

4000 Ingersoll Street - Strategic Land Assembly Opportunity

Confidential Deal Pitch Sheet

An unparalleled opportunity to acquire a critical 5-acre tract, essential for unlocking a larger, unified industrial development in the thriving Dallas-Fort Worth market.

EXCLUSIVE & LIMITED-TIME OPPORTUNITY!

Act swiftly to secure this pivotal asset in the rapidly expanding DFW market. Don't miss out!

Key Property Snapshot

5	\$2.5M	90
Acres	Asking Price	Day Closing
Crucial infill site	Highly competitive	Expedited transaction

This deal requires a swift **90-day closing** to capitalize on this unique market window!

Unlock an immediate \$5-15M Assembly Premium!

Acquisition of 4000 Ingersoll Street completes a 49.6-acre assembly, poised to generate a significant premium for the unified development.

Strategic Value Proposition

Unlock Premium Value

Acquisition of 4000 Ingersoll Street completes a 49.6-acre assembly, poised to generate a significant **\$5-15M assembly completion premium** for the unified development.

Investment Thesis Summary



Linchpin Acquisition

This 5-acre parcel is the strategic linchpin required to consolidate the surrounding 49.6 acres, enabling a unified, large-scale industrial development.



Significant Upside

The consolidated parcel will command superior rents and achieve higher development yields compared to fragmented smaller developments.



Development Ready

Presents a shovel-ready opportunity upon assembly, minimizing time-to-market and maximizing investor returns.

Development Scenarios & Impressive Returns

Scenario A: Spec Industrial

Develop a Class A industrial facility. Projected IRR: **22-25%**

- Build-to-suit opportunity
- High tenant demand

Scenario B: Multi-Tenant Logistics

Develop smaller flex-space units for diverse tenants. Projected IRR: **18-20%**

- Diversified income stream
- Lower tenant risk

Scenario C: E-commerce Hub

Custom build for a single large e-commerce tenant. Projected IRR: **25-30%+**

- Long-term lease potential
- Premium rental rates

Robust Market Fundamentals

The Dallas-Fort Worth (DFW) industrial market continues to demonstrate exceptional strength, driven by robust population growth, a booming logistics sector, and high demand for modern distribution facilities. This site is strategically positioned to capitalize on these enduring trends.

Competitive Advantages

- **Strategic Location**
Unmatched access to major highways and DFW's extensive logistics network.
- **Scarcity of Large Sites**
One of the last remaining opportunities for significant industrial development in this submarket.
- **High Barrier to Entry**
Complex assembly process deters competition, securing first-mover advantage.
- **Proven Market Strength**
Benefit from DFW's sustained industrial growth and low vacancy rates.

This exclusive opportunity demands swift action from qualified investors. For detailed financials, due diligence materials, and to secure this pivotal site, please contact our team immediately.

Ready to Maximize Your Investment?

Contact for Due Diligence

Schedule a Site Visit

Dallas
Love F

Ingersoll S