

1209 FOUNDATION RD

Pilot Point, TX 76258

Industrial
Investment Opportunity

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



Drew Boroughs

Vice President

(214) 295-2790

Drew.Boroughs@matthews.com

License No. 726278 (TX)



Cameron Fitzpatrick

Associate

(972) 636-5724

cameron.fitzpatrick@matthews.com

License No. 812688 (TX)



Brady Beasley

Associate

(214) 764-2107

brady.beasley@matthews.com

License No. 827107 (TX)

Patrick Graham

Broker of Record

Broker Lic. No.: 528005 (TX)

Firm Lic. No.: 9005919 (TX)

MATTHEWS™



INVESTMENT HIGHLIGHTS

Property Highlights

- **Heavy Industrial Zoning (I-2):** Permits a broad range of industrial uses, including manufacturing, fabrication, and other intensive operations not allowed in lighter districts.
- **Functional ±3,600 SF Building:** Well-suited for owner-users in trades, fabrication, or service-based businesses needing efficient workspace.
- **Excellent Loading & Access:** Equipped with 4 grade-level doors (2 roll-up and 2 overhead) to support seamless equipment access and daily operations.
- **Partially Paved Yard Area:** Features a concrete yard providing a clean, durable surface for parking, outdoor use, or operational flow.
- **Efficient Site Layout** on ±0.56 Acres: Designed to maximize usability while minimizing excess maintenance.
- **Convenient Access Near US Highway 377:** Offers quick connectivity to Denton and surrounding North Texas growth corridors.
- **Located in a Growing Pilot Point Submarket:** Benefits from ongoing residential expansion and commercial growth moving north from Denton and Aubrey.





377

CHANDLER CABINETS

UPPERCUT

EMD ELECTRICAL

±260 Acre Development Land
 Purchased by Talley Land Development and Being Positioned for Future Residential Projects such as Talley Ranch and Four Seasons.

Pilot Point High School
 ±452 Students

Exxon

NAPA

Subject Property

Pilot Point Elementary School
 ±185 Students

UNITED STATES POSTAL SERVICE

TNMP **AMERICONSTRUCTION**

TEXAS REPUBLIC BANK
Banking like it oughta be! Est. 1881

Yearby's BARBECUE & WATERICE

Dominio's Pizza

ACE Hardware **SONIC**

DOLLAR GENERAL

Pilot Point Middle School
 ±328 Students

Brookshire's food & pharmacy

SouthState

ANYTIME FITNESS

Pizza Hut

O'Reilly AUTO PARTS

Lantern Master-Planned Community
 617 Acre Master-Planned Development Creating ±2,000 Homes, 15-Acre Elementary School Site, and Mixed-Use Parcels.

The Landings
 ±292 Units

PILOTPOINT DENTISTRY

McDonald's

Bryson Ranch Neighborhood
 Proposed Development on ±1,047 Acres.

N Washington St

±11,000 VPD

377

±3,600 SF
Building SF

2015
Year Built

±11,000
Vehicles Per Day

\$180.55
Price Per SF



● Subject Property

FINANCIAL SUMMARY

\$650,000

List Price

\$180.55

Price Per SF

±0.56 AC

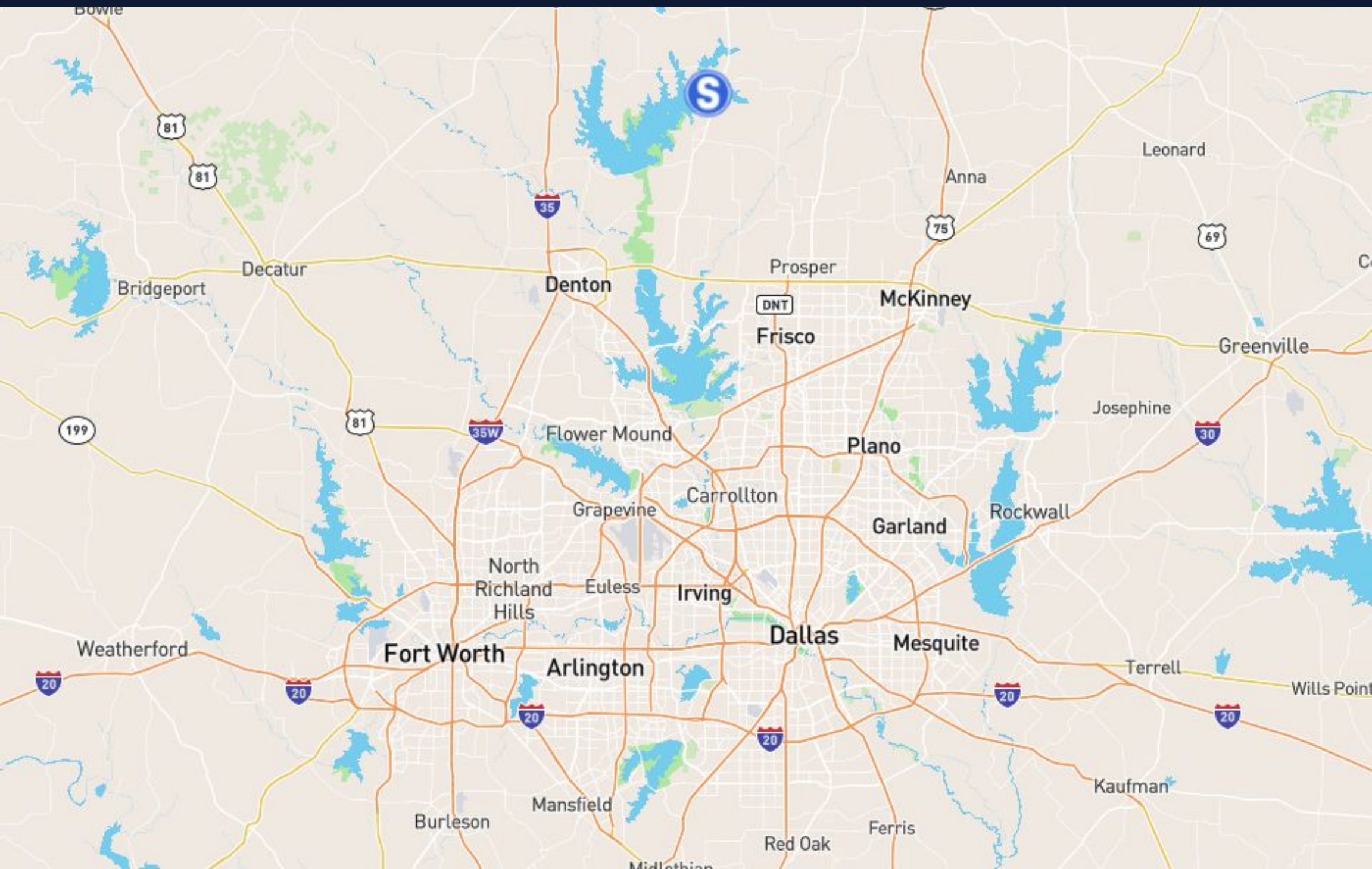
Lot Size

Property Description

Address	1209 Foundation Dr
City, State, Zipcode	Pilot Point, TX 76258
Property Type	Flex
Building SF	3,600
Lot Size	±0.56 AC
Year Built	1999
Clear Height	14'
Loading	2 Roll Up Doors 2 Overhead (4)
Zoning	I-2(Heavy Industrial)



REGIONAL MAP



PILOT POINT, TX

Market Demographics

Local Market Overview

Pilot Point, Texas is a small city in Denton County that has been experiencing steady population and economic growth. Its location near major highways and within reach of the Dallas–Fort Worth metro area has made it more accessible for new residents and businesses. The city has seen increases in housing development, local services, and infrastructure investment, supporting its expanding community.

The local economy is supported by a mix of agriculture, small businesses, and connections to the larger regional job market. Pilot Point has maintained its role in equine and agricultural activity while also benefiting from nearby industrial and commercial growth in North Texas. New retail and service businesses have opened in response to population increases, contributing to local job opportunities and tax revenue.

Growth in Pilot Point has been supported by planning efforts that focus on long-term development and economic stability. Public investments in roads, utilities, and community facilities have helped accommodate expansion. Its position within one of the faster-growing regions in Texas continues to bring attention from developers and residents, making it a place with ongoing economic activity and future growth potential.



Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,048	6,745	9,797
Current Year Estimate	1,739	5,772	8,244
2020 Census	1,358	4,782	6,941
Growth Current Year-Five-Year	17.71%	16.87%	18.83%
Growth 2020-Current Year	28.08%	20.70%	18.77%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	793	2,635	3,816
Current Year Estimate	653	2,187	3,128
2020 Census	473	1,673	2,459
Growth Current Year-Five-Year	21.44%	20.51%	21.99%
Growth 2020-Current Year	38.02%	30.67%	27.19%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$122,584	\$124,851	\$127,081

DFW TEXAS

DALLAS-FORT WORTH, TX

The Dallas-Fort Worth metropolitan area is distinguished by its exceptional and consistent population growth, demonstrating its strong regional allure. The Dallas-Fort Worth metroplex has witnessed exceptional growth from 2019 to 2024, solidifying its position as one of the fastest-expanding regions in the United States, at over 10% during the period. Recent data highlight this surge, with DFW adding approximately 177,922 residents from

2023 to 2024, pushing the total population to around 8.3 million. This increase, with over 650,000 new residents since 2020, is fueled by strong domestic migration, as individuals relocate for its thriving job market and affordable living. This influx of young professionals contributes to more households, underscoring the region's appeal as a prime location for long-term residence.

Total Population

8.3 million+

Median HH Income

\$89,713

Annual Visitors

75.5 Million+

GDP

\$745+ Billion





Transportation

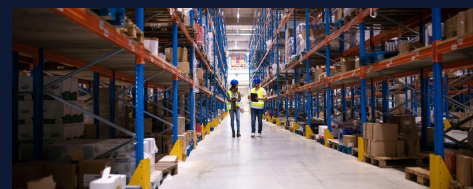
The Dallas-Fort Worth metro area has a well-developed transportation network, including major highways I-35, I-20, and I-30, supporting efficient regional movement. DFW Airport, one of the world's busiest, handled over 81 million passengers and 774,000 U.S. tons of cargo in 2023, reinforcing its role as a global air travel and logistics hub. Public transit options include Dallas DART light rail and Fort Worth's Trinity Metro. The region's strategic location drives growth in logistics and distribution, with companies like Amazon and FedEx expanding operations, ensuring strong connectivity and supporting ongoing economic growth.



Air Cargo Volume
±11.16 Million Tons



Airport Economic Impact
\$67 Billion Annually



Logistics Employment
634,000 Workers in Transport & Warehousing



Annual Ridership for Public Transportation
81.8 Million Passengers

MATTHEWS™

EXCLUSIVELY LISTED BY



Drew Boroughs

Vice President

(214) 295-2790

Drew.Boroughs@matthews.com

License No. 726278 (TX)



Cameron Fitzpatrick

Associate

(972) 636-5724

cameron.fitzpatrick@matthews.com

License No. 812688 (TX)



Brady Beasley

Associate

(214) 764-2107

brady.beasley@matthews.com

License No. 827107 (TX)

Patrick Graham | Broker of Record | Broker Lic No. 528005 (TX) Firm Lic No. 9005919 (TX)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1209 Foundation Rd, Pilot Point, TX, 76258 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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.

11-2-2015



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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date