OFFERING MEMORANDUM

FORMER TOP 5 DEALERSHIP

CBRE

204 NE LOOP 820
HURST, TX 76053

DEALERSHIP OPPORTUNITY

EXCLUSIVE ADVISORS

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TOYOTA

PROPERTY OVERVIEW

Property Address	204 NE Loop 820, Hurst, TX 76053
TAD Address	200 NE Loop 820 HWY
Ownership Entity	Freeman Financial Investment
Current Tenant / Operator	Freeman Toyota
Legal Description	TOYOTA-HURST ADDITION, Block A, Lot 1R
Building Size	Approximately 84,566 SF
Land Area	Approximately 10 Acres
Year Built	2003
Property Type	Auto Dealership (Showroom, Service, Parts, Lot)
Zoning	OC — Outdoor Commercial District
Submarket	Mid-Cities (Hurst-Euless-Bedford / NE Tarrant County)
Transaction Type	Sale with 12-Month Leaseback, Then Vacancy
Corridor	NE Loop 820 — High-traffic dealership row

BUILDING DETAILS

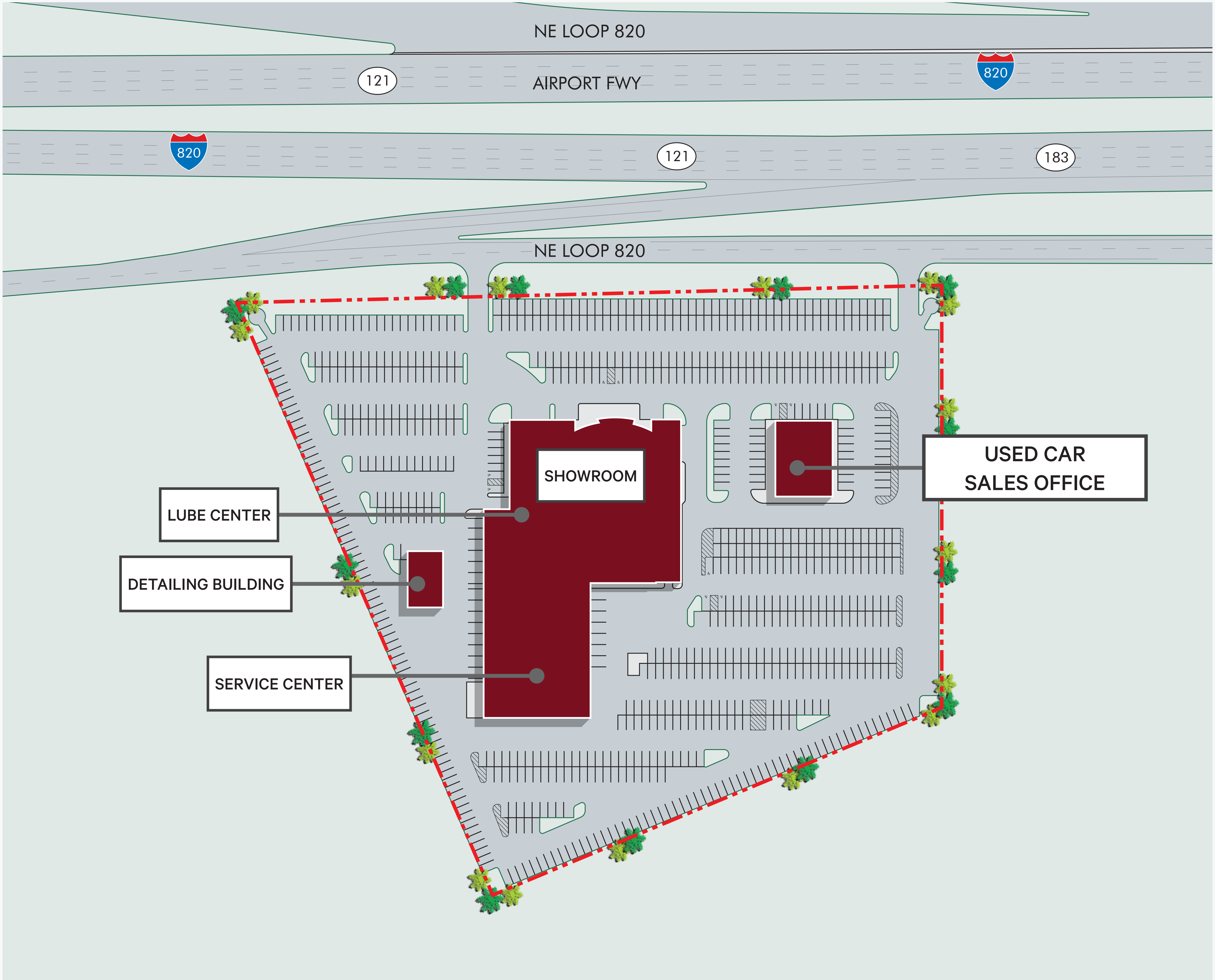
Sale Price	Reach out to Broker
Property Type	Tilt Wall
Parking	819 spaces
Sprinkers	Yes

SITE / LAND DETAILS

Size (acres)	10 acres
Access Points / Curb Cuts	2 point of ingress & egress off Loop 820
Zoning	General Commercial (new & used auto sales approved by right)

AUTO SERVICE AREA

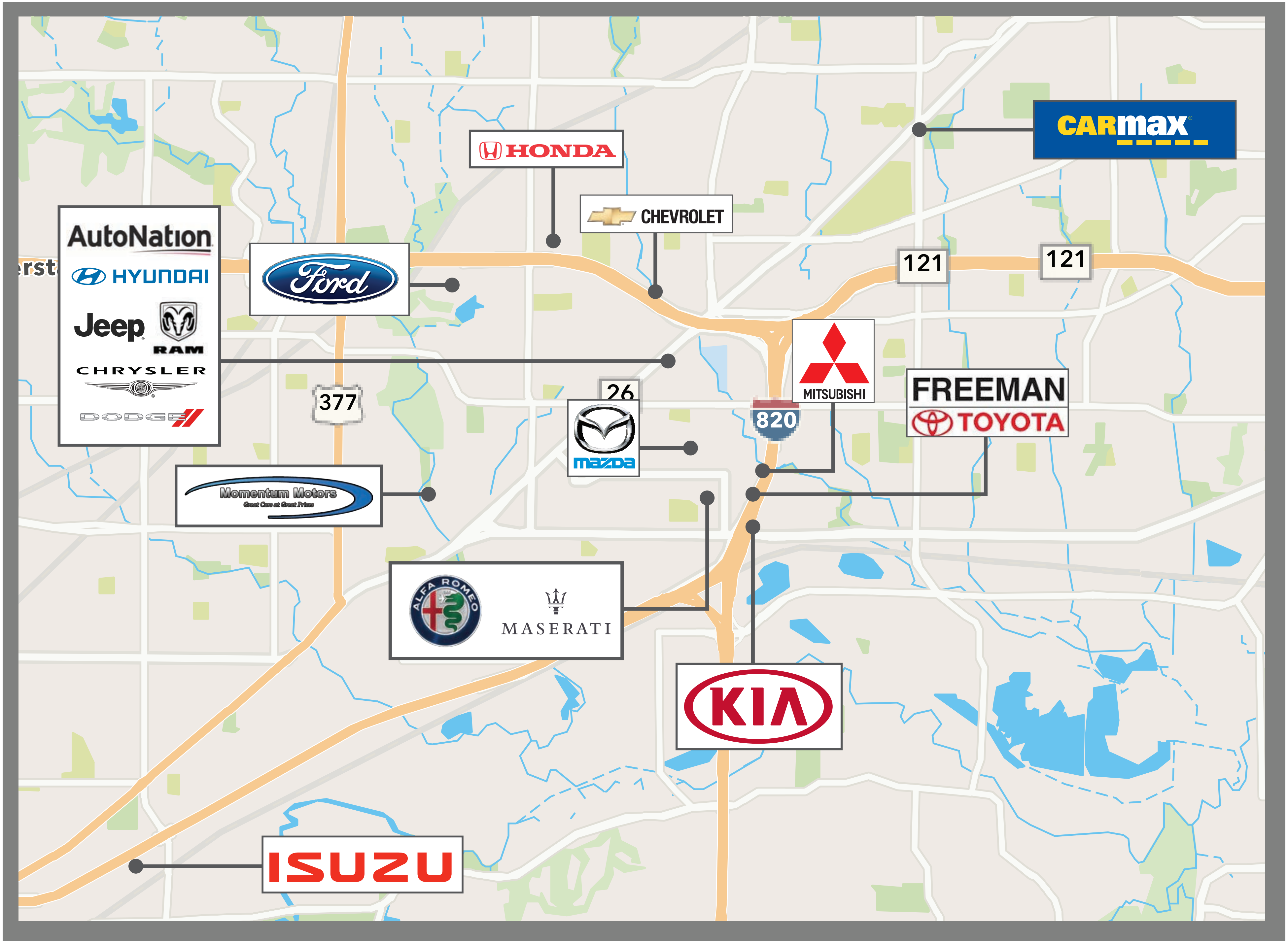
Service Bays	67 = 34,397 SF
Body Shop	in Primary service area with dent repair
FFE	Lifts, tire alignment machine & rotational parts carousal can be included
Parts Storage Area	4,672 SF
Auto Detail Booth	2,483 SF
Clear Height	32’


NE LOOP 820
AIRPORT FWY
121
820
820
121
183
NE LOOP 820
SHOWROOM
USED CAR SALES OFFICE
LUBE CENTER
DETAILING BUILDING
SERVICE CENTER


TOYOTA


W HURST BLVD | 19,990 VPD
AIRPORT FWY | NE LOOP 820
92,432 VPD
820
820

HURST AUTOMOTIVE CORRIDOR



HURST, TEXAS

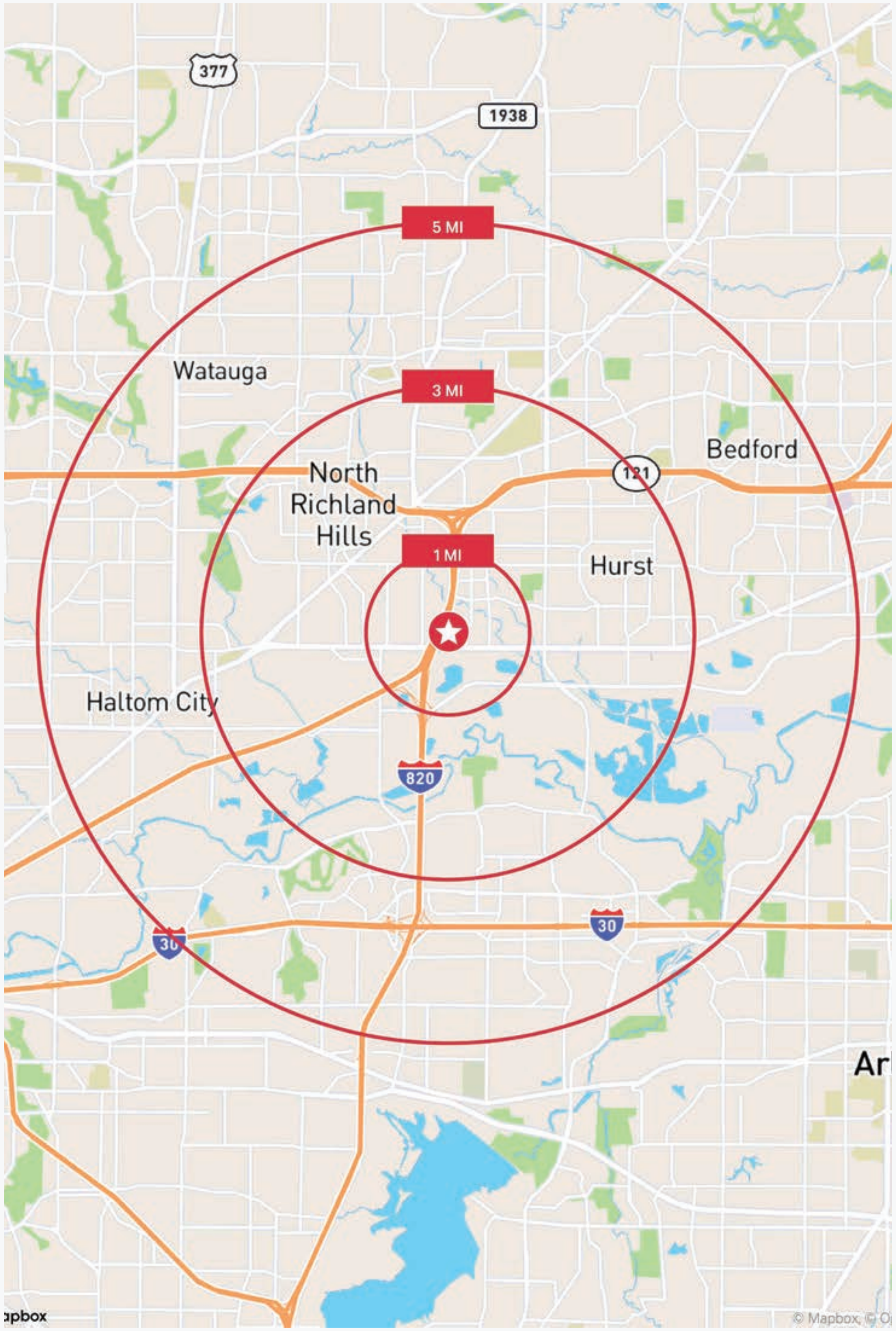
Hurst is a well-established suburban community located in northeastern Tarrant County within the Dallas-Fort Worth Metroplex, strategically positioned between Dallas and Fort Worth in the highly connected "Mid-Cities" region. The city benefits from immediate access to major transportation corridors including SH 121, SH 183, and Loop 820, and is located approximately 13 miles from Dallas/Fort Worth International Airport, providing convenient regional and national connectivity.

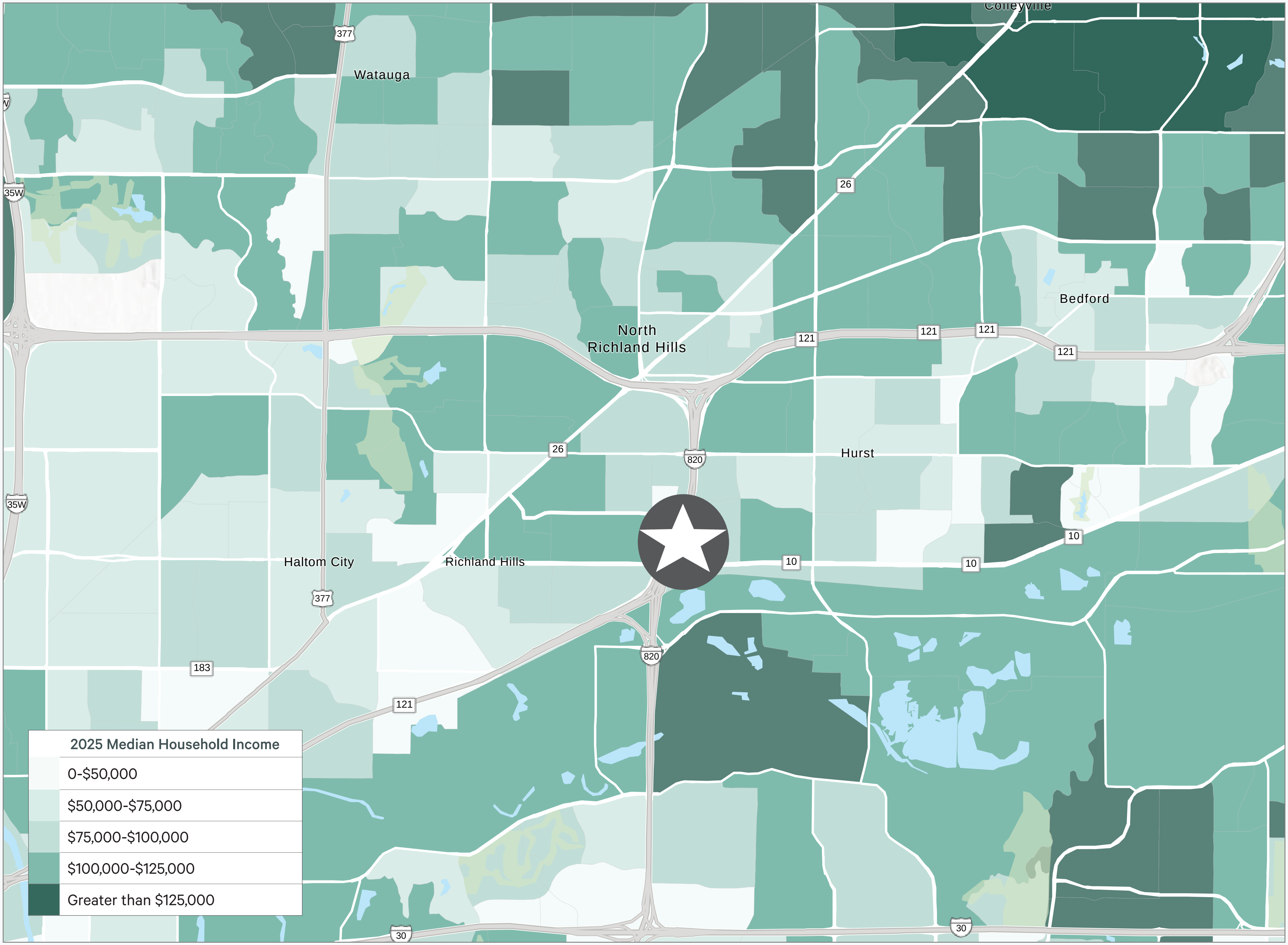
Hurst has a population of approximately 40,000 residents and offers a stable, mature demographic base with strong household incomes and a dense suburban environment that supports a wide range of retail, office, and industrial users. The city is part of the highly regarded Hurst-Euless-Bedford ("HEB") corridor, one of the Metroplex's most established commercial trade areas.

The surrounding North Texas region continues to experience strong population and economic growth driven by corporate relocations, logistics, advanced manufacturing, technology, and distribution industries. Hurst benefits from its central location within the Metroplex, offering businesses access to one of the nation's largest labor pools and transportation networks.

DEMOGRAPHICS

	1 mile	3 Mile	5 Mile
POPULATION			
2025 Population - Current Year Estimate	10,015	90,266	264,080
2030 Population - Five Year Projection	10,031	92,959	267,934
2020-2025 Annual Population Growth Rate	-0.30%	0.90%	0.27%
2025-2030 Annual Population Growth Rate	0.03%	0.59%	0.29%
HOUSEHOLDS			
2025 Households - Current Year Estimate	4,121	35,628	105,096
2030 Households - Five Year Projection	4,171	37,214	108,279
2025-2030 Annual Household Growth Rate	0.24%	0.87%	0.60%
2025 Average Household Size	2.42	2.52	2.50
HOUSEHOLD INCOME			
2025 Average Household Income	$92,654	$97,938	$97,372
2030 Average Household Income	$103,429	$108,463	$107,164
2025 Median Household Income	$67,913	$76,065	$73,499
2030 Median Household Income	$74,374	$83,292	$80,480
HOUSING UNITS			
2025 Housing Units	4,339	37,656	110,883
2025 Owner Occupied Housing Units	1,997	19,771	58,415
2025 Renter Occupied Housing Units	2,124	15,857	46,681
PLACES OF WORK			
2025 Businesses	474	4,227	10,019
2025 Employees	4,267	38,950	95,230
EDUCATION			
2025 Population 25 and Over	6,807	61,449	180,123
HS and Associates Degrees	3,963	36,372	105,830
Bachelor's Degree or Higher	2,515	19,002	55,325





Colleyville
Watauga
North Richland Hills
Bedford
Hurst
Haltom City
Richland Hills
377
35W
26
121
820
10
183
30
2025 Median Household Income
0-$50,000
$50,000-$75,000
$75,000-$100,000
$100,000-$125,000
Greater than $125,000

DISCLOSURES

AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. (“CBRE”) operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Investment Management, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”) and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement 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. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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