

PROPERTY SUMMARY

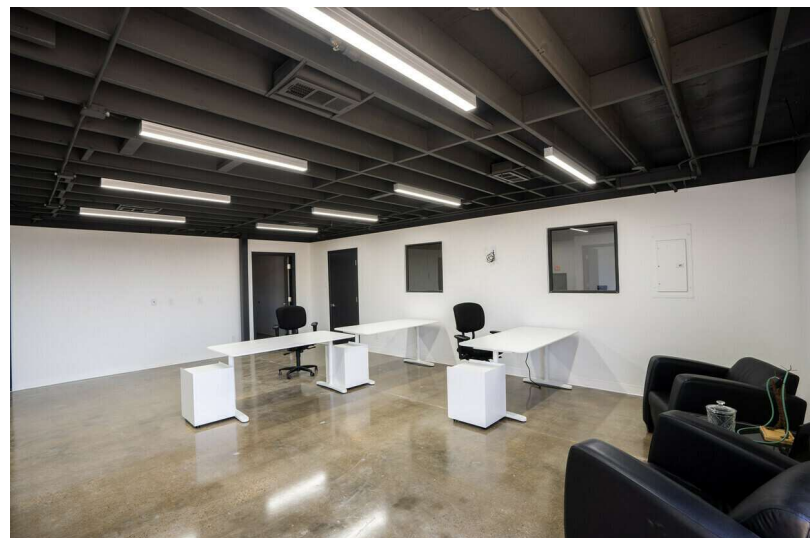


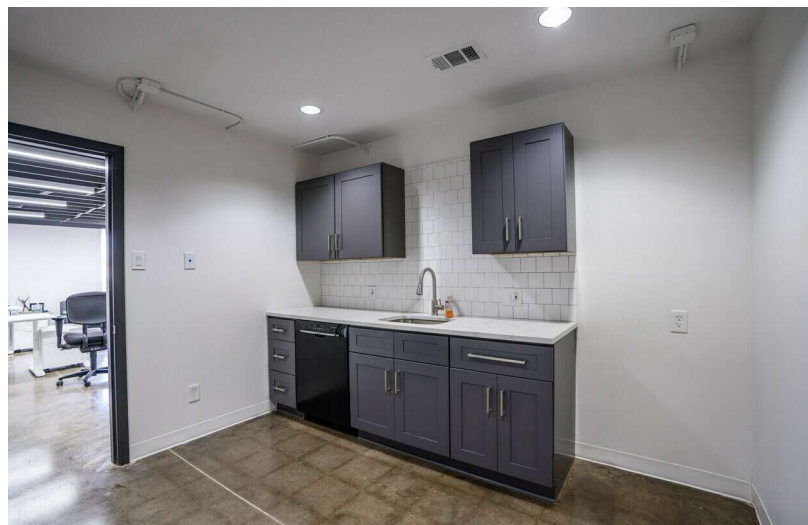
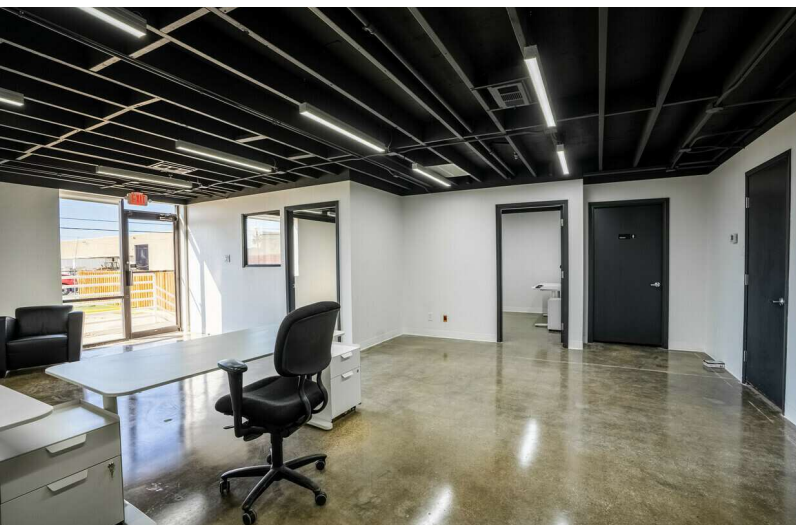
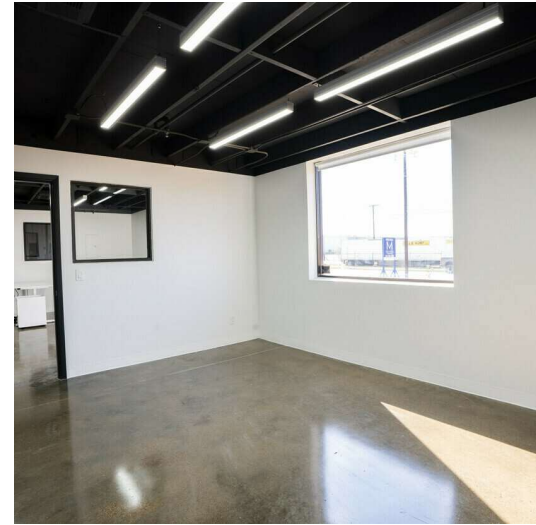
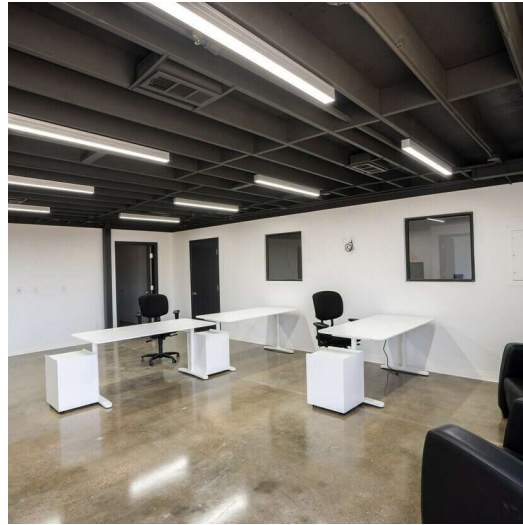
PROPERTY DESCRIPTION

PMW Realty Partners is pleased to present the opportunity to acquire 2626 Sea Harbor Drive, a 9,222 SF warehouse in Dallas, TX. The property will be sold vacant and features two docks (one ramp), 18' clear height, fully sprinkled, and LED lighting,

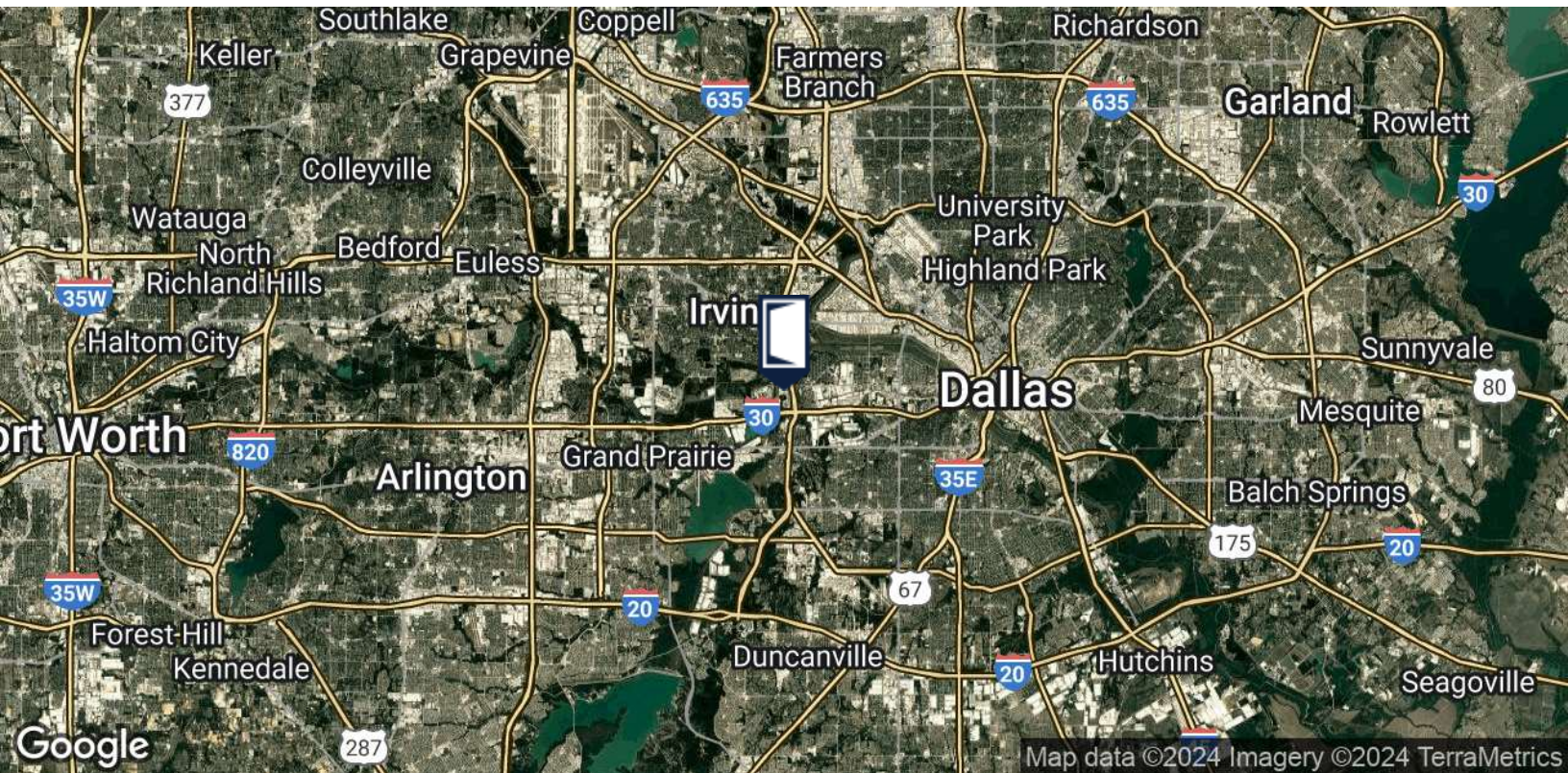
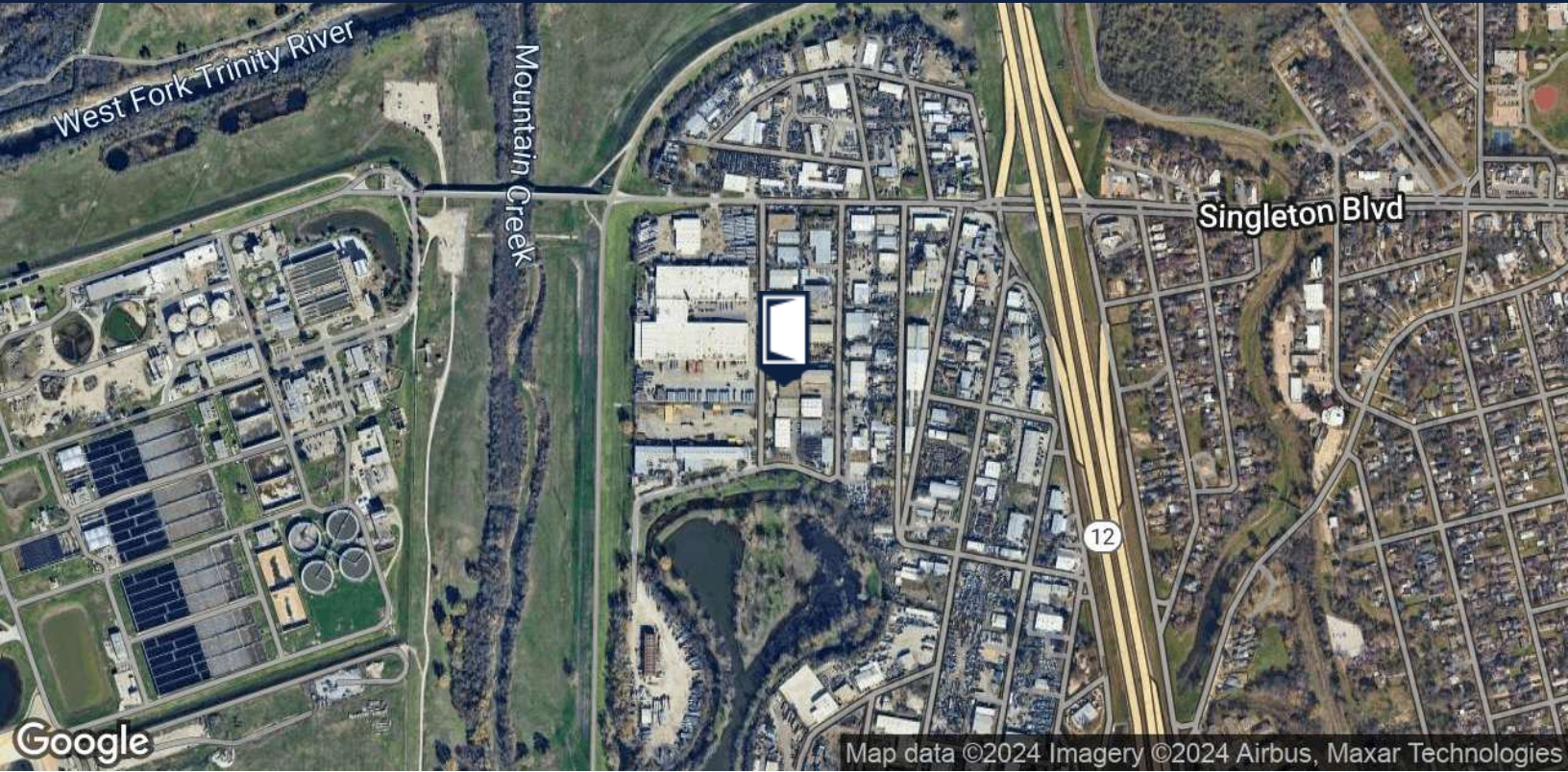
PROPERTY HIGHLIGHTS

- ~9,222 SF
- Two (2) docks (one ramped)
- LED's throughout
- Sprinkled
- High-end office finish-out
- Immediate access to Loop 12 and Interstate 30
- Tilt wall construction

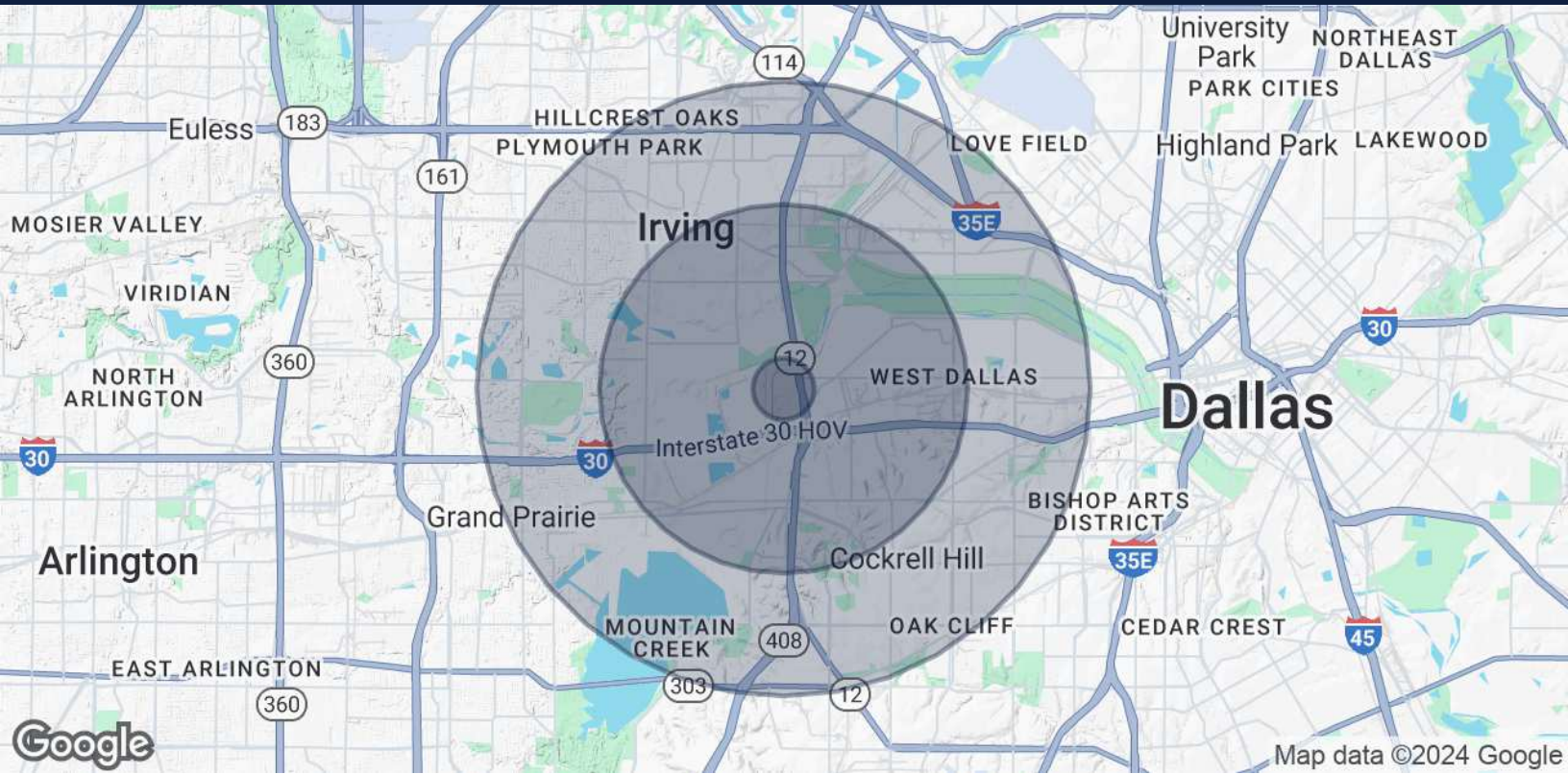




LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	3 MILES	5 MILES
Total Population	283	53,810	216,973
Average Age	31	35	36
Average Age (Male)	30	34	35
Average Age (Female)	33	36	37

HOUSEHOLDS & INCOME	0.5 MILES	3 MILES	5 MILES
Total Households	85	16,026	70,289
# of Persons per HH	3.3	3.4	3.1
Average HH Income	\$54,738	\$72,216	\$78,976
Average House Value	\$228,294	\$236,901	\$287,230

Demographics data derived from AlphaMap