

LEMONS ROAD INDUSTRIAL PARK

5160-5172 LEMONS ROAD
FORT WORTH, TEXAS 76140

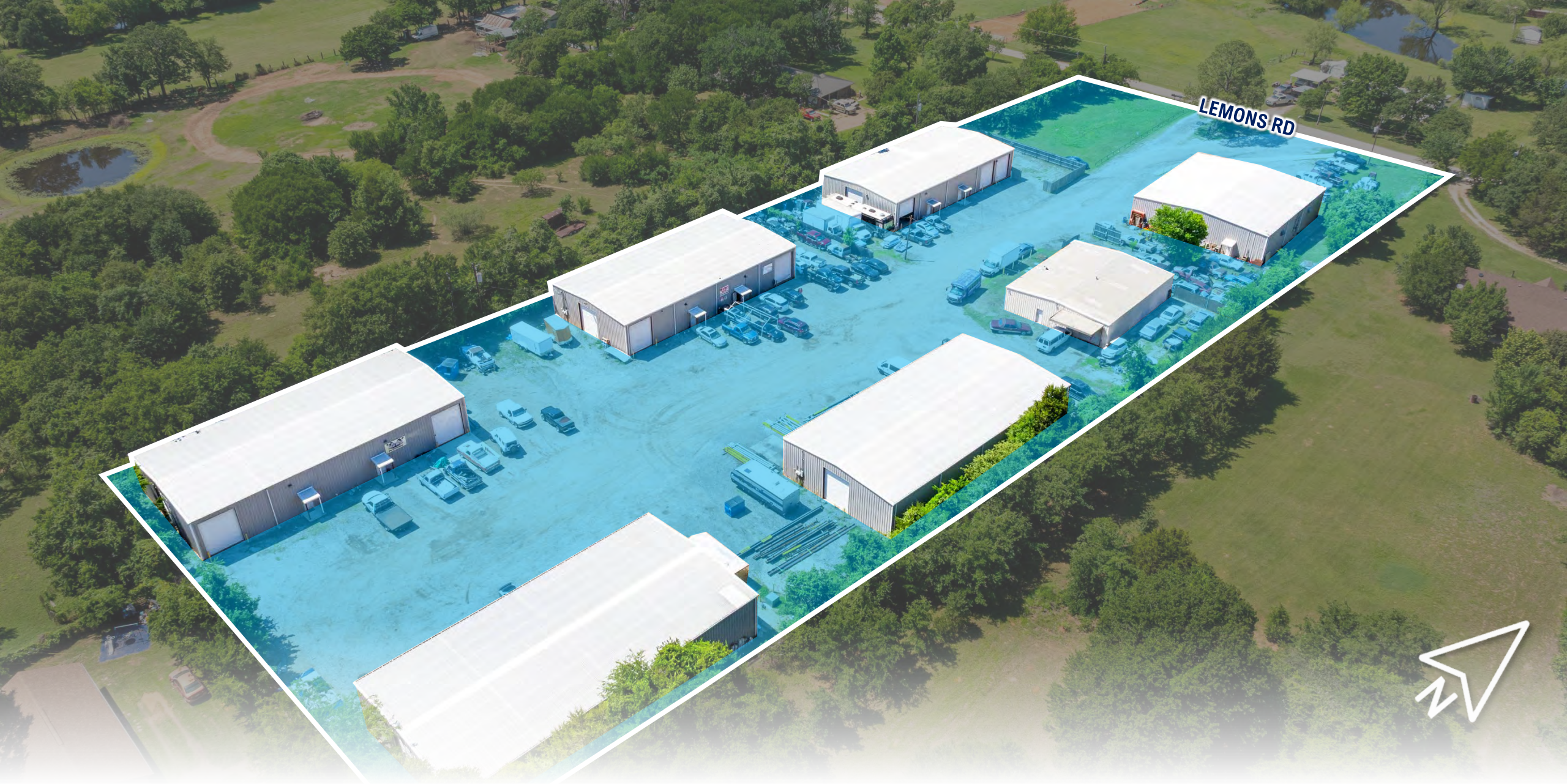
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EXECUTIVE OVERVIEW

EXECUTIVE SUMMARY
INVESTMENT HIGHLIGHTS



EXECUTIVE SUMMARY

Lemons Road Industrial Park (the “Property”) is a ±33,750-square-foot, multi-tenant small-bay industrial asset located at 5160–5172 Lemons Rd. in Fort Worth, Texas, offering investors a compelling value-add opportunity in one of DFW’s strongest performing small-bay industrial markets.

Strategically positioned less than four miles east of I-35W and within minutes of Burleson, Mansfield, Arlington, Everman, and Kennedale, the Property benefits from excellent regional connectivity and strong surrounding demographics, including average household incomes exceeding \$136,300 and median home values above \$336,900 within a one-mile radius.

The Property is currently leased at average in-place rents of \$6.88/SF NNN, representing a substantial discount to verified market rental comps of approximately \$10–\$11/SF NNN. With a WALT of less than 19 months, investors are well-positioned to mark rents to market in the near term and drive meaningful NOI growth. This rental upside supports a projected 9.00% Year-5 pro forma cap rate.

Constructed primarily in 2018, Lemons Road Industrial Park features highly functional small-bay product with mostly 16’–18’ clear heights, an efficient 5% office / 95% warehouse finish-out, and an average suite size of approximately 3,068 square feet - ideal for servicing the most active segment of small-bay tenants. The Property is further enhanced by industrial outside storage (IOS), a highly sought-after amenity that is increasingly difficult to replicate and a meaningful differentiator within the market.

Submarket fundamentals further strengthen the investment thesis, with current flex occupancy averaging 95.1%, projected annual rent growth of 3.28% through 2030, and less than 1% of new supply expected through 2028. These supply-demand dynamics create a favorable environment for continued rent growth and long-term value appreciation.

Overall, Lemons Road Industrial Park offers investors the opportunity to acquire a well-located, functional small-bay industrial asset with substantial near-term mark-to-market upside, supported by durable tenant demand, limited future supply, and strong demographic fundamentals.





INVESTMENT HIGHLIGHTS



Value-Add Small-Bay Opportunity: ±33,750 SF multi-tenant small-bay industrial property located in Fort Worth, Texas



Significant Mark-to-Market Rent Upside: In-place rents of \$6.88/SF NNN compared to verified market comps of \$10–\$11/SF NNN, creating meaningful near-term NOI growth potential



Attractive Going-In Yield: 6.03% in-place cap rate with the ability to capture substantial rental growth over the near term



Strong Pro Forma Returns: Projected 9.00% Year-5 pro forma cap rate supported by a WALT of less than 19 months



Affluent Surrounding Demographics: \$136,300+ average household income and \$336,900+ median home values within a one-mile radius



Functional Small-Bay Product with IOS: Built primarily in 2018, featuring mostly 16'–18' clear heights and highly desirable industrial outside storage



Efficient Suite Configuration: Approximately 5% office / 95% warehouse finish-out with an average suite size of ±3,068 SF - well suited for small-bay tenant demand



Strategic Fort Worth Location: Less than four miles east of I-35W with convenient access to Burleson, Mansfield, Arlington, Everman, and Kennedale



Tight Submarket Fundamentals: 95.1% flex occupancy with projected average annual rent growth of 3.28% through 2030 (CoStar)



Limited New Supply Pipeline: Less than 1% of new inventory expected to be delivered through 2028, supporting future occupancy and rent growth

PROPERTY OVERVIEW

PROPERTY AT A GLANCE
BUILDING DESIGN & CONSTRUCTION
SUITE INFRASTRUCTURE SPECIFICATIONS
SITE PLAN & PROPERTY MANAGER INFORMATION
AERIALS





PROPERTY AT A GLANCE



ADDRESS

5160-5172 Lemons Rd, Fort Worth, TX 76140



YEAR BUILT

2018 across most buildings



LAND AREA

±2.96 Acres



NET RENTABLE AREA

±33,750 Square Feet



PERCENT FINISHED

±5% Office
±95% Warehouse



PARKING

Ample Surface Spaces



PERCENT LEASED

91.11%



CLEAR HEIGHT

16' – 18' across most buildings



APN

4108558 & 4108566

BUILDING DESIGN & CONSTRUCTION

ACCESS	There are two points of direct access to Lemons Rd from the Property.	LOADING DOORS	29 grade-level doors
FAÇADE DESCRIPTION	Metal	TENANT FINISHES	Varies by tenant
FOUNDATION	Concrete slab	RESTROOMS / OFFICES	Property contains individual restroom facilities and offices for each suite with varying build-outs.
BAY DEPTH	Approximately 50-70 feet	UTILITIES	Electric: Separately metered Gas: None Sewer: Septic Water: Two meters
ROOF	Metal	ZONING	Unincorporated Tarrant County
SIGNAGE	Building signage		
FIRE SPRINKLERS	None		

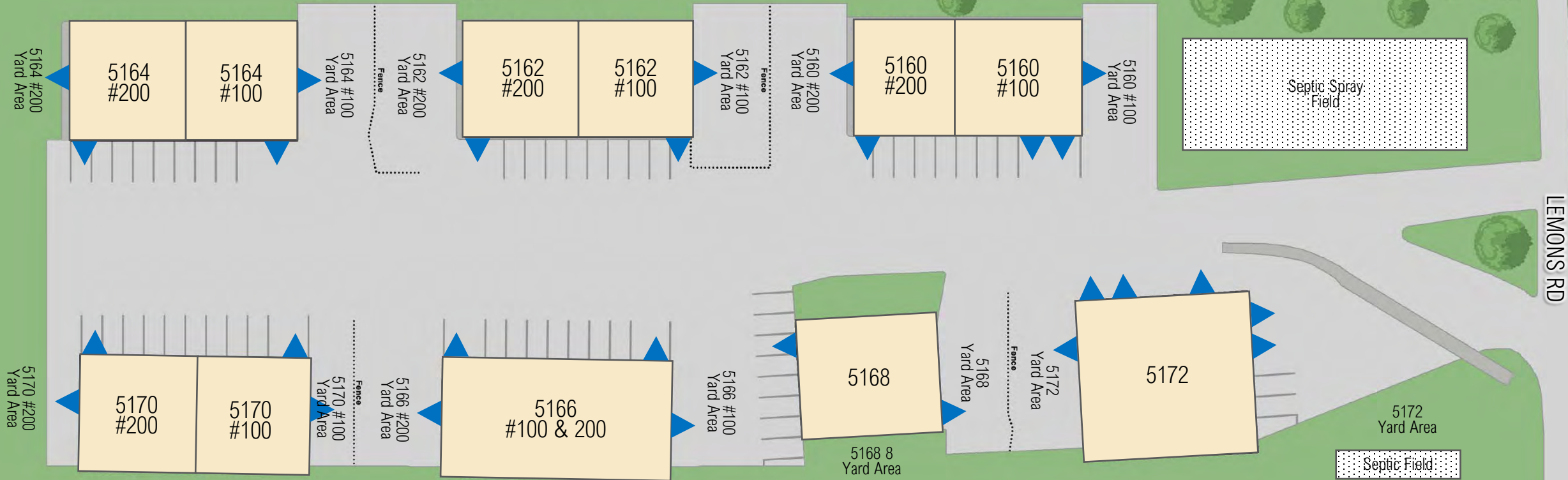




SUITE INFRASTRUCTURE SPECIFICATIONS

SUITE	TENANT	SIZE	YEAR BUILT	# OF DOORS	DOOR SIZE	CLEAR HEIGHT	WAREHOUSE HVAC
5160-100	Vacant	3,000 SF	2018	3	12' X 14'	16' to 18'	No
5160-200	R1 Collision Claims	2,500 SF	2018	2	12' X 14'	16' to 18'	No
5162-100	MA Cars & George Motors Company	2,500 SF	2018	2	12' X 14'	16' to 18'	No
5162-200	Straightline Drywall	2,500 SF	2018	2	12' X 14'	16' to 18'	No
5164-100	Blue Oval Performance	2,500 SF	2018	2	12' X 14'	16' to 18'	Yes
5164-200	MyCar.com	2,500 SF	2018	2	12' X 14'	16' to 18'	No
5166-100 & 200	International Machinery Movers & Transport	5,000 SF	2018	4	12' X 14'	16' to 18'	No
5168	Turn Key Restoration	3,000 SF	1990	2	10' X 10'	10'6" to 12'	No
5170-100	Beckmar Construction	2,500 SF	2018	2	12' X 14'	16' to 18'	No
5170-200	The Foundation Sports Training Facility	2,500 SF	2018	2	12' X 14'	16' to 18'	No
5172	Elite Automotive Solutions	5,250 SF	2018	6	14' X 14'	14'6" to 17'	No

SITE PLAN & PROPERTY MANAGER INFORMATION



▲ Grade-Level Roll-up Door

PROPERTY MANAGER CONTACT:
TIG REAL ESTATE SERVICES
BRENDA KINDT JOYNER
Phone: 214-789-9019
Email: bkindt@tigusa.com
Address: 4350 Beltline Drive, Addison, TX 75001

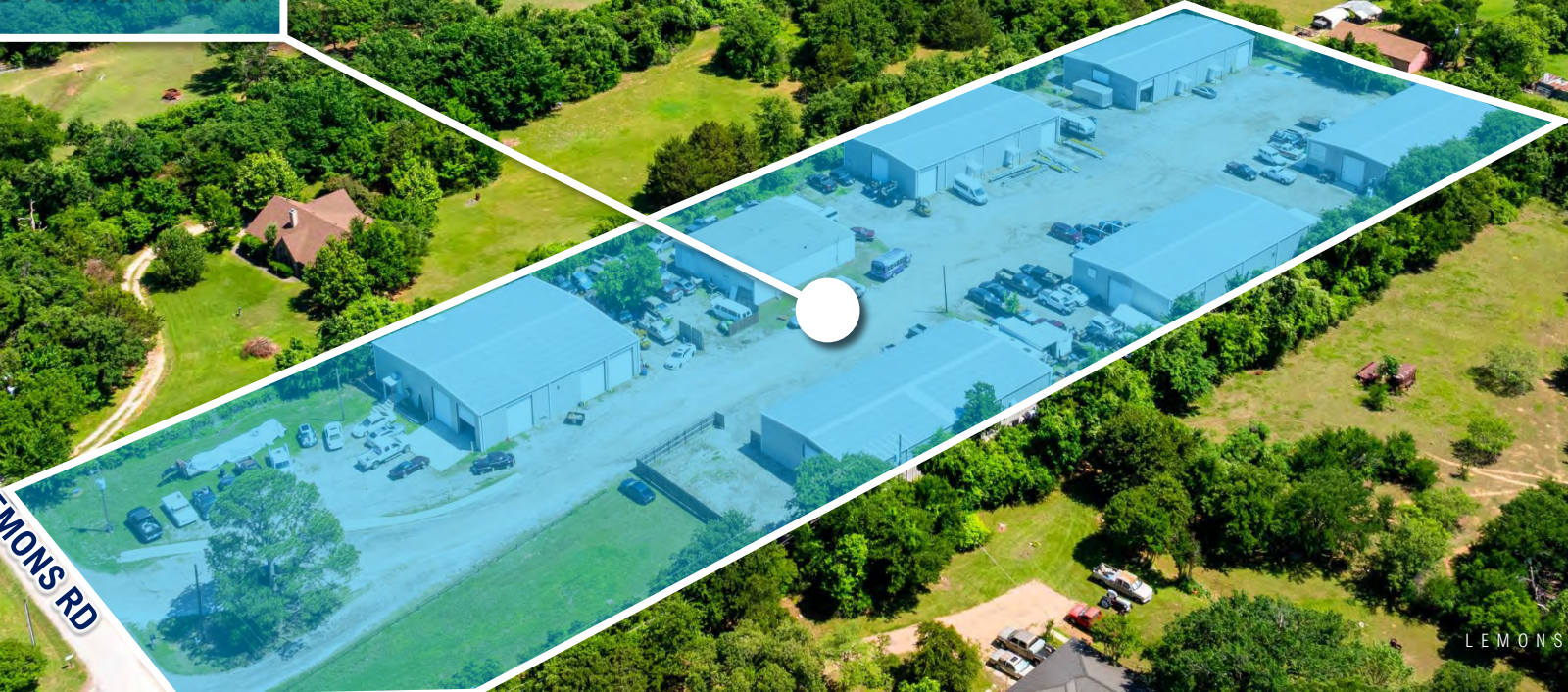
MANSFIELD
Population: 82,802
Average Household Income: \$139,042
Median Home Value: \$410,700

RENDON
Population: 16,408
Average Household Income: \$135,489
Median Home Value: \$362,600

**LEMONS ROAD
INDUSTRIAL PARK**

RENDON CROWLEY RD

LEMONS RD

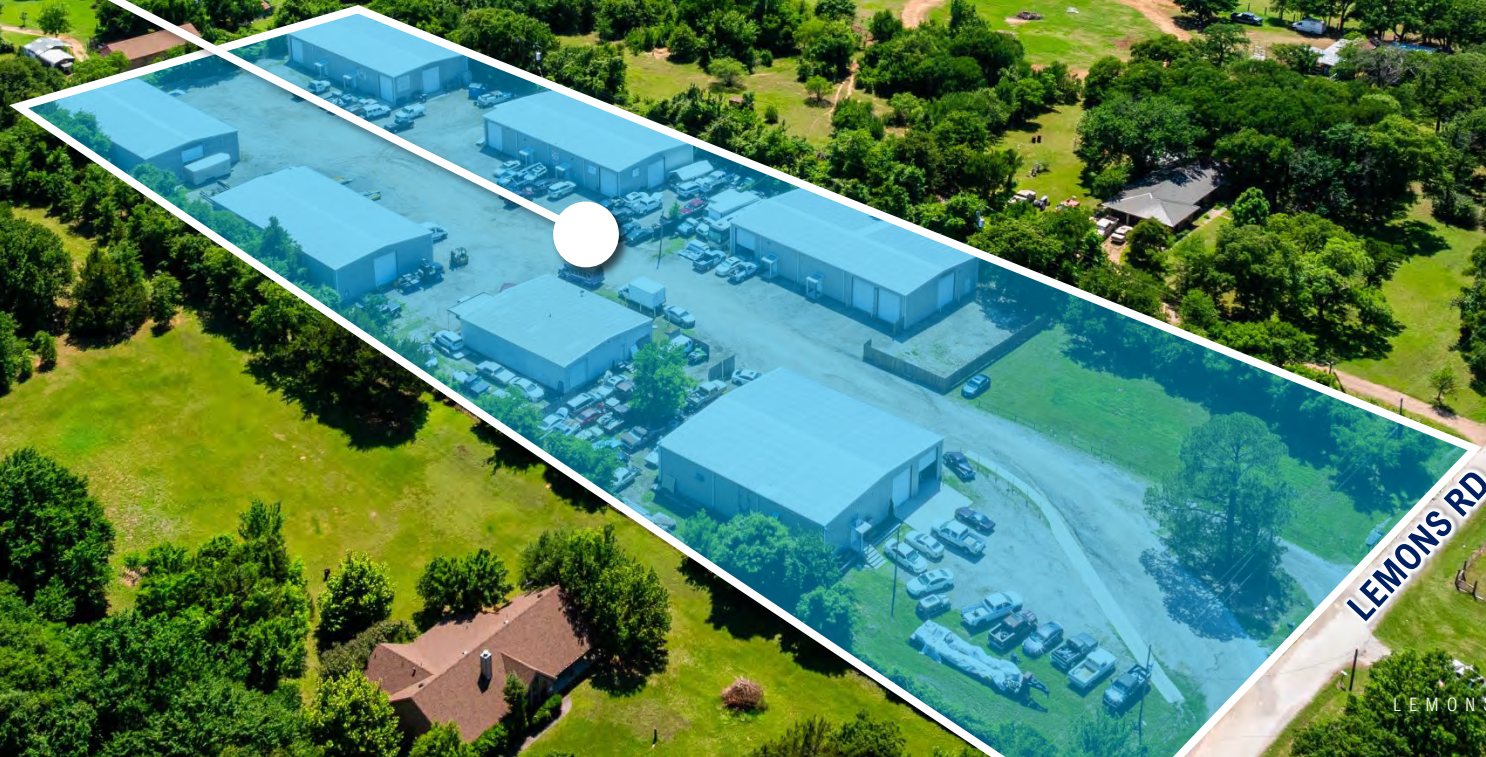


BURLESON
Population: 58,316
Average Household Income: \$106,480
Median Home Value: \$308,200

CROWLEY
Population: 21,016
Average Household Income: \$109,020
Median Home Value: \$269,100

RENDON CROWLEY RD

LEMONS ROAD INDUSTRIAL PARK



MANSFIELD
Population: 82,802
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**LEMONS ROAD
INDUSTRIAL PARK**

RENDON CROWLEY RD



LEMONS RD



TENANT OVERVIEW

LEASE PLAN & LEASING BROKER INFORMATION
TENANT PROFILES



LEASE PLAN & LEASING BROKER INFORMATION

5164-200 2,500 SF MYCAR.COM	5164-100 2,500 SF BLUE OVAL PERFORMANCE
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5162-200 2,500 SF STRAIGHTLINE DRYWALL	5162-100 2,500 SF MA CARS & GEORGE MOTORS COMPANY
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5160-200 2,500 SF R1 COLLISION CLAIMS	5160-100 3,000 SF VACANT
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5170-200 2,500 SF THE FOUNDATION SPORTS TRAINING FACILITY	5170-100 2,500 SF BECKMAR CONSTRUCTION
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5166-100 & 200 5,000 SF INTERNATIONAL MACHINERY MOVERS & TRANSPORT
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5168 3,000 SF TURN KEY RESTORATION

5172 5,250 SF ELITE AUTOMOTIVE SOLUTIONS
--

EXPIRATIONS

2026

2027

2028

2029

2030

2031

VACANT

LEASING BROKER CONTACT: LANCARTE COMMERCIAL REAL ESTATE 2627 Tillar St, Suite 121, Fort Worth, TX 76107

BRANDON ALEXANDER
Phone: 817-504-8474
Email: balexander@lancarte.com

COLT ELLISON
Phone: 817-565-9718
Email: cellison@lancarte.com

TENANT PROFILES



BLUE OVAL PERFORMANCE

WEBSITE	blueovalperformancerepair.com
SQUARE FEET	2,500 SF
% OF PROJECT	7.41%
ANNUAL RENT STEPS	None

Blue Oval Performance is an automotive performance and repair shop serving vehicle owners, enthusiasts, and local customers. The company provides specialized service, diagnostics, maintenance, and performance-related work for customers seeking experienced mechanical expertise. The Fort Worth location serves Tarrant County-area customers from its position near the I-35W and Loop 820 corridors.



INTERNATIONAL MACHINERY MOVERS

WEBSITE	immnow.com
SQUARE FEET	5,000 SF
% OF PROJECT	14.81%
ANNUAL RENT STEPS	None

International Machinery Movers & Transport provides specialized machinery relocation services for businesses moving heavy equipment, production assets, and industrial materials. The company supports plant moves, equipment transport, rigging coordination, and jobsite logistics for customers with complex operational requirements. Its Fort Worth location offers access across the DFW industrial market and surrounding regional corridors.



ELITE AUTOMOTIVE SOLUTIONS

WEBSITE	instagram.com/rpm.automotive.solutions
SQUARE FEET	5,250 SF
% OF PROJECT	15.56%
ANNUAL RENT STEPS	3%

Elite Automotive Solutions is an automotive service business specializing in engine work, rebuilds, and mechanical repair. The company provides hands-on diagnostic and repair services for customers needing more technical automotive support than routine maintenance alone. Its operations reflect a skilled service model built around engine expertise, problem-solving, and repeat customer relationships.



MA CARS & GEORGE MOTORS COMPANY

WEBSITE	facebook.com/georgemotorscompanyllc
SQUARE FEET	2,500 SF
% OF PROJECT	7.41%
ANNUAL RENT STEPS	None

George Motors Company is an automotive sales business focused on used vehicle inventory, customer vehicle sourcing, and dealership services. The company supports buyers seeking accessible transportation options through an independent dealer model. Its operations reflect a sales-driven automotive business built around inventory management, customer relationships, and local market knowledge.



FINANCIAL OVERVIEW

PRICING
RENT ROLL
OPERATING STATEMENT
CASH FLOW
UNDERWRITING ASSUMPTIONS



PRICING

PRICE	\$3,850,000
CAP RATE	6.03%
AVERAGE RENT PER SF (NNN BASIS)	\$6.88
PRO FORMA CAP RATE (YEAR-5)	9.00%

GROSS LEASABLE AREA	33,750 SF
NOI	\$232,287
PRICE PER SF	\$114.07
PRO FORMA NOI (YEAR-5)	\$346,376



RENT ROLL

SUITE	TENANT	SF	% OF PROPERTY	LEASE TERM		ANNUAL BASE RENT		ESCALATIONS			LEASE TYPE	RENEWAL OPTIONS	TENANT SINCE	ASSIGNED MLA
				START	END	PSF	TOTAL	DATE	PSF	TOTAL				
5160-100	Vacant	3,000	8.89%											\$10.00/SF NNN
5160-200	R1 Collision Claims	2,500	7.41%	10/1/2025	9/30/2026	\$10.00	\$25,000				NNN	None	10/1/2025	\$10.00/SF NNN
5162-100	MA Cars & George Motors Company	2,500	7.41%	2/1/2026	1/31/2027	\$8.28	\$20,700				NNN	None	2/1/2024	\$10.00/SF NNN
5162-200	Straightline Drywall	2,500	7.41%	3/1/2026	2/28/2029	\$8.04	\$20,100	3/1/2027	\$8.36	\$20,900	NNN	None	2/15/2024	\$10.00/SF NNN
								3/1/2028	\$8.69	\$21,736				
5164-100	Blue Oval Performance	2,500	7.41%	5/1/2024	8/31/2026	\$8.88	\$22,200				Modified Gross	One 1-year option at \$9.12/SF MG	9/1/2016	\$10.00/SF NNN
5164-200	MyCar.com	2,500	7.41%	1/4/2025	12/31/2027	\$8.88	\$22,200				Modified Gross	One 1-year option at \$9.12/SF MG	1/4/2025	\$10.00/SF NNN
5166-100 & 200	International Machinery Movers & Transport	5,000	14.81%	3/1/2026	2/28/2027	\$8.00	\$40,000				NNN	None		\$10.00/SF NNN
5168	Turn Key Restoration	3,000	8.89%	2/1/2025	1/31/2027	\$9.60	\$28,800				Modified Gross	One 1-year option at \$9.80/SF MG	1/19/2023	\$10.00/SF NNN
5170-100	Beckmar Construction	2,500	7.41%	12/1/2025	11/30/2028	\$8.64	\$21,600				Gross	None	4/10/2022	\$10.00/SF NNN
5170-200	The Foundation Sports Training Facility	2,500	7.41%	1/1/2026	2/28/2027	\$10.00	\$25,000				NNN	None	1/1/2026	\$10.00/SF NNN
5172	Elite Automotive Solutions	5,250	15.56%	2/1/2026	3/31/2031	\$8.00	\$42,000	4/1/2027	\$8.24	\$43,260	NNN	None	2/1/2026	\$10.00/SF NNN
								4/1/2028	\$8.49	\$44,558				
								4/1/2029	\$8.74	\$45,894				
								4/1/2030	\$9.00	\$47,271				
TOTAL		33,750	100.00%			\$7.93	\$267,600							
TOTAL OCCUPIED		30,750	91.11%											
VACANT		3,000	8.89%											
TOTAL RENTABLE		33,750	100.00%											



OPERATING STATEMENT

INCOME & EXPENSES	ACTUAL	\$/SF
INCOME		
Base Rent – Occupied Space	\$267,600	\$7.93
Base Rent – Vacant Space	\$30,000	\$0.89
GROSS POTENTIAL RENT	\$297,600	\$8.82
EXPENSE REIMBURSEMENTS		
Expense Reimbursements	\$61,996	\$1.84
TOTAL EXPENSE REIMBURSEMENTS	\$61,996	\$1.84
GROSS POTENTIAL INCOME	\$359,596	\$10.65
Vacancy Loss (8.89%)	(\$30,000)	(\$0.89)
EFFECTIVE GROSS INCOME	\$329,596	\$9.77
EXPENSES		
Real Estate Taxes	\$33,564	\$0.99
Insurance	\$26,220	\$0.78
Property Tax Consultant	\$1,500	\$0.04
Utilities	\$3,000	\$0.09
Repairs & Maintenance	\$17,425	\$0.52
Management	\$15,600	\$0.46
TOTAL EXPENSES	\$97,309	\$2.88
NET OPERATING INCOME	\$232,287	\$6.88

*Expenses are based on Seller's 2026 budget.



CASH FLOW

FOR THE YEARS ENDING	YEAR 1 JUN-2027	YEAR 2 JUN-2028	YEAR 3 JUN-2029	YEAR 4 JUN-2030	YEAR 5 JUN-2031	YEAR 6 JUN-2032	YEAR 7 JUN-2033	YEAR 8 JUN-2034	YEAR 9 JUN-2035	YEAR 10 JUN-2036	YEAR 11 JUN-2037
RENTAL REVENUE											
Potential Base Rent	304,307	322,471	339,764	358,334	374,802	392,254	400,311	414,079	427,545	444,082	454,246
Absorption & Turnover Vacancy	-12,917	-2,146	-6,631	0	-4,924	-17,872	-2,488	-7,687	0	-5,708	-20,719
Scheduled Base Rent	291,390	320,326	333,133	358,334	369,878	374,382	397,824	406,393	427,545	438,373	433,527
TOTAL RENTAL REVENUE	291,390	320,326	333,133	358,334	369,878	374,382	397,824	406,393	427,545	438,373	433,527
OTHER TENANT REVENUE											
Total Expense Recoveries	64,759	82,071	92,942	105,521	107,255	106,457	114,793	116,596	122,767	124,681	123,396
TOTAL OTHER TENANT REVENUE	64,759	82,071	92,942	105,521	107,255	106,457	114,793	116,596	122,767	124,681	123,396
TOTAL TENANT REVENUE	356,149	402,397	426,075	463,855	477,133	480,838	512,617	522,989	550,312	563,054	556,923
POTENTIAL GROSS REVENUE	356,149	402,397	426,075	463,855	477,133	480,838	512,617	522,989	550,312	563,054	556,923
VACANCY & CREDIT LOSS											
Vacancy Allowance	-13,934	-18,575	-16,216	-23,193	-22,093	-16,800	-23,657	-19,983	-27,516	-26,107	-19,452
TOTAL VACANCY & CREDIT LOSS	-13,934	-18,575	-16,216	-23,193	-22,093	-16,800	-23,657	-19,983	-27,516	-26,107	-19,452
EFFECTIVE GROSS REVENUE	342,215	383,822	409,860	440,662	455,040	464,038	488,960	503,006	522,797	536,947	537,471
OPERATING EXPENSES											
Real Estate Taxes	33,564	34,571	35,608	36,676	37,777	38,910	40,077	41,279	42,518	43,793	45,107
Insurance	26,220	27,007	27,817	28,651	29,511	30,396	31,308	32,247	33,215	34,211	35,237
Property Tax Consultant	1,500	1,545	1,591	1,639	1,688	1,739	1,791	1,845	1,900	1,957	2,016
Utilities	3,000	3,090	3,183	3,278	3,377	3,478	3,582	3,690	3,800	3,914	4,032
Repairs & Maintenance	17,425	17,948	18,486	19,041	19,612	20,200	20,806	21,431	22,073	22,736	23,418
Management	12,465	14,084	14,913	16,235	16,700	16,829	17,942	18,305	19,261	19,707	19,492
TOTAL OPERATING EXPENSES	94,174	98,244	101,598	105,521	108,664	111,552	115,506	118,796	122,767	126,319	129,302
NET OPERATING INCOME	248,041	285,578	308,262	335,141	346,376	352,485	373,454	384,210	400,029	410,629	408,169



UNDERWRITING ASSUMPTIONS

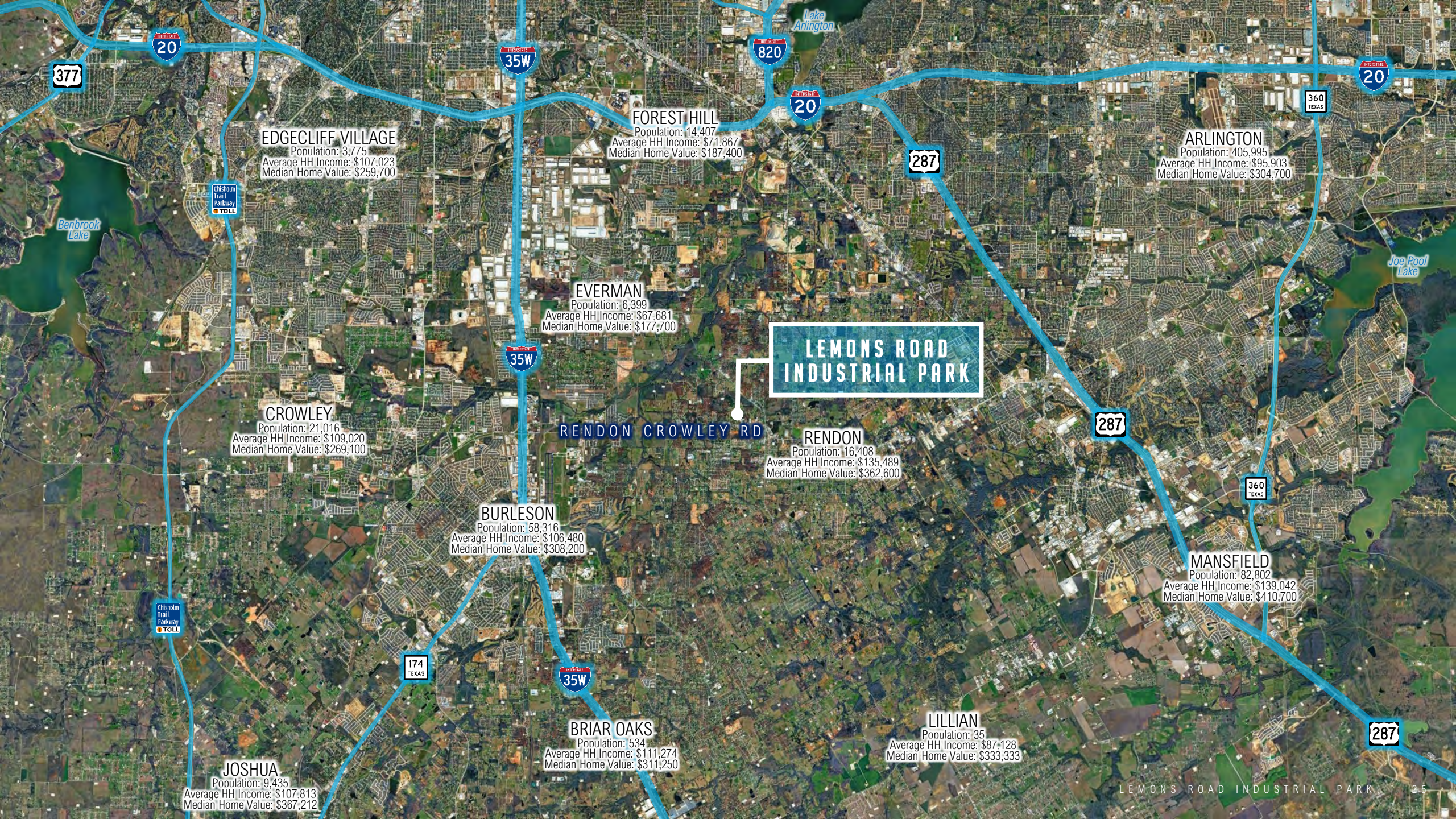
GLA	33,750 SF
COMMENCEMENT DATE	July 1, 2026
END DATE	June 30, 2037
TERM	10 Years
EXPENSE GROWTH RATE	3% per year
MARKET LEASING	\$10.00/SF NNN
RENT ESCALATION	4% Annual Increases
TENANT IMPROVEMENTS (NEW LEASE/RENEWAL)	\$2.00/SF / \$0.00/SF
LEASING COMMISSION (NEW LEASE/RENEWAL)	6.75% / 4.50%
LEASE TERM	5 Years
RETENTION RATIO	75%
EXPENSE RECOVERY TYPE	NNN

MARKET OVERVIEW

MARKET AERIAL
LEASE COMPS
SALE COMPS
FORT WORTH AREA

DEMOGRAPHICS
SUBMARKET STATISTICS





EDGECLIFF VILLAGE
Population: 3,775
Average HH Income: \$107,023
Median Home Value: \$259,700

FOREST HILL
Population: 14,407
Average HH Income: \$71,867
Median Home Value: \$187,400

ARLINGTON
Population: 405,995
Average HH Income: \$95,903
Median Home Value: \$304,700

EVERMAN
Population: 6,399
Average HH Income: \$67,681
Median Home Value: \$177,700

LEMONS ROAD INDUSTRIAL PARK

CROWLEY
Population: 21,016
Average HH Income: \$109,020
Median Home Value: \$269,100

RENDON CROWLEY RD

RENDON
Population: 16,408
Average HH Income: \$135,489
Median Home Value: \$362,600

BURLESON
Population: 58,316
Average HH Income: \$106,480
Median Home Value: \$308,200

MANSFIELD
Population: 82,802
Average HH Income: \$139,042
Median Home Value: \$410,700

JOSHUA
Population: 9,435
Average HH Income: \$107,813
Median Home Value: \$367,212

BRIAR OAKS
Population: 534
Average HH Income: \$111,274
Median Home Value: \$311,250

LILLIAN
Population: 35
Average HH Income: \$87,128
Median Home Value: \$333,333

LEASE COMPS

1



NEW HOPE BUSINESS PARK

Address: 4760 Kennedale New Hope Rd, Fort Worth, TX 76140
Suite Size: 5,000 SF
Rate: \$11.00/SF
Type: NNN

2



RENDON INDUSTRIAL PARK

Address: 12308 Rendon Rd, Burleson, TX 76028
Suite Size: 3,600 SF
Rate: \$12.36/SF
Type: Gross

3



RENDON ROAD BUSINESS CENTER

Address: 12704 Rendon Rd, Burleson, TX 76028
Suite Size: 2,900 SF
Rate: \$11.00/SF
Type: NNN

4



5001 E FM 1187

Address: 5001 E FM 1187, Burleson, TX 76028
Suite Size: 1,200 SF
Rate: \$13.10/SF
Type: Gross



SITE

1

4

2

3

287

287

360 TEXAS

LEMONS ROAD INDUSTRIAL PARK

SALE COMPS

1



J RENDON BUSINESS PARK

Address: 12261 J Rendon Rd, Burleson, TX 76028
GLA: 43,750 SF Sale Price: \$5,750,000
Price/SF: \$131.43 Cap Rate: 7.83%
Sale Date: 2/11/2026 Year Built: 2025
Construction: Metal Loading: Grade
Parking Lot: Concrete

2



NEW HOPE BUSINESS PARK

Address: 4760 Kennedale New Hope Rd, Fort Worth, TX 76140
GLA: 24,800 SF Sale Price: \$3,350,000
Price/SF: \$135.08 Cap Rate: 7.09%
Sale Date: 5/6/2025 Year Built: 2019
Construction: Metal Loading: Grade
Parking Lot: Stabilized Concrete

3



1704 W FM 875

Address: 1704 W FM 875, Midlothian, TX 76065
GLA: 42,000 SF Sale Price: \$4,830,000
Price/SF: \$115.00 Cap Rate: 7.90%
Sale Date: 10/28/2025 Year Built: 2022
Construction: Metal Loading: Grade
Parking Lot: Concrete

4



7676 E FM 917

Address: 7676 E FM 917, Alvarado, TX 76009
GLA: 33,750 SF Sale Price: \$4,800,000
Price/SF: \$142.22 Cap Rate: 7.00%
Sale Date: 10/6/2024 Year Built: 2023
Construction: Metal Loading: Grade
Parking Lot: Concrete

FORT WORTH AREA

INTRODUCTION

Fort Worth has a population of nearly 1 million people, making it the fifth-largest city in Texas and the 13th-largest city in the United States. Fort Worth's economy is robust, with a Gross Domestic Product (GDP) of over \$125 billion. The city's economy is diverse, with key sectors including aerospace and defense, manufacturing, healthcare, logistics, and energy. Fort Worth boasts a strong job market, with unemployment rates typically below the national average. Major employers in the area include American Airlines, Lockheed Martin, Bell Textron, Texas Health Resources, and Cook Children's Health Care System. The median household income in Fort Worth is approximately \$60,000 per year. However, income levels can vary significantly across different neighborhoods and demographic groups. Fort Worth offers a relatively low cost of living compared to other major cities in Texas and the United States. Housing costs, in particular, are often more affordable than in cities like Dallas or Austin. Fort Worth is served by several independent school districts, including the Fort Worth Independent School District (FWISD), as well as numerous charter schools and private schools. The city is also home to several institutions of higher education, including Texas Christian University (TCU) and Texas Wesleyan University. Fort Worth is known for its rich cultural heritage and attractions, including the Fort Worth Stockyards, Sundance Square, the Cultural District (home to world-class art museums), and the Fort Worth Zoo, one of the top-ranked zoos in the nation. The city is served by several major highways, including Interstate 35W, Interstate 30, and Interstate 20, providing convenient access to other cities in the Dallas-Fort Worth Metroplex and beyond. Fort Worth also has public transportation options, including buses and a commuter rail line operated by Trinity Metro. Fort Worth is a diverse and multicultural city, with residents from various ethnic, racial, and cultural backgrounds. This diversity is reflected in the city's neighborhoods, cuisine, festivals, and cultural events.

2026
POPULATION

1M

2026
AVERAGE
HOUSEHOLD
INCOME

\$101K

2026
MEDIAN
HOME
VALUE

\$350K

2026
MEDIAN AGE

34.3





1 MILE
3 MILE
5 MILE

2026 DEMOGRAPHICS

OF
BUSINESSES
131

OF
EMPLOYEES
727

CONSUMER
SPENDING
(\$000S)
35,629

EMPLOYED
POPULATION
62.7%

COLLEGE
EDUCATED
POPULATION
59.4%

POPULATION
<30 MINUTE
COMMUTE
40.3%

POPULATION
81K

HOUSEHOLDS
27K

MEDIAN AGE
36.9

PROJECTED POP.
GROWTH
2025-2030
7.31%

AVERAGE
HOUSEHOLD
INCOME
\$114K

MEDIAN
HOME
VALUE
\$338K



SUBMARKET STATISTICS

“ Flex product in South Central Tarrant County remains well-positioned within the DFW industrial market, offering adaptable space, cost-efficient occupancy, and strong regional access. ”

SOUTH CENTRAL
TARRANT COUNTY
SUBMARKET

2025 FLEX
RENT GROWTH

2.8%

SUBMARKET
FLEX
RENTABLE SF

1.8M

CURRENT AVERAGE
FLEX
VACANCY RATE

3.9%

SUBMARKET
FLEX SF UNDER
CONSTRUCTION

14K

AVERAGE FLEX
ASKING RENT

\$13.03

CURRENT 2026
FLEX SALES
PRICE PSF

\$153.21



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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date