

901-951 N. Crowley Road

CROWLEY | TEXAS 76036

SOUTH FORT WORTH
SUBMARKET

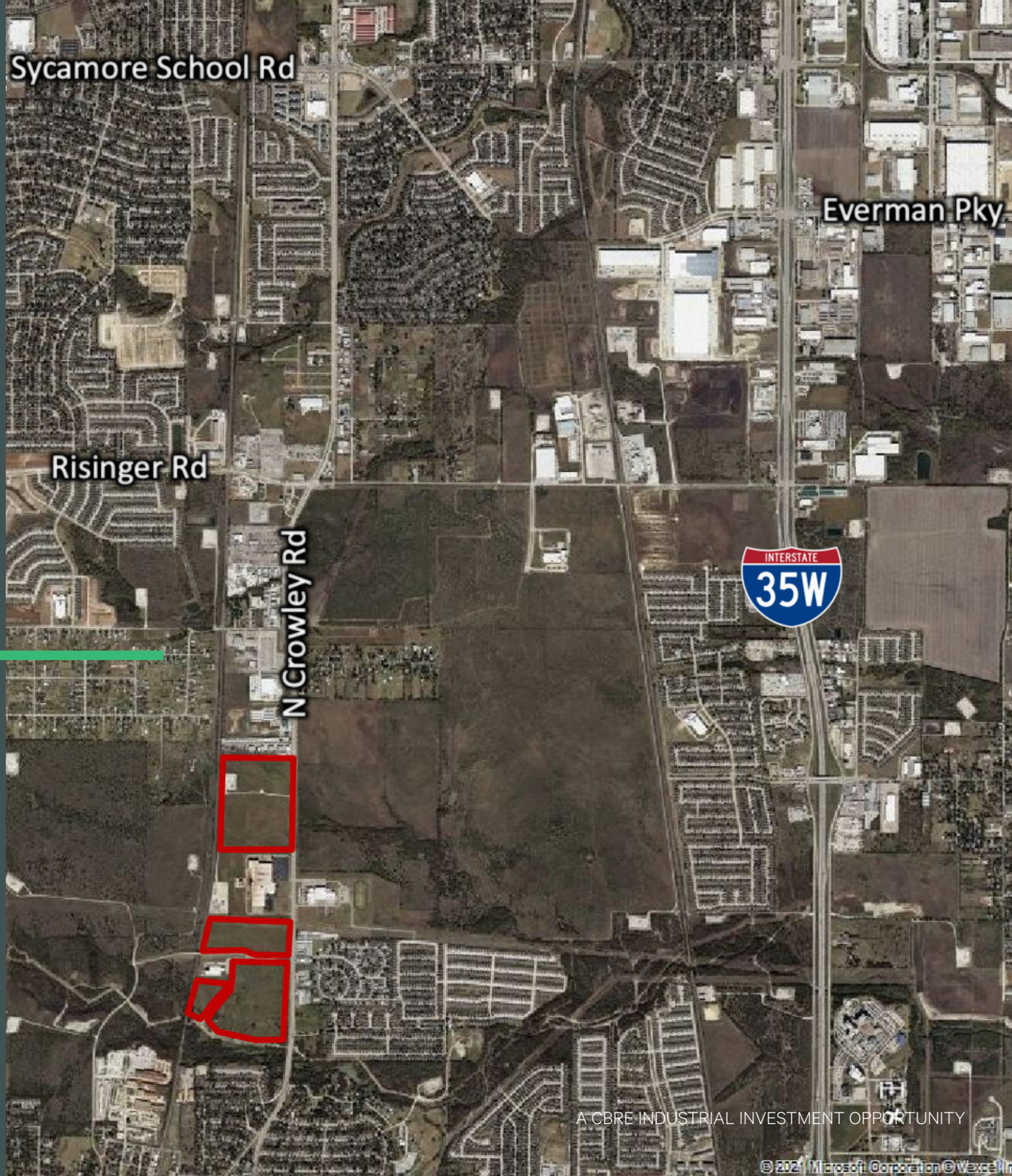
INDUSTRIAL LAND SITES
FOR SALE

TRACT 1 - 71.65 ACRES

TRACT 2 - 16.71 ACRES

TRACT 3 - 52.35 ACRES

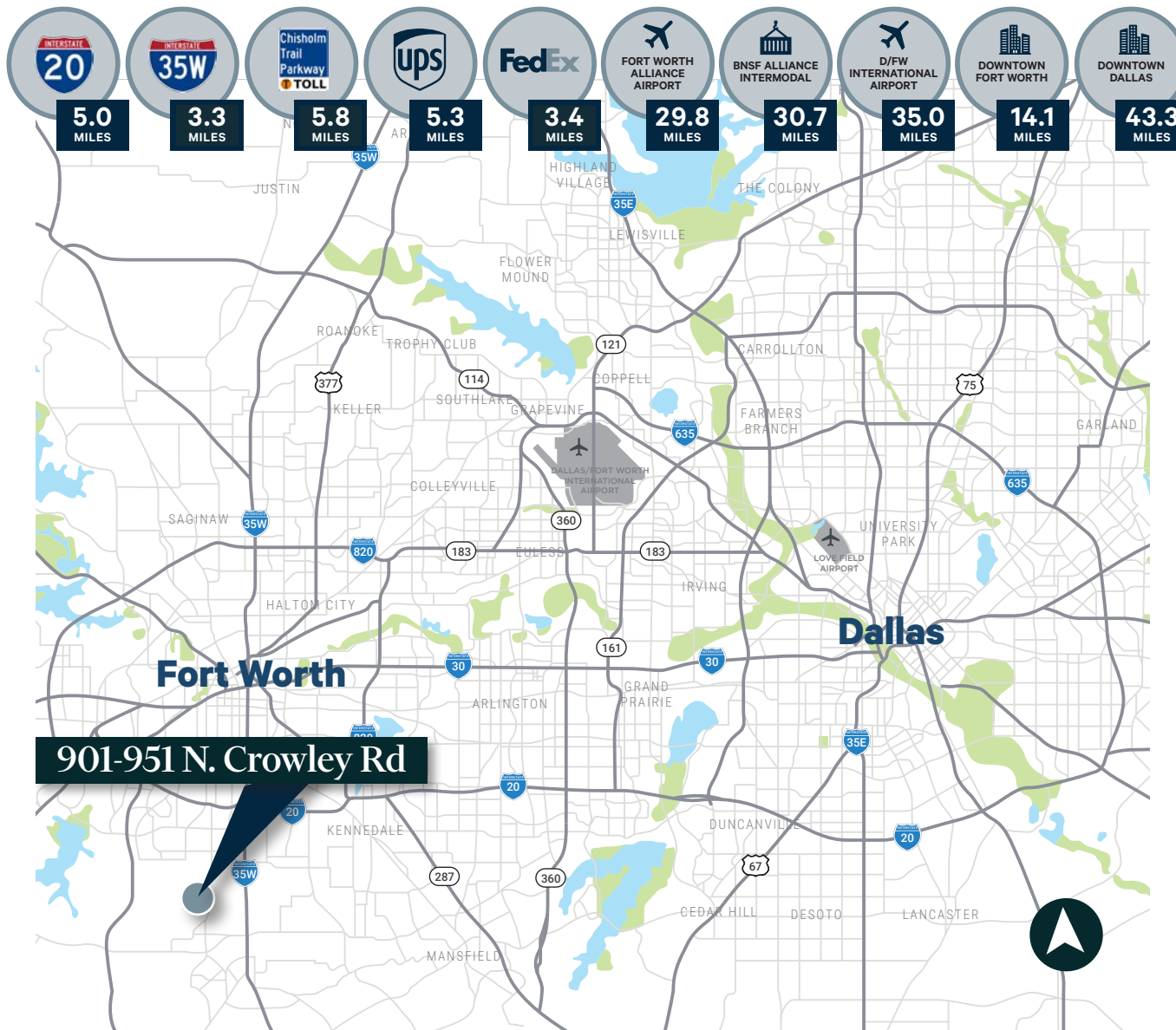
CBRE



A CBRE INDUSTRIAL INVESTMENT OPPORTUNITY

Property Information

The sites are located at 901-951 N. Crowley Road., Crowley, Texas in the south Tarrant County area. The property includes several vacant industrial land parcels totaling approximately 140 Acres.



Demographics

Population	1 Mile	3 Miles	5 Miles
2021 Population	4,621	83,541	194,053
2026 Population Projection	5,267	94,479	214,765
Annual Growth Rate	2.65%	2.49%	2.05%

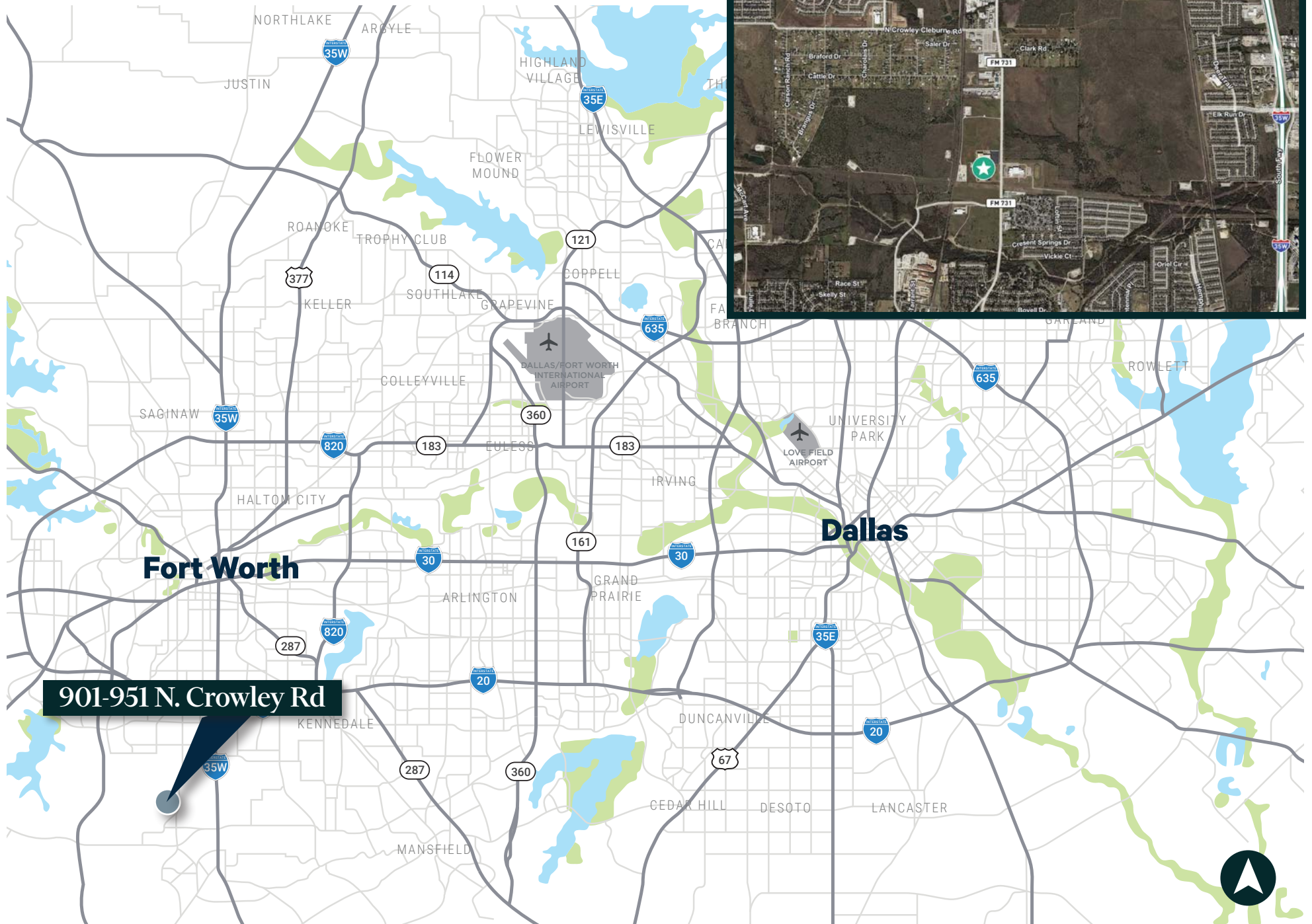
Households	1 Mile	3 Miles	5 Miles
2021 Households	1,520	26,371	65,336
2026 Households Projection	1,709	29,625	71,757
Annual Growth Rate	2.37%	2.35%	1.89%

Income	1 Mile	3 Miles	5 Miles
2021 Average Household Income	\$77,123	\$88,112	\$86,335
2026 Average Household Income Projection	\$87,267	\$99,105	\$96,960

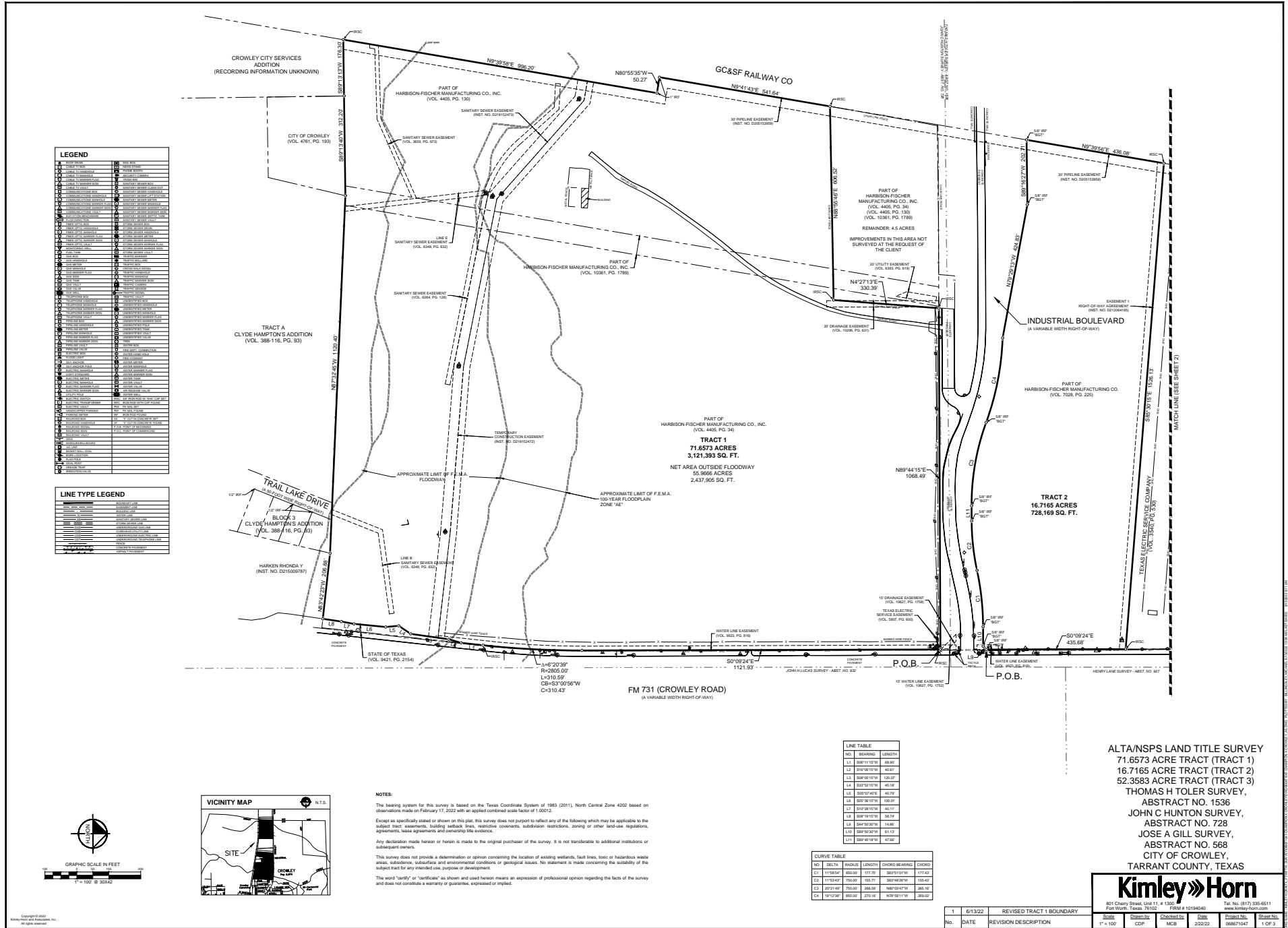


Property Overview

Property Location



Site Plan



Site Plan



Aerial: North Sites



Aerial: South Sites



NORTH CROWLEY ROAD

INDUSTRIAL BLVD





Market Overview

Dallas/Fort Worth Market

OVERVIEW

The Dallas/Fort Worth (D/FW) Metroplex is a dynamic 13-county region in North Texas that is comprised of Dallas and Fort Worth. D/FW is the fourth-largest metropolitan area in the United States encompassing 9,286 square miles and a population of more than 7.6 million people.

EXPLOSIVE POPULATION GROWTH

According to the U.S. Census Bureau, the D/FW metro has had the largest U.S. numeric population gain between 2010 and 2020 with its population increasing by more than 1.2 million people (20%) to a total of 7,637,387, positioning it as the 4th most populous metro in the country. The population in Texas continues to explode as people move to the state in multitudes. Texas added the most residents of any state this year, according to the U.S. Census Bureau's 2020 population estimates.



Booming Economy

Centrally located with two major commuter airports, D/FW capitalizes on Texas' pro-business community, favorable tax climate, relatively low cost of living, and expanding labor pool. The D/FW Metroplex has benefitted from a sustained period of economic and population expansion, as local companies have continually increased their business capacity and many nationally recognized companies are constantly relocating to this desirable, central U.S. location.

The D/FW Metroplex is widely considered by investors to be one of the most attractive and fastest-growing markets in the United States. Consistently, D/FW ranks as one of the top cities for job outlook – having the largest over-the-year employment increase, according to the Bureau of Labor Statistics. The area labor force consisted of just under 4.2 million people in November 2021 and total nonfarm employment was up 5.6% in November 2021 from the previous year. In November 2021, the annual unemployment rate in D/FW compressed to 3.9%, far outperforming the national unemployment rate by 130 basis points. Amidst the Covid-19 pandemic, D/FW claimed the Top U.S. Commercial Real Estate Market in 2020 and remained the top market through much of 2021. According to Real Capital Analytics, North Texas outperformed much larger markets — including Los Angeles and Manhattan — as the U.S. metro area with the largest volume of commercial property transactions.

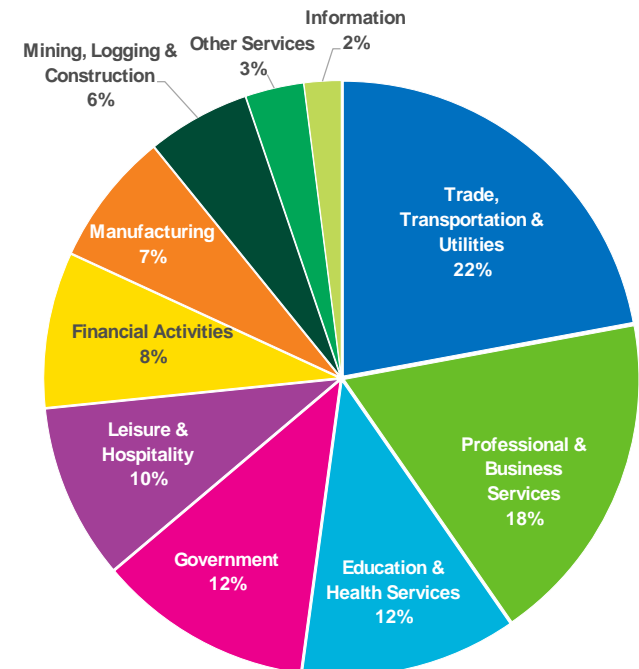
The region's economy is primarily dedicated to banking, commerce, insurance, telecommunications, technology, energy, healthcare, transportation and logistics. Currently, D/FW is home to 22 Fortune 500 companies and 45 Fortune 1000 companies. Leading the country in relocation's, the city continues to attract numerous corporate relocations and expansions, most recently including McKesson, Charles Schwab, Uber and CBRE.



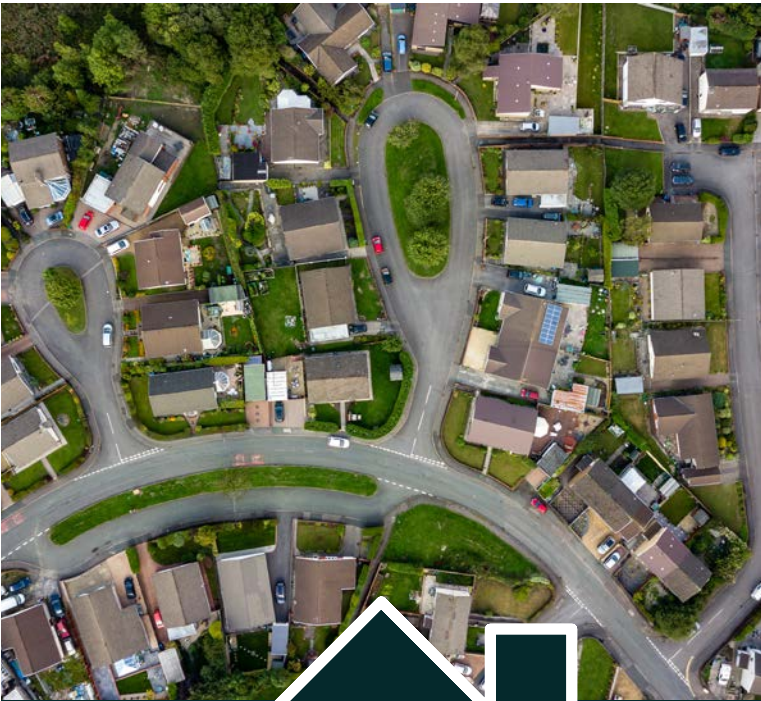
D/FW's Largest Employers

1. Texas Health Resources
2. Lockheed Martin
3. UT Southwestern Medical Center
4. Medical City Healthcare
5. University of North Texas System
6. Bank of America
7. City of Dallas
8. Parkland Health and Hospital System
9. JPMorgan Chase
10. City of Dallas
11. Fort Worth ISD
12. General Motors
13. Southwest Airlines
14. State Farm
15. Dallas County

Diversified Workforce



Source: U.S. Bureau of Labor Statistics, January 2022



**D/FW
COST OF LIVING**

**21.2% BELOW
LARGE U.S. METRO AVERAGE**

↓

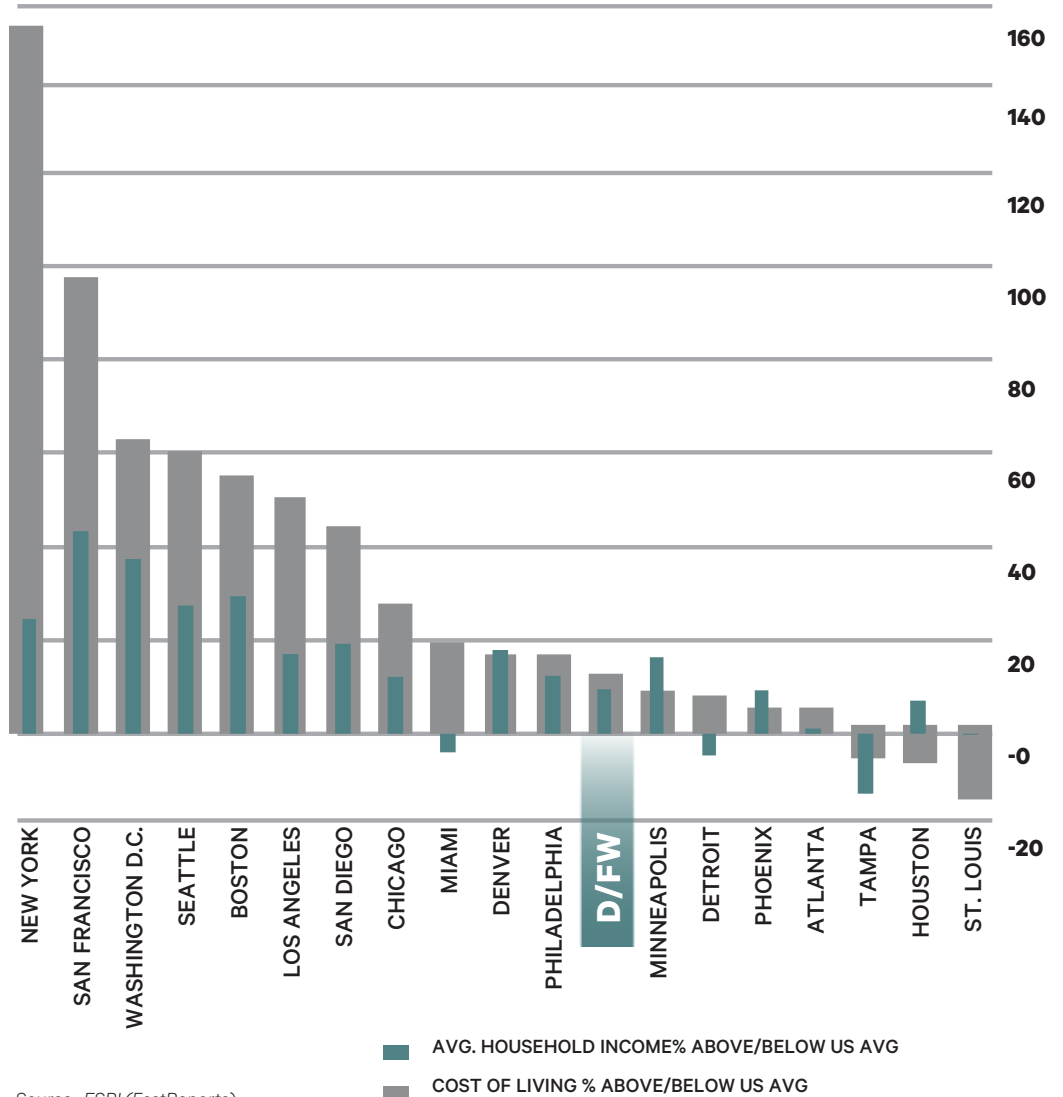
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AVG INCOME IS ABOVE

Source: Texas A&M Real Estate Center, December 2020,
Greater Houston Partnership Living Cost Comparison, Q3 2020,
Cost of Living Index, ESRI Fast Reports, 2020

Household Income & Cost Of Living

% BELOW/ABOVE U.S. AVERAGE



Source: ESRI (FastReports)

Transportation, Infrastructure & Access

AIRPORTS

- D/FW is centrally located within a 4-hour flight from most North American destinations.
- Located between Dallas and Fort Worth, **D/FW International Airport (D/FW)** is the 4th busiest airport in the U.S. in terms of operations, transporting over 75 million annual passengers with 200+ direct destinations. D/FW Airport is an economic engine for the region, generating over \$37 billion in economic impact annually.
- **Dallas Love Field Airport (DAL)** is located in the Dallas urban core and is the 31st busiest airport with nearly 17 million passengers in 2019 and is the main hub for Southwest Airlines.
- **Fort Worth Alliance Airport (AFW)** is the world's first 100% industrial airport designed for cargo and corporate aviation. AFW features a vast array of flight services, including air cargo, corporate and military aviation. FedEx operates the Southwest Regional Air Hub at AFW, and recently, Amazon's regional air hub opened in October 2019.

ROADS AND HIGHWAYS

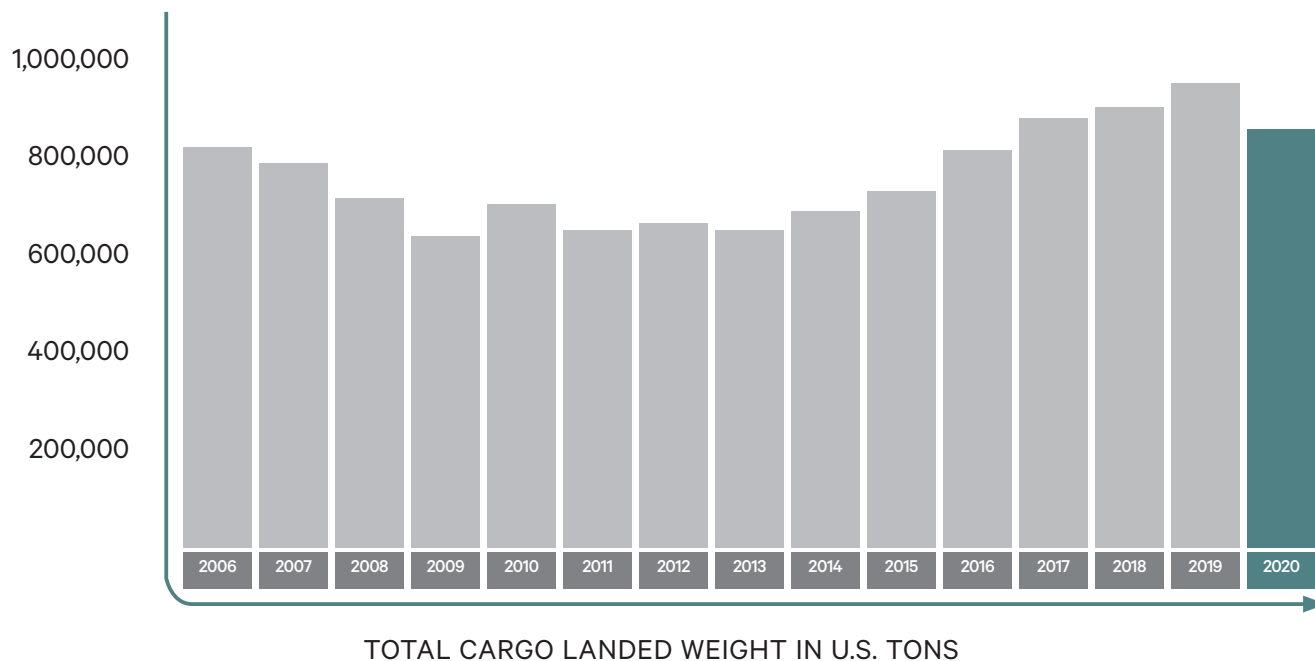
- D/FW benefits from unsurpassed highway accessibility. The metroplex is served by six interstates, seven other U.S. highways and numerous state highways.
- Interstate 35 serves as a north and south artery throughout the Metroplex and the central U.S. It stretches from the U.S. - Mexico border running north through D/FW, and terminating in Duluth, Minnesota.
- Interstate 30 is a major local thoroughfare that connects the central business districts of Dallas and Fort Worth. Its 366-miles stretch from Fort Worth to the west to North Little Rock, Arkansas to the east.
- Traversing south of and parallel to IH-30, Interstate 20 is a major U.S. east-west artery covering 1,538 miles and connecting D/FW with other major southern cities including Birmingham, Alabama, and Atlanta, Georgia.
- Interstate 635 is a partial loop around Dallas linking IH-20 and State Highway 121 at the north entrance of D/FW International Airport.

RAIL

- 57 railroads operate in Texas, totaling over 10,500 miles of track, more than any other state, including three Class 1 railroads (UP, BNSF & KCS).
- D/FW is served by two major intermodal facilities: Union Pacific in South Dallas and BNSF in Alliance Texas.
- The 360-acre Union Pacific Dallas Intermodal Terminal (DIT) is located just 12 miles from downtown Dallas, and features 387,000 lift capacity, 4,100 parking stalls, a 10-lane automated gate system entrance and room for future expansion.
- BNSF Intermodal Facility was ranked in the Top 10 Container Ports, coordinating nearly 5,000 trucks and 16 double-stacked intermodal trains daily.



D/FW Airport



Source: Dallas Fort Worth International Airport, 2021.

D/FW Airport by the Numbers...

4TH BUSIEST AIRPORT
IN THE WORLD IN TERMS
OF TOTAL OPERATIONS

193
DOMESTIC
DESTINATIONS



67
INTERNATIONAL
DESTINATIONS



OVER **75 Million**
PASSENGERS IN 2019



\$37 Billion
IN ANNUAL ECONOMIC IMPACT

Awards & Accolades

Where Business Goes Big!

Texas is the home of 50 Fortune 500 headquarters, 90+ Fortune 1,000 headquarters, more than 1,600 foreign-owned companies and 2.7 million small businesses.

Source: Business in Texas

#1

**FASTEST-GROWING
STATE ECONOMY IN 2020**

Source: U.S. Bureau of Economic Analysis

TEXAS ENTERS 2021 AS WORLD'S
**9TH LARGEST
ECONOMY BY GDP**

Source: Texas EDC

#1

**TEXAS ADDED MORE RESIDENTS
THAN ANY STATE IN 2020**

Source: U.S. Census Bureau

TEXAS LEADS THE NATION AS

#1

STATE IN EXPORTS FOR 19TH CONSECUTIVE YEAR

Source: Office of the Texas Governor

TEXAS WINS GOVERNOR'S CUP FOR

9TH

CONSECUTIVE YEAR

Source: Site Selection Magazine

Texas Gains 2 U.S. House Seats, Grows By 4 Million Residents In 2020 Census

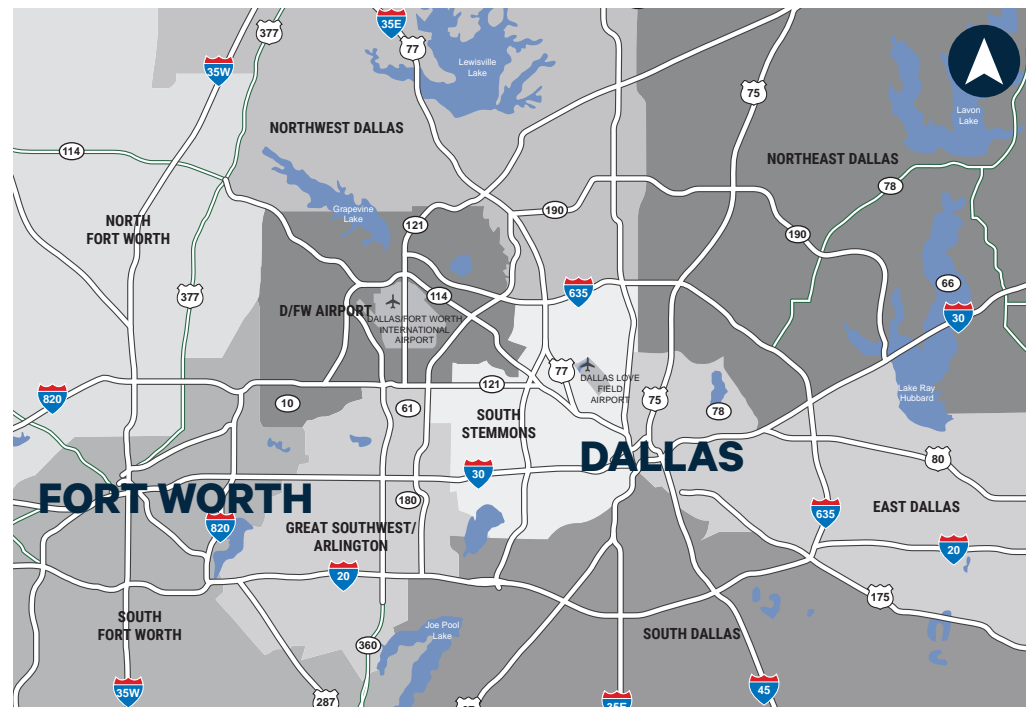
Source: Dallas Morning News

D/FW Industrial Market

OVERVIEW

The Dallas/Fort Worth industrial market consists of nine major submarkets that contain approximately 865 million square feet of industrial product ranging from heavy manufacturing to light industrial and business parks. Dallas/Fort Worth is an essential distribution hub for the nation and is the third-largest industrial market in the United States (measured by total square footage). D/FW's business parks are designed to preserve the logistical benefits of a master-planned development and make up a large portion of the overall industrial product.

- With recent changes in supply chains and societal shifts in consumer habits, D/FW distribution demand has only continued to climb higher. Q4 2021 marked the 45th consecutive quarter, or eleven years, of positive net industrial absorption in Dallas/Fort Worth bringing the 2021 absorption total to 39.6 million square feet.
- With 33.1% of delivered product in Q4 preleased and 33.1% of the 54.5 million square feet under construction preleased, D/FW is witnessing unprecedented asking rental rate growth of approximately 17% in one year's time.
- With insatiable demand among occupiers during the current shift in global supply chains, the market wide vacancy rate has continued to compress to a record low maintaining a direct vacancy rate of 4.4% in Q3 & Q4 2021.



AREA	# BUILDINGS	INVENTORY (SF)	DIRECT VACANCY (%)	TOTAL NET ABSORPTION (Q4 2021)	DELIVERIES (Q4 2021)	UNDER CONSTRUCTION (Q4 2021)
DFW Airport	707	85,058,605	3.2%	2,138,359	140,056	3,547,711
East Dallas	687	43,207,820	9.9%	600,484	920,380	5,215,931
Northeast Dallas	1,758	106,972,563	3.7%	955,483	305,179	1,050,621
Northwest Dallas	1,503	113,568,157	2.2%	1,814,170	670,900	3,718,776
South Dallas	621	89,098,299	6.0%	270,695	1,610,203	20,182,901
South Stemmons	2,758	125,257,011	2.4%	556,285	253,747	2,285,770
Great SW/Arlington	1,328	115,320,220	1.8%	401,279	0	2,199,118
North Fort Worth	726	106,424,026	7.8%	1,388,665	1,276,450	11,000,346
South Fort Worth	1,599	79,782,175	7.2%	1,993,869	3,273,577	5,253,645
Dallas/Fort Worth	11,687	864,688,876	4.4%	10,119,289	8,450,492	54,454,819

Source: CBRE Local Market Reports, Q4 2021

D/FW Industrial Market

Q4 2021

Market Snapshot:



Direct Vacancy Rate

4.4%



Q4 Deliveries

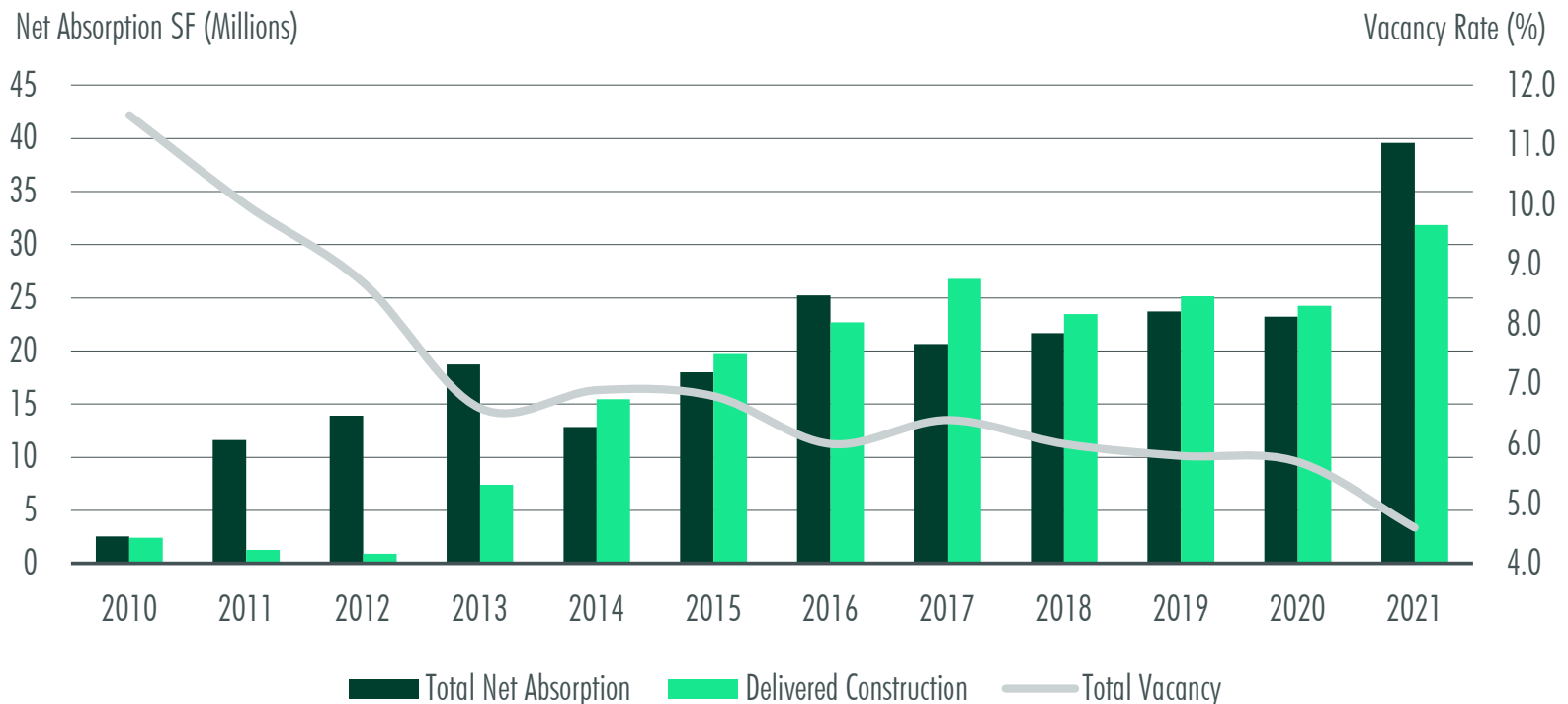
8,450,492 SF



Q4 Net Absorption

10,119,289 SF

Q4 2021 marked the 45th consecutive quarter of positive industrial absorption in D/FW!



DISCLAIMER / LEGAL PAGE

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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

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