



SALE PRICE | \$1,430,000

SIGN NDA



FOR SALE

MULTI-ASSET PROPERTY IN NATION'S #1 MARKET | DIVERSIFIED CASH-FLOW

4402-4430 HERRING DR | FORT WORTH, TX 76179

CONTACTS

Steven Thornton | 214.253.0794

Justin Owen | 214.924.2642

ASSET AT A GLANCE:

4402-4430 Herring Drive represents a rare, income-producing mixed-use commercial investment in the high-growth Eagle Mountain-Saginaw area. Zoned F1-Commercial, this versatile asset combines stable residential income with high-demand storage and flex space on a single 1.09-acre site. This asset is uniquely situated to capture relentless demand for affordable housing, small-business flex space, and recreational storage near Eagle Mountain Lake.

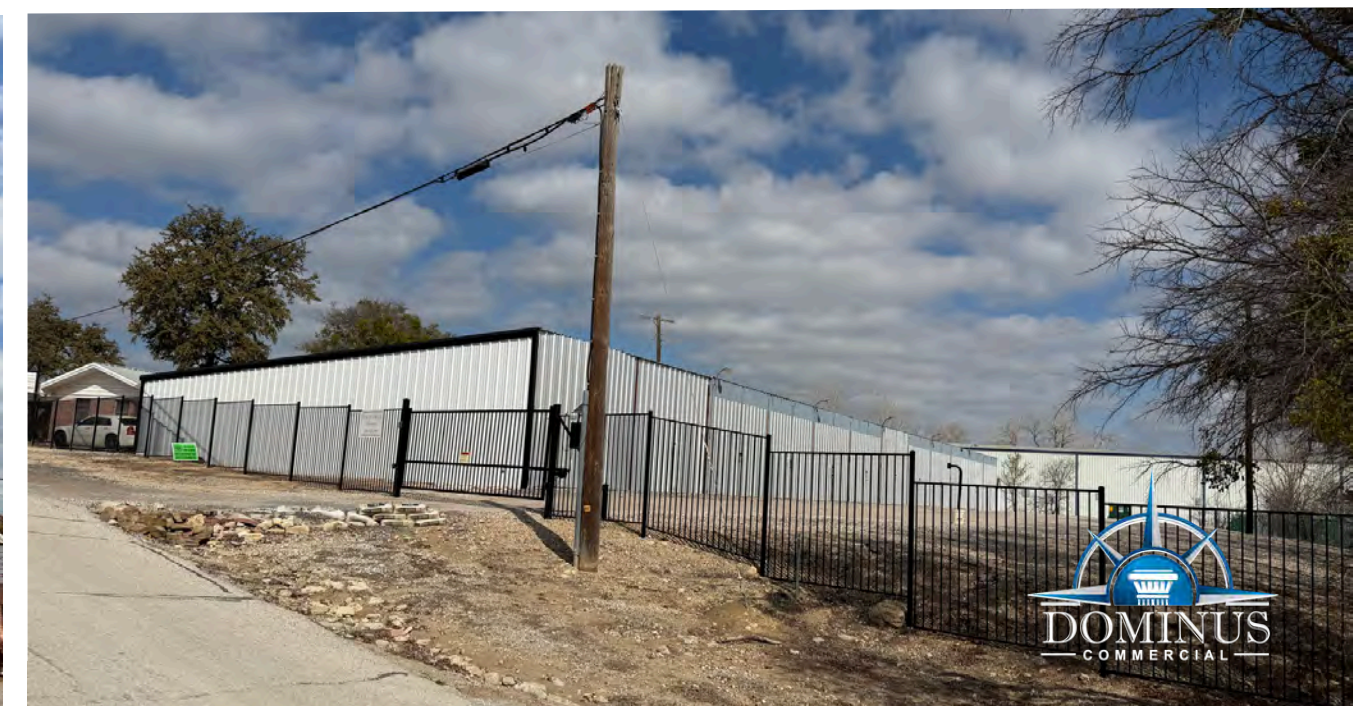
INVESTMENT HIGHLIGHTS:

- ▶ **Triple-Stream Income Stability:** A "recession-resistant" hedge featuring 7 multifamily units, 2 flex-industrial warehouses, and 34 self-storage/RV units.
- ▶ **Superior Yield Profile:** Offered at an **8.9% blended cap rate**, significantly outperforming the mid-6% to low-8% ranges typical for stabilized DFW comparables.
- ▶ **Turnkey Operations:** Generates approximately \$13,465 gross monthly income (\$161,580 annualized) with low overhead and proven tenant history.
- ▶ **Prime "Lake-Adjacent" Location:** Proximity to Eagle Mountain Lake and marina drives high-occupancy demand for RV and boat storage.
- ▶ **Zoning Versatility:** F1-Commercial zoning permits a broad range of uses, including retail, storage, and multifamily, with alcohol sales allowed on-premises.

| ASSET TYPE | BUILDING SIZE |
|-----------------------------------|-----------------------------------|
| Multifamily (7 Units) | ± 4,200 SF (600 SF each) |
| Flex-Industrial (2 Units) | ± 2,400 SF (1,200 SF each) |
| Self-Storage/RV (34 Units) | ± 10,900 SF (mix sizes) |
| TOTAL SIZE | ±17,500 SF |







The Herring Drive property functions as a **high-performance "cash-flow machine"** by integrating **three distinct asset classes**—multifamily, flex-industrial, and self-storage—into a single, recession-resistant hedge. This synergy ensures that while the industrial component capitalizes on DFW's record-breaking absorption rates, the affordable housing and storage units capture the steady demand generated by the region's massive population influx. Location is the primary driver of this performance; **situated in a premier growth corridor**, the asset offers unrivaled connectivity to the AllianceTexas global logistics hub and DFW International Airport. Furthermore, its immediate proximity to Eagle Mountain Lake and local marinas creates a captive market for specialized RV and boat storage, ensuring long-term occupancy and yield stability in the nation's top-ranked real estate market.

Points of Interest



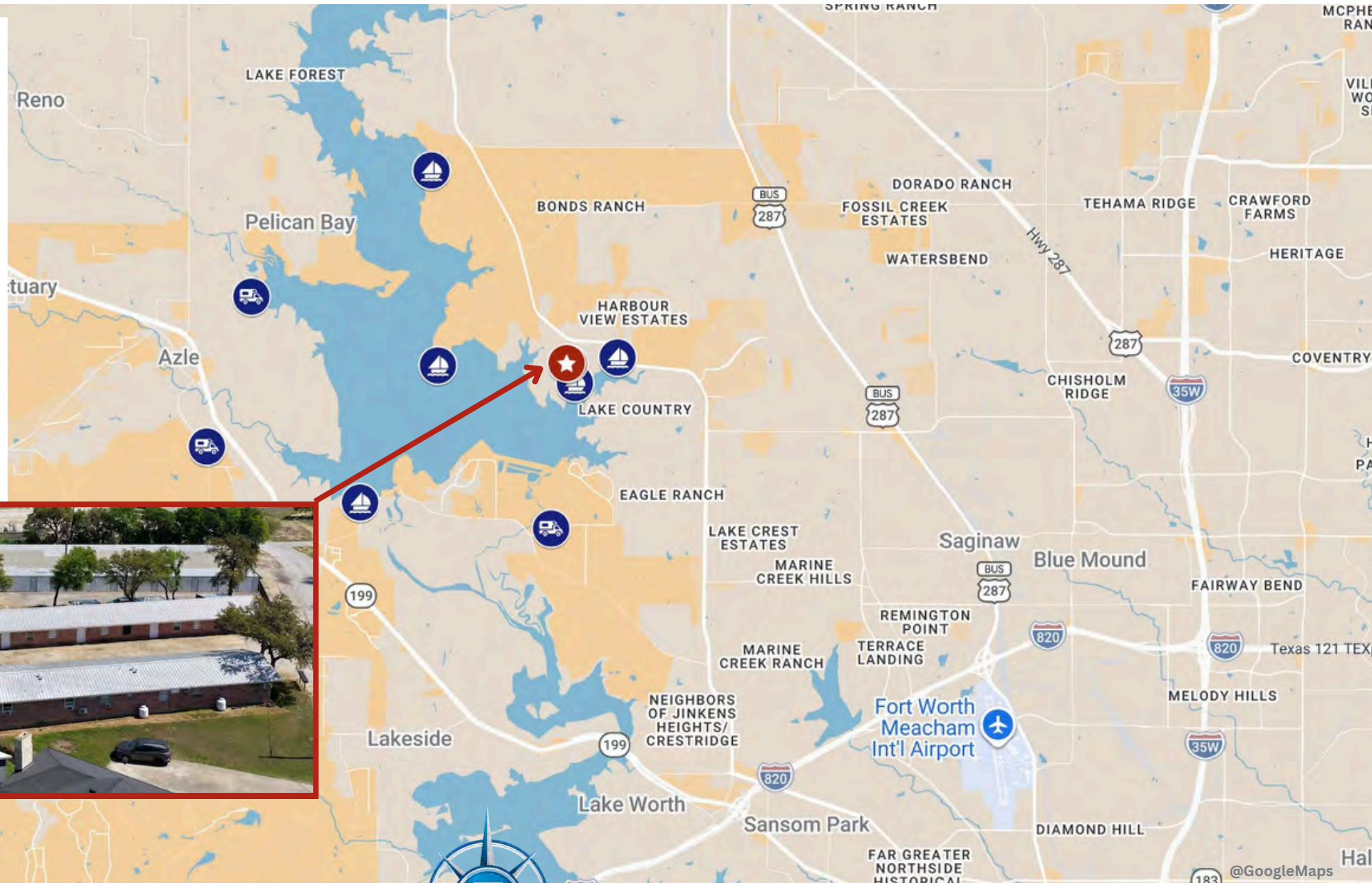
Marinas

- Lake Country Marina
- Eagle Mountain Marina
- Fort Worth Boat Club
- Harbor One Marina
- Party Cove



RV Parks

- Eagle Resorts RV Park
- Silver Creek RV Park
- Sportsman's Park RV



MIXED USE INVESTMENT

Multifamily | Flex-Industrial | Self Storage / RV

SALE PRICE: \$1,430,000

Dallas Fort Worth:

"IN TEXAS, WE WANT BUSINESSES TO SUCCEED. WHEN BUSINESSES SUCCEED, TEXANS SUCCEED."
- GOVERNOR GREG ABBOTT

Accolades

Dallas-Fort Worth is one of the top regions in the nation for business, thanks to a low cost of living, business-friendly environment, strong base of well-educated and skilled employees, and robust access to both U.S. and international markets through its transportation network.

Year after year, the region's selling points are lauded by business experts at respected publications, including Bloomberg Businessweek, Forbes, Fortune, and Site Selection Magazine.

Key metrics tracked by the Federal Reserve Bank of Dallas, which covers an area that includes Texas, northern Louisiana, and southern New Mexico, show the region to be among the strongest in the country.

Additionally, the communities comprising the Dallas-Fort Worth region are consistently ranked among the top places to work, the best places to live, and the best places for investment.



In 2024, Texas ranked as the state with the Best Business Climate



Texas ranked as a leading Growth State in America for 2024

#1 in the country for **5-year job growth** (593,700 jobs)
#1 among largest U.S. metros for year-over-year **job growth** (3.3%)
BLS, Dec. 2023



Dallas-Fort Worth was first among large metros to recover pandemic job losses, adding more jobs in the past 5 years than the next two metros combined.



8 **Global 500 Companies**
Fortune, 2023

8 **World's Most Admired Companies**
Fortune, 2022

24 **Fortune 500 Companies**
Fortune, 2023

"Dallas is just such a **great place** for travel, for the resources in the community, **the talent you can draw on**...[prior to relocating we] offered every single person in our company a weekend trip, and we flew them [to Dallas] with their families...That was probably part of our success."



Brian S. Tyler
Chief Executive Officer



Texas named the nation's 'Best State for Business' for the 20th consecutive year



WalletHub

Texas ranked as one of the most diverse states in the U.S.

2 **FORTUNE 10 COMPANIES** Tied with San Jose, NYC, L.A., and Chicago have none.

2 **GLOBAL 50 COMPANIES** Only Beijing and Seattle are home to more.

"In addition to the **logistical advantages** Dallas offers...this relocation is beneficial from a number of standpoints, including a **lower cost of living** and access to a **highly educated workforce**..."

John Ho, CEO

#22 of 500 Most Innovative Cities in the World
2023 2thinknow



Best Performing Cities—Dallas

#6



2023 Milken Institute

Airport Satisfaction



#4 Mega Airport



#4 Large Airport
J.D. Power, 2023



#11

Best cities in North America for startups

StartupBlink, Global Startup Ecosystem Index, 2023

Top 100

List of the largest **green** power users within EPA's Green Power Partnership

Participant Rank

- 5. AT&T (Dallas)
- 14. Kimberly-Clark (Irving)
- 29. 7-Eleven (Irving)
- 33. City of Dallas (#2 city)
- 42. DFW International Airport (#1 airport)
- 74. Aligned Data Centers (Plano)
- 75. DataBank (Dallas)
- 83. American Airlines Group (Fort Worth)



The Dallas Region added **467 New Residents** each day

25% Natural Increase | **75%** Net Migration

U.S. Census, 2021-2022

#1

Best cities for conducting sports business

Sports Business Journal, 2023

Three R1: Doctoral Universities



Carnegie Classification of Institutions of Higher Education: Very High Research Activity

"We believe it's in the **best strategic interest** of the company to make this move [to DFW], which supports Caterpillar's strategy for **profitable growth** as we help our customers build a **better, more sustainable world**."



Jim Umpleby
Chairman and CEO
Caterpillar



Dominus Commercial || 214.941.9500
600 E Las Colinas Blvd, #130 || Irving, TX 75039

Steven Thornton || 214-253-0794
Justin Owen || 214-253-0797

MIXED USE INVESTMENT

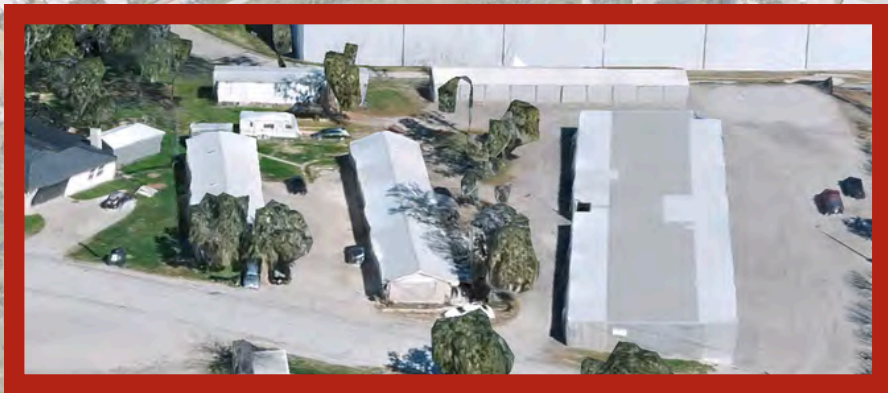
Multifamily | Flex-Industrial | Self Storage / RV

SALE PRICE: \$1,430,000

CONTACTS

Steven Thornton | 214.253.0794

Justin Owen | 214.924.2642



Dominus Commercial || 817.242.2361
909 W. Magnolia Ave, #2 || Fort Worth, TX 76104

Dominus Commercial || 214.941.9500
600 E Las Colinas Blvd, #130 || Irving, TX 75039

My Information About Brokerage Services

This document has been prepared by Dominus Commercial, Inc for advertising and general information only. Dominus Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Dominus Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. © 2026 Dominus Commercial, Inc. All rights reserved.