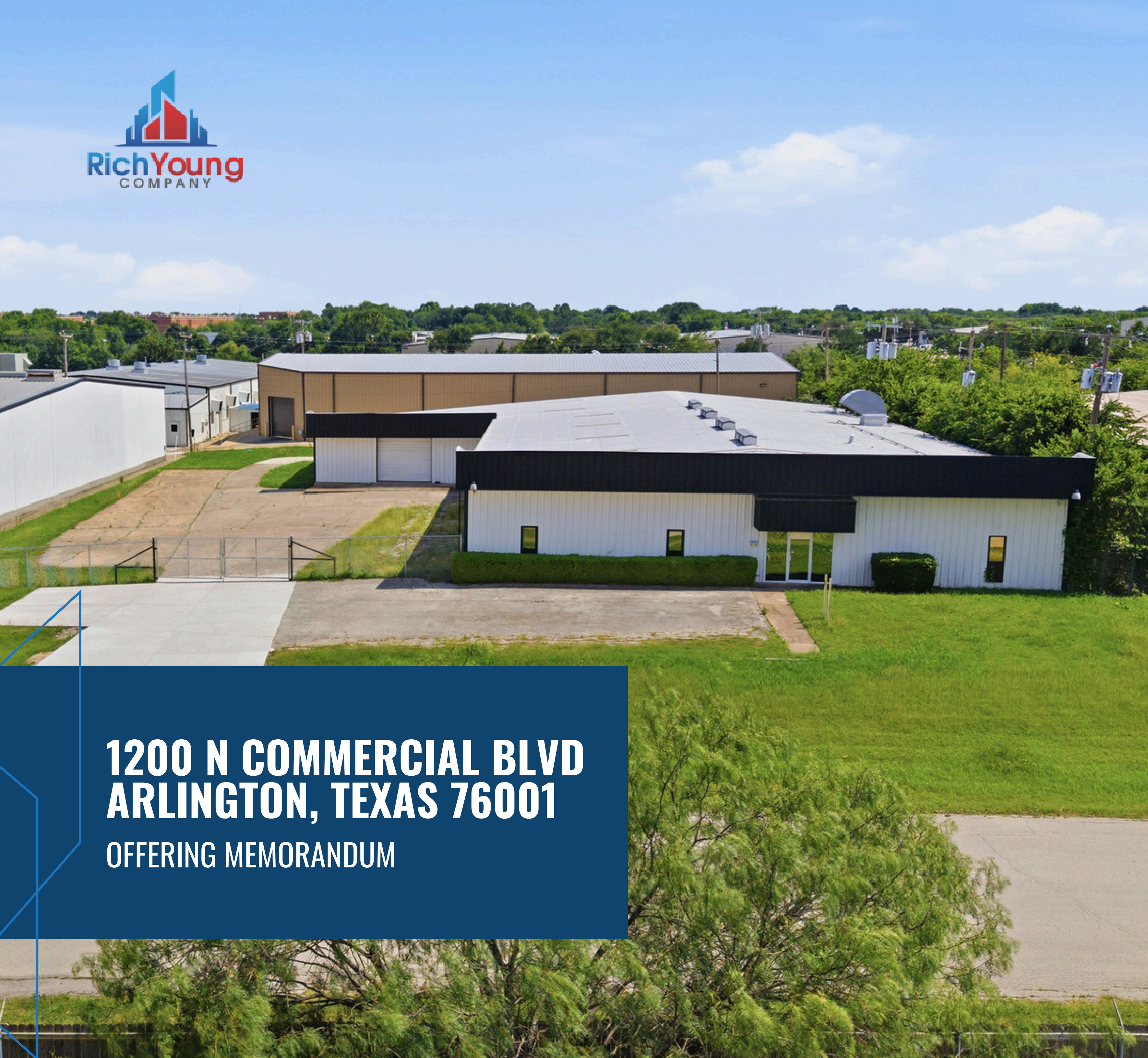

1200 N COMMERCIAL BLVD ARLINGTON, TEXAS 76001

OFFERING MEMORANDUM

13,808
SQUARE FEET

100%
LEASED

2.97
YEAR WALT

8.6%
(average)
ANNUAL ESCALATIONS

$134,628
NOI

7.2%
CAP RATE

RichYoung
COMPANY

EXECUTIVE SUMMARY

The property at 1200 N Commercial Blvd represents a 13,808 SF single-tenant industrial facility situated in Arlington's established Commercial Boulevard industrial corridor. Operating at full occupancy under a newly executed lease, this asset delivers immediate, stabilized cash flow to new ownership. The Commercial Boulevard corridor has long served as a preferred pocket for production, manufacturing, and light-industrial users, offering the grade-level loading, and flexible office/warehouse configurations these operators require. Positioned just off S Cooper Street and Hwy 287, with immediate access to I-20, the facility provides tenants efficient distribution and labor access across the Dallas-Fort Worth metroplex.

PROPERTY HIGHLIGHTS

13,808
SQUARE FEET

100%
LEASED

1.02
LAND ACRES

1
TENANT

2026
RENOVATED

1978
YEAR BUILT

14’-16’
CLEARHEIGHT

2.97
WALT

4
GRADE LEVEL DOORS

NEW LED
LIGHTING

1200 N COMMERCIAL BLVD
ARLINGTON, TEXAS 76001 • FOR SALE

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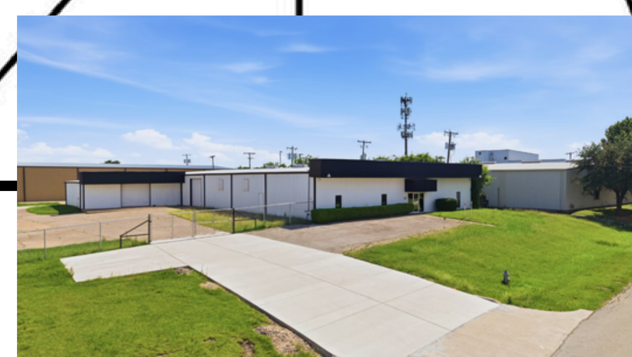
REGIONAL MAP



1200 N COMMERCIAL BLVD
ARLINGTON, TEXAS 76001 • FOR SALE

TENANT PROFILE

Website: https://www.dukes.com

Founded with over 75 years of experience, Duke's Root Control is a national leader in underground infrastructure maintenance, serving municipalities, utility service providers, and engineering and contracting firms across the country. The company's core specialty is sewer root control — treating and preventing root intrusion in sanitary sewer systems —alongside a broad suite of complementary services including CCTV and acoustic pipe inspection, inflow & infiltration detection, manhole inspection, and hydro-excavation.

Headquartered in Elgin, Illinois, Duke's has expanded beyond wastewater into stormwater, water, gas, electric, and telecommunications infrastructure services, serving approximately 2,000 municipalities and utility customers and having serviced over 450 million feet of pipe nationwide.

SF OCCUPIED: 13,808
LEASE EXPIRATION: 8/31/2029
PSF RENT: $9.75 NNN
MONTHLY RENT: $11,219
ANNUAL BUMPS: 10% (Yr 1→2), 7% (Yr 2→3)

RENT ROLL AND LEASE ASSUMPTIONS

Suite	Tenant	Start	Expiration	Annual PSF	Recovery Type	Monthly Base Rent	Escalations	% of Park	Comments
				Summary of In-Place Tenancy					
100	Duke's Root Control	7/1/2026	8/31/2029	$9.75	NNN	$11,219	7/1/2027 $10.75/SF 7/1/2028 $11.50/SF	100.00%	1 (3 -Year) option to Renew at Fair Market Value
Sub-Total - Bldg. #1									

TOTALS:	
Total Occupied Sq. Ft.	13,808
Total Vacant Sq. Ft.	0.00%
% Occupied	100.00%
% Vacant	0.00%
Current Annual Base Rent / NOI	$134,628

1200 N Commercial Blvd

WHY ARLINGTON

1200 N Commercial Blvd sits within one of DFW's most established industrial corridors — a market defined by rising rents, tight fundamentals, and one of the deepest labor pools in North Texas. Arlington's industrial submarket has posted five consecutive years of rental growth, with sale pricing up 5.3% year-over-year and cap rates compressing roughly 20 basis points over the past 12 months as investor demand for well-located, functional product remains disciplined even amid a broader slowdown in transaction volume. Sitting at the geographic center of the Dallas-Fort Worth metroplex, Arlington gives owners and occupiers direct access to a regional labor force of over 4.5 million workers — without the pricing premium of the DFW Airport or Las Colinas corridors.

+5.3%	91.5%	404,380	4.5M+	$75,171	7th
RENTAL GROWTH (YOY)	SUBMARKET OCCUPANCY	ARLINGTON POPULATION	DFW METRO LABOR FORCE	MEDIAN HH INCOME	LARGEST CITY IN TEXAS

RENTAL GROWTH & FUNDAMENTALS

Arlington's industrial submarket has held a steady, disciplined investment profile even as broader transaction volume across DFW has slowed. Sale pricing has climbed to $142/SF, up 5.3% over the past year, while cap rates have compressed roughly 20 basis points — a signal that investors continue to underwrite this market with confidence. At 91.5% occupancy, Arlington's industrial base remains tightly leased, supported by its central location, functional inventory, and limited new competitive supply relative to larger logistics-focused submarkets nearby.

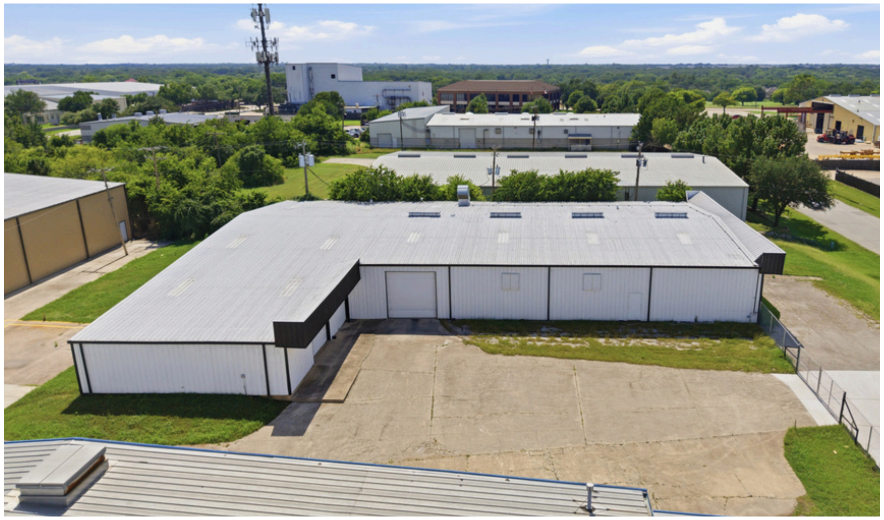
POPULATION & LABOR POOL

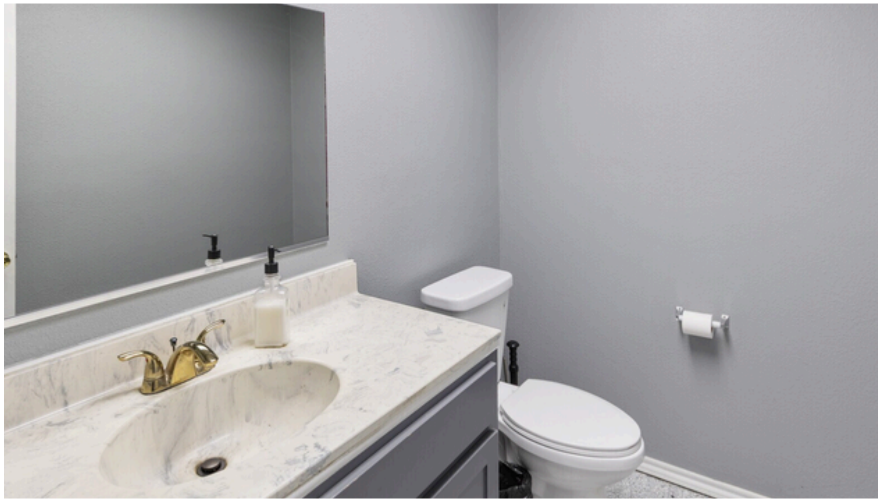
Arlington is the 7th-largest city in Texas, with a population of over 404,000 and consistent year-over-year growth. As one of the most diverse cities in the country, Arlington draws on a deep, varied labor pool — anchored by the University of Texas at Arlington, which produces over 12,800 graduates annually, and the newly expanded Arlington Workforce Center, a recognized national model for workforce development. Positioned at the heart of the Dallas-Fort Worth metroplex, the property has direct access to a regional labor force exceeding 4.5 million workers, giving occupiers exceptional flexibility to staff and scale.

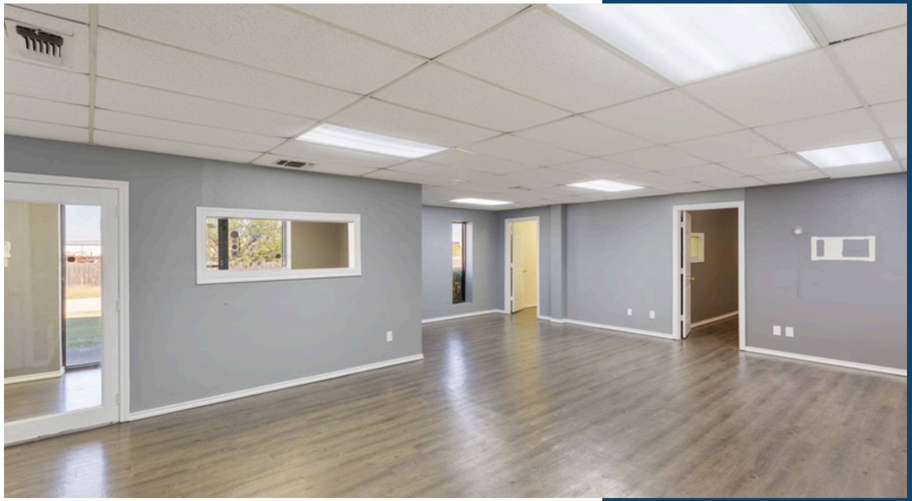
85.2%	30.3%	69.0%	4.6%
RESIDENTS WITH HS DIPLOMA+	RESIDENTS WITH BACHELOR'S+	LABOR FORCE PARTICIPATION	UNEMPLOYMENT RATE

Sources: CoStar Group, Arlington Industrial Capital Markets Report (8/20/2026); U.S. Census Bureau American Community Survey; World Population Review; U.S. Bureau of Labor Statistics; City of Arlington Economic Development Corporation.

PHOTOS







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