	19.0%	19.3%

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigation to determine the accuracy of the Submission Items. Davidson & Bonnell Real Estate, LLC. 2023



MARKET OVERVIEW

MARKET OVERVIEW

MARKET OVERVIEW



**2ND FASTEST
GROWING ECONOMY
IN THE U.S.**



**TOP STATE FOR
JOB GROWTH**



**NO STATE
INCOME TAX**

**FORTUNE 500
COMPANIES CALL
TEXAS HOME**



**POPULATION
29,346,468**



**LARGEST STATE
FAIR IN THE U.S.
STATE FAIR OF TEXAS**

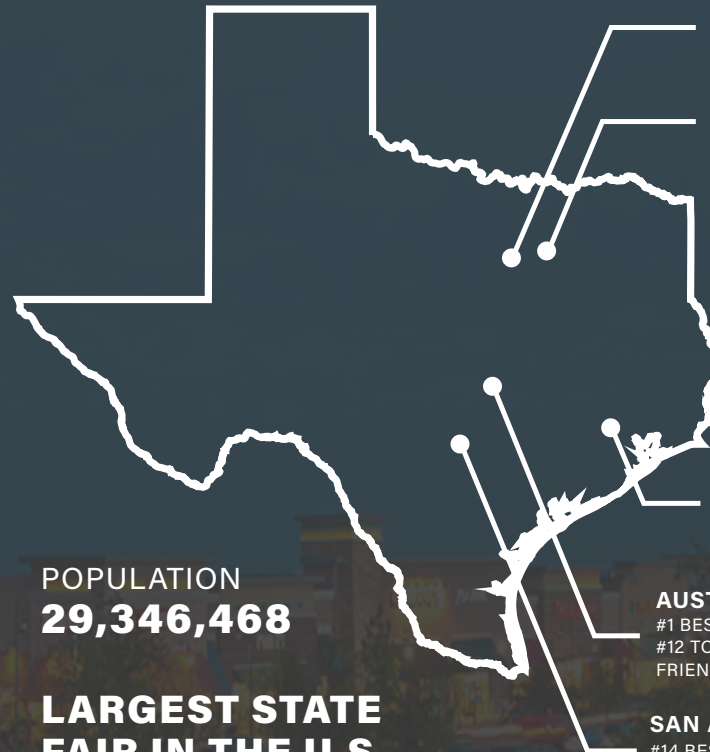


**BEST STATE
FOR BUSINESS
FOR THE 17TH YEAR
IN A ROW BY CHIEF
EXECUTIVE MAGAZINE**



**DALLAS/FORT WORTH
INTERNATIONAL AIRPORT**
2ND MOST PASSENGER VOLUME IN
THE WORLD

**DALLAS LOVE FIELD
INTERNATIONAL AIRPORT**
HOME TO THE NATIONS LARGEST
DOMESTIC AIRLINE



FORT WORTH
MORE THAN 8.8 MILLION
VISITORS ANNUALLY

DALLAS
#1 FASTEST GROWING
HOUSING MARKET 2018
#1 TOP 20 BUSINESS-
FRIENDLY CITY

HOUSTON
#2 FASTEST GROWING
HOUSING MARKET 2018
#7 TOP 20 BUSINESS-
FRIENDLY CITY

AUSTIN
#1 BEST PLACE TO LIVE 2018
#12 TOP 20 BUSINESS-
FRIENDLY CITY

SAN ANTONIO
#14 BEST PLACE TO LIVE 2018

MARKET OVERVIEW

DFW ECONOMIC OVERVIEW

20.4%

POPULATION GROWTH
FROM 2010-2020
OUTPACING THE
U.S. AVERAGE

72%

OF DFW HIGHER
EDUCATED GRADUATES
STAY & WORK IN
THE REGION
(6TH HIGHEST RETENTION IN THE
U.S.)

#2

IN THE NATION IN
POST-COVID JOB
RECOVERY

2

FORTUNE 10 COMPANY
HQ'S
(AT&T AT #11)

98.1

LOW COST OF DOING
BUSINESS WITH A SCORE
(U.S. AVERAGE 100)

#3

IN THE COUNTRY
FOR PERFECT JOB
GROWTH

MARKET OVERVIEW

ALLIANCE TEXAS

Owned and developed by Hillwood, a Perot Company, AllianceTexas is one of the nation's leading master-planned, mixed-use business park and community developments. Spanning 27,000 acres (about 65 square miles / 42,000+ acres of land under development), it sits in north Fort Worth (Tarrant County) and extends into portions of Denton County, including multiple municipalities. As of year-end 2024, AllianceTexas has generated approximately \$130 billion in cumulative regional economic impact since its launch in 1989, including \$10.2 billion added in 2024 alone. The total investment to date exceeds \$16.3 billion, with private investment making up the vast majority (~\$15.2B), yielding a private-to-public ratio of roughly 14:1. AllianceTexas is now home to approximately 590 companies, supporting 66,269 direct jobs, and includes about 60 million square feet of office, retail, and industrial space developed. Residential component includes 15,440 homes built since 1990. In 2024, property tax contributions to local public entities from AllianceTexas are forecasted at \$343.9 million. Among its many assets are Perot Field Fort Worth Alliance Airport (AFW)—a cargo, corporate, and military aviation-focused industrial airport; substantial interstate, rail, and logistics connectivity; mixed-use and residential neighborhoods; retail, dining, medical facilities; and notable community amenities. AllianceTexas continues to attract corporate headquarters, major distribution and manufacturing centers, and supports a regional workforce exceeding 70,000 persons commuting into the area daily. With continued growth in multifamily and Class A industrial/office product, the area remains poised for further expansion.

MARKET OVERVIEW

ALLIANCE TEXAS - FACTS

- 27,000-acre master-planned, mixed-use community in North Fort Worth
- Nearly double the size of Manhattan (14,478 acres)
- Spans two counties (Tarrant & Denton), nine municipalities, and five school districts
- Generated \$130 billion cumulative economic impact since inception (1989–2024)
- Contributed \$10.2 billion economic impact in 2024 alone
- \$16.3 billion total investment (≈ \$15.2B private / \$1.1B public)
- Private-to-public investment ratio of 14:1
- \$343.9 million property taxes paid in 2024; more than \$3.9 billion cumulative since 1990
- Over 60 million square feet developed across office, retail, industrial, and aviation facilities
- Home to 590 companies including global headquarters, distribution, and manufacturing centers
- Supports more than 66,269 direct jobs; regional workforce exceeds 70,000 daily commuters
- 15,440 single-family homes built since 1990; continued growth in multifamily product
- Anchored by Perot Field Fort Worth Alliance Airport (AFW) — the world's first industrial airport dedicated to cargo, corporate, and military aviation
- Recognized as one of the fastest-growing business hubs in the nation





FINANCIAL SUMMARY

FINANCIAL SUMMARY

RENT ROLL

TENANT	SUITE	GLA	% OF GLA	LEASE TYPE	LEASE TERM		BASE RENTAL TERMS				RECOVERIES				TOTALS
					START	END	MONTHLY	ANNUALLY	PSF	% OF REV	MONTHLY	ANNUALLY	PSF	% OF REV	TOTAL % REV
ALLSUP'S	100	19,509	26.45%	NNN	11/21	04/28	\$29,459	\$353,508	\$18.12	18.52%	\$16,764	\$201,171	\$10.31	10.54%	29.06%
CONGLOBAL	150	5,042	6.84%	NNN	12/20	01/27	\$6,933	\$83,196	\$16.50	4.36%	\$4,333	\$51,992	\$10.31	2.72%	7.08%
AVAILABLE	170	7,157	9.70%	-	-	-	\$0	\$0	\$0.00	0.00%	\$0	\$0	\$0	0.00%	0.00%
ALLSUP'S	190	4,478	6.07%	NNN	11/22	04/28	\$6,762	\$81,144	\$18.12	4.25%	\$3,848	\$46,176	\$10.31	2.42%	6.67%
TEXOMA LAND	200	20,504	27.80%	NNN	12/15	11/27	\$28,193	\$338,316	\$16.50	17.73%	\$17,619	\$211,432	\$10.31	11.08%	28.80%
TEXTRON	250	17,057	23.13%	NNN	10/17	09/27	\$30,489	\$365,868	\$21.45	19.17%	\$14,657	\$175,887	\$10.31	9.22%	28.38%
TOTALS		73,747	100%	-	-	-	\$101,836	\$1,222,032	-	64%	\$57,221	\$686,657	-	36%	100.0%

TOTAL NUMBER OF TENANTS / GLA	6	73,747	100.00%
TOTAL OCCUPIED	5	66,590	90.30%
TOTAL AVAILABLE	1	7,157	9.70%
AVG. SHOP RENT / GLA	\$17.26	9,520	14.30%
AVG. ANCHOR RENT / GLA	\$18.53	57,070	85.70%
AVG. OVERALL RENT / GLA	\$ 17.29	66,590	100.0%

NOTES:

1. Rent Roll per estimated January 2026 rent roll.
2. All rent escalations through May 2026 have been taken into consideration.
3. CAM Expenses to be determined based off 2025 actuals and 2026 budgeted expenses.
4. Management Fee estimated to be 3.00% of EGI.
5. Insurance Expense estimated to be \$0.75 PSF, to be confirmed with 2025 actuals.
6. Taxes per Denton County 2025 assessed value and milrate per DCAD.

FINANCIAL SUMMARY

NNN REIMBURSEMENTS

TENANT	SUITE	GLA	% OF GLA	CAM			MANAGEMENT FEE			INSURANCE			TAXES			TOTAL RECOVERY		
				MO.	ANNUAL	PSF	MO.	ANNUAL	PSF	MO.	ANNUAL	PSF	MONTHLY	ANNUAL	PSF	MO.	ANNUAL	PSF
Allsup's	100	19,509	26.45%	\$10,596	\$127,152	\$6.52	\$1,262	\$15,148	\$0.78	\$1,121	\$13,453	\$0.69	\$3,785	\$45,419	\$2.33	\$16,764	\$201,171	\$10.31
ConGlobal	150	5,042	6.84%	\$2,738	\$32,862	\$6.52	\$326	\$3,915	\$0.78	\$290	\$3,477	\$0.69	\$978	\$11,738	\$2.33	\$4,333	\$51,992	\$10.31
Available	170	7,157	9.70%	\$0	\$0	\$0.00	\$0	\$0	\$0.00	\$0	\$0	\$0.00	\$0	\$0	\$0.00	\$0	\$0	\$0.00
Allsup's	190	4,478	6.07%	\$2,432	\$29,186	\$6.52	\$290	\$3,477	\$0.78	\$257	\$3,088	\$0.69	\$869	\$10,425	\$2.33	\$3,848	\$46,176	\$10.31
Texoma Land	200	20,504	27.80%	\$11,136	\$133,637	\$6.52	\$1,327	\$15,920	\$0.78	\$1,178	\$14,140	\$0.69	\$3,978	\$47,735	\$2.33	\$17,619	\$211,432	\$10.31
Textron	250	17,057	23.13%	\$9,264	\$111,171	\$6.52	\$1,104	\$13,244	\$0.78	\$980	\$11,763	\$0.69	\$3,309	\$39,710	\$2.33	\$14,657	\$175,887	\$10.31
TOTALS		73,747	100%	\$36,167	\$434,006		\$4,309	\$51,704		\$3,827	\$45,921		\$12,919	\$155,027		\$57,221	\$686,657	

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the information herein, and Buyer acknowledges that it is relying on its own investigation to determine the accuracy of the information herein. Davidson & Bogel Real Estate, LLC, 2023

FINANCIAL SUMMARY

TENANT NOTES

TENANT	SUITE	GLA	RENTAL INCREASE(S)	BASE RENTAL INCREASE					OPTION NOTES		NOTES
				INCREASE	DATE	MONTHLY	ANNUAL	PSF	ONE (1) FIVE-YEAR OPTION AT FMV	FIVE-YEAR OPTION AT FMV	
ALLSUP'S	100	19,509	-	-	05/27	\$30,271	\$353,503	\$18.12	ONE (1) FIVE-YEAR OPTION AT FMV		-
CONGLOBAL	150	5,042	-	-	-	\$0	\$0	\$0.00	-		-
AVAILABLE	170	7,157	-	-	-	\$0	\$0	\$0.00	ONE (1) FIVE-YEAR OPTION AT FMV		-
ALLSUP'S	190	4,478	-	-	05/27	\$6,948	\$83,380	\$18.62	NONE		-
TEXOMA LAND	200	20,504	-	-	11/27	\$29,047	\$348,568	\$17.00	NONE		-
TEXTRON	250	17,057	-	-	10/26	\$31,399	\$376,789	\$22.09	NONE		-
TOTALS		73,747									

FINANCIAL SUMMARY

INCOME & EXPENSE

	CURRENT	PSF	% OF ERG
REVENUE:			
RENTAL REVENUE	\$1,222,032	\$16.57	64.02%
OTHER REVENUE	\$0	\$0.00	0.00%
CAM RECOVERY	\$434,006	\$5.89	22.74%
MANAGEMENT RECOVERY	\$51,704	\$0.70	2.71%
INSURANCE RECOVERY	\$45,921	\$0.62	2.41%
REAL ESTATE TAX RECOVERY	\$155,027	\$2.10	8.12%
TOTAL REVENUE	\$1,908,689	\$25.88	100.00%
OPERATING EXPENSES:			
CAM EXPENSES	(\$480,653)	(\$6.52)	-25.18%
MANAGEMENT FEE EXPENSES	(\$57,261)	(\$0.78)	-3.00%
INSURANCE EXPENSES	(\$50,856)	(\$0.69)	-2.66%
REAL ESTATE TAXES	(\$171,689)	(\$2.33)	-9.00%
TOTAL EXPENSES	(\$760,458)	(\$10.31)	-39.84%
NET OPERATING EXPENSES:	\$1,148,231	\$15.57	60.16%

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this Buyer's Guide. You and your advisors should perform a detailed, independent investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC, 2022

FINANCIAL SUMMARY

EXPIRATION SCHEDULE

TENANT	SUITE	END	AVAILABLE	MTM	2026	2027	2028	2029	2030	2031	2032	2033	2034 - 2040
AVAILABLE	170	-	7,157										
CONGLOBAL	150	01/27				5,042							
TEXTRON	250	09/27				17,057							
TEXOMA LAND	200	11/27				20,504							
ALLSUP'S	100	04/28					19,509						
ALLSUP'S	190	04/28					4,478						
TOTAL EXPIRATION AREA			7,157	0	0	42,603	23,987	0	0	0	0	0	0
CUMLATIVE EXPIRATION AREA			0	0	0	42,603	66,590	66,590	66,590	66,590	66,590	66,590	66,590
PERCENT OF TOTAL CENTER			9.70%	0.00%	0.00%	57.77	32.53%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%


Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC, 2023



DISCLAIMER NOTICE

DISCLAIMER

DISCLOSURE



Davidson & Bogel Real Estate, LLC: The information contained in this document pertaining to Alliance Commerce Center (the “Property”) has been obtained from sources believed reliable. While DB2RE does not doubt its accuracy, DB2RE has not verified the information and makes no guarantee, warranty or representation about the information contained in this package. It is your (Purchaser) responsibility to independently confirm the accuracy and completeness of the information. Any projections, opinions, assumptions or estimates used herein are for example only and does not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. DB2RE and the DB2RE logo are service marks of Davidson & Bogel Real Estate, LLC and/ or its affiliated or related companies in the United States and other countries. All other marks displayed as well as any elements of this document are the property of their respective owners and DB2RE. No transmission of this document is permitted without written consent from DB2RE. As a condition of DB2RE’s consent to communicate the information contained herein—as well as any information that may be communicated to you subsequently either verbally or in writing by DB2RE, owner or agents of either of these parties regarding the Property – it is required that you agree to treat all such information confidentially.

DISCLAIMER

I ABS

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer; and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

DAVIDSON BOGEL REAL ESTATE, LLC	9004427	INFO@DB2RE.COM	214-526-3626
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO	EMAIL	PHONE
MICHAEL EDWARD BOGEL II	598526	EBOGEL@DB2RE.COM	214-526-3626
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
MICHAEL CAMERON DEPTULA	622382	CDEPTULA@DB2RE.COM	214-526-3626
LICENSED SALES AGENT / ASSOCIATE	LICENSE NO.	EMAIL	PHONE
BLAKE SCHUR	788497	BSCHUR@DB2RE.COM	214-526-3626
LICENSED SALES AGENT / ASSOCIATE	LICENSE NO.	EMAIL	PHONE

ALLIANCE COMMERCE CENTER

2301 EAGLE PKWY.
FORT WORTH, TX 76177

EXCLUSIVELY MARKETING BY:

CAMERON DEPTULA

2929 CARLISLE STREET, SUITE 250

DALLAS, TX 75204

C: (214) 497-0276

E: CDEPTULA@DB2RE.COM

WWW.DB2RE.COM

BLAKE SCHUR

2929 CARLISLE STREET, SUITE 250

DALLAS, TX 75204

C: (903) 821-9469

E: BSCHUR@DB2RE.COM

WWW.DB2RE.COM

OFFERING MEMORANDUM

DAVIDSON BOGEL
INVESTMENT SALES