FedEx Express

1051 HURST RD, JACKSON, MI 49203

Offering Memorandum

Industrial Investment Opportunity

MATTHEWS™

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INVESTMENT HIGHLIGHTS

- Investment Grade Tenant — The lease is guaranteed by **Federal Express Corporation (S&P "BBB" Bond Credit Rating),** the world's largest express transportation company providing a broad portfolio of transportation, e-commerce and business services through companies competing collectively, operating independently, and managed collaboratively under the FedEx brand with **±$88 Billion of Annual Revenue.**
- Functional Build-to-Suit Industrial/ Long-Standing History — FedEx has been leasing this specific distribution hub since it was built approximately 25 years ago due to its functionality and strategic location. **Built in 1998 for FedEx,** this facility features an ±18' clear height with two (2) dock high doors and three (3) grade level doors within a ±19,530 SF facility on ±2.51 AC (18% Building/Lot Coverage Ratio) for ample outdoor parking, storage, and building expansion potential.
- Prime Location — The subject property is strategically located within an industrial park less than **one (1) mile from the Jackson County Airport** and directly adjacent to the **I—94I & M-60,** which provides efficient transportation and logistics:
    - ±35 miles from **Ann Arbor** continuing into **Downtown Detroit**
    - ±50 miles from Detroit Metropolitan Wayne County **International Airport**
    - ±70 miles from the Detroit-Windsor Tunnel (connects Detroit, MI to Windsor, Ontario, Canada)

FINANCIAL OVERVIEW

FINANCIAL SUMMARY

$1,637,000
List Price

$83.82
Price Per SF

8.65%
Current Cap Rate

$15.00
Price Per SF of Land

Property Summary	
Use	FedEx Priority Overnight Delivery
Tenant	Federal Express Corporation (BBB Credit)
Address	1051 Hurst Rd, Jackson, MI 49203
Year Built	1998
Construction	Metal/Steel
Building Square Feet (+/-)	19,530 SF
Acres (+/-)	2.51 AC
Lot Square Feet (+/-)	109,160 SF
Building/Lot Coverage	18%
Dock High Doors	Two (2)
Grade Level Doors	Three (3)
Clear Height	18'
Power	277/480V, 3-phase,4-wire service

Lease Summary	
Lease Commencement	6/30/1998
Lease Expiration	6/30/2028
Lease Term Remaining	±2 Years
Options	1, 5-Year Option @ 95% Fair Market Value
Monthly Rent	$11,799.38
Annual Rent	$141,592.56
Rent/SF	$7.25
Rental Increases	Flat Unit FMV Option Period
Lease Type	Industrial NNN
Tenant Responsibilities	Operating Expenses - Property Tax, Insurance, Utilities, General Maintenance of Interior and Building Systems (HVAC, Landscape, Etc.)
Landlord Responsibilities	Roof, Structure, Paving, Capital Replacement of Building Systems


FedEx
Ship Center


FedEx
Ship Center


FedEx
Ship Center

US 127
N
TAC
TAC Manufacturing,Inc.
JSP
TECHNIQUE HIGH-SPEED PROTOTYPES
STAMPINGS TUBING WELDING
meijer
Jackson West
LOWE'S
PETSMART
OfficeMax
Michaels
OUTBACK STEAKHOUSE
± 28,000 VPD
Jackson Crossing
target
ULTA BEAUTY
HOBBY LOBBY
CITITRENDS
Bath & Body Works
BEST BUY
Dunham's SPORTS
KOHL'S
MEN'S WEARHOUSE
Chemetall
expect more
± 46,000 VPD
sam's club
INTERSTATE 94
Holiday Inn
Olive Garden
Cracker Barrel Old Country Store
THE HOME DEPOT
Kroger
Aaron's
Arby's
Rally's
JOANN
Goodwill
Ashley HOMESTORE
N West Ave
± 20,000 VPD
± 17,000 VPD
DEXTER STAMPING COMPANY, LLC
Jackson County Airport
ALDI
Wendy's
DUNKIN'
christoff & SONS
Floor Covering Inc.
W Michigan Ave ± 11,000 VPD
Subject Property
jim winter
GMC AUTO GROUP
GRAND RIVER BREWERY
STEVE'S RANCH FAMILY RESTAURANT
JACKSON COFFEE CO.
The Chase SPORTS BAR
Downtown Jackson
±4.9 Miles Away
Walmart Supercenter
Bailey EXCAVATING
ACT AAA COOPER TRANSPORTATION
Danfoss
Google Earth

TENANT OVERVIEW

TENANT
FEDERAL EXPRESS CORPORATION

FEDEX CORP. REVENUE
±$88 BILLION

CREDIT RATING
BBB (INVESTMENT GRADE)

HEADQUARTERS
MEMPHIS, TN

FEDERAL EXPRESS CORPORATION

Federal Express Corporation (“FedEx”; S&P: BBB) is one of the world’s largest global transportation and logistics providers, offering time-definite delivery across more than 220 countries and territories and connecting markets that represent over 99% of global GDP. Following its “One FedEx” transformation completed in June 2024, the company consolidated its historically separate FedEx Ground, FedEx Express, and FedEx Services divisions into a single unified operating company, creating an integrated air-ground network.

This streamlined platform enables a single pickup-and-delivery system, reducing redundancy and improving efficiency across its global network. FedEx now operates a highly optimized logistics platform handling millions of daily shipments through a combined system of aircraft, vehicles, and distribution facilities. The company employs over 400,000 people globally following the integration and continues to enhance its network through its multi-year “Network 2.0” initiative, which is expected to drive significant cost savings and operational efficiencies.

The Tenant under the Lease, Federal Express Corporation, is the primary operating entity of FedEx and represents a fully integrated, investment-grade logistics platform with unmatched global scale and infrastructure.

MARKET OVERVIEW: JACKSON, MI

PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2020 Population	25,608	68,605	111,515
2025 Population	24,807	67,090	109,219
2030 Population Projection	24,658	66,836	108,846
HOUSEHOLDS	**3-MILE**	**5-MILE**	**10-MILE**
2020 Households	11,612	28,372	45,342
2025 Households	11,261	27,765	44,385
2030 Household Projection	11,195	27,662	44,225
INCOME	**3-MILE**	**5-MILE**	**10-MILE**
Average Household Income	$72,584	$70,929	$77,792

Local Market Overview

Jackson, Michigan sits strategically between Detroit and Lansing, offering industrial users access to two major economic centers while maintaining a cost-efficient operating environment. The region benefits from stable population trends supported by manufacturing, logistics, and healthcare employment, with a workforce that is both skilled and competitively priced relative to larger Midwest metros. Household incomes remain moderate but consistent, supporting steady consumer demand and reinforcing the area's role as a dependable secondary industrial market.

The local economy is anchored by long-standing manufacturing operations, distribution networks, and a growing presence of advanced production and food processing facilities. Accessibility via Interstate 94 and U.S. Route 127 enhances regional connectivity, making Jackson an attractive location for last-mile distribution and light industrial users. Continued investment in infrastructure and workforce development programs has helped sustain employer retention and modest job growth, positioning the market as a reliable, logistics-oriented hub within southern Michigan.

Economic Drivers

Jackson's economy is driven by a diverse manufacturing base complemented by logistics, healthcare, and food production sectors. The city's proximity to major interstates and rail infrastructure supports efficient distribution throughout the Midwest. Employers benefit from access to regional supply chains, while local institutions continue to support workforce training aligned with industrial and technical roles.

DETROIT, MI

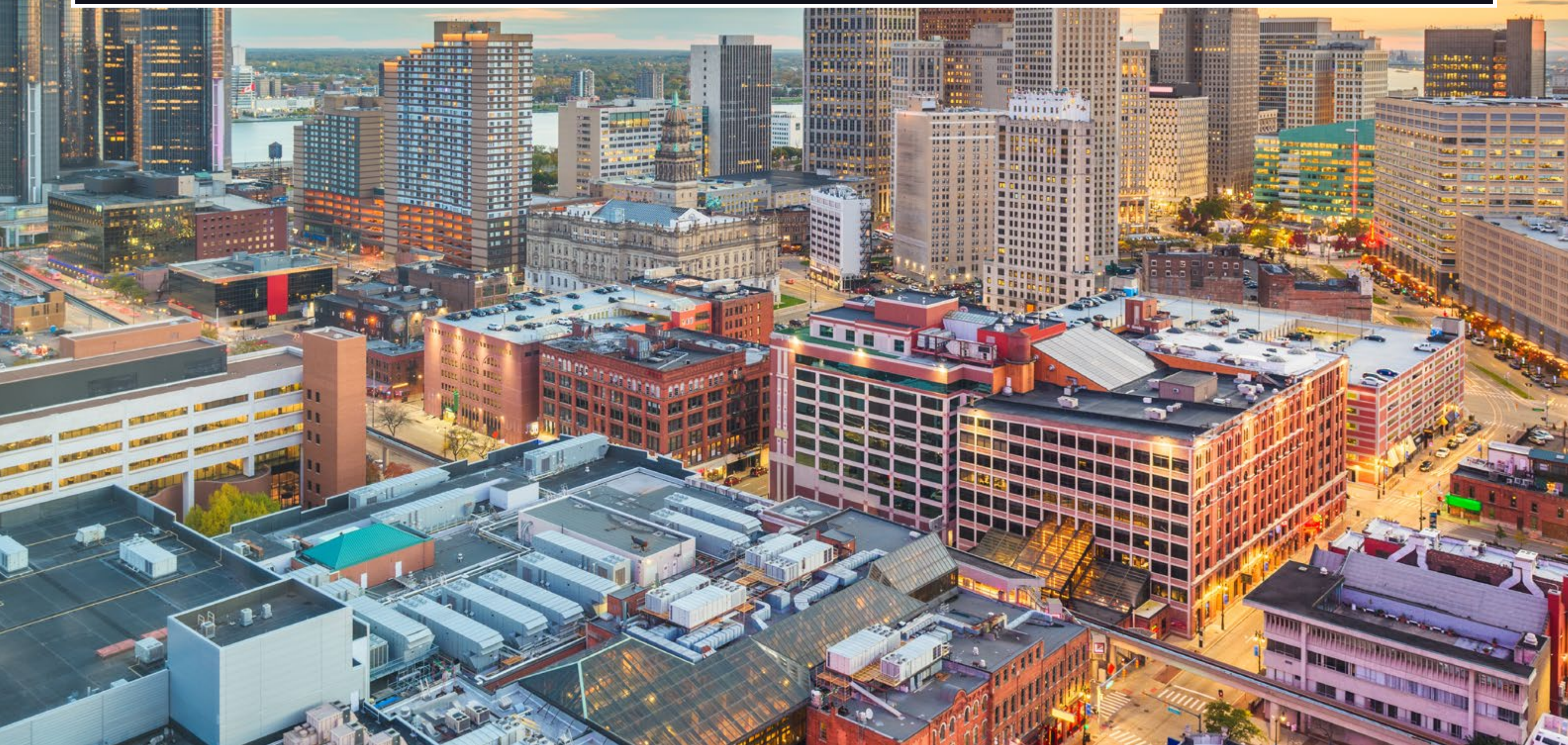
Detroit is the largest and most populous city in the state of Michigan as well as the largest city along the United States—Canada border and additionally, is the seat of Wayne County. The city of Detroit has a population of 639,111, making it the 27th-most populous city in the United States. The metropolitan area, known as Metro Detroit, is home to over 4.3 million people, making it the second largest in the Midwest after the Chicago metropolitan area. Regarded as a major cultural center, Detroit is known for its contributions to music and as a repository for art, architecture, and design.

The City of Detroit anchors the third-largest regional economy in the Midwest, behind Chicago and Minneapolis—Saint Paul, and the 17th largest in the United States. Detroit is best known as the center of the U.S. automobile industry, and the “Big Three” auto manufacturers General Motors, Ford, and Chrysler are all headquartered in Metro Detroit. Detroit is the commercial capital of Michigan and a major economic and industrial center of the nation.

ECONOMY

While Detroit is the world's epicenter of mobility and advanced transportation solutions, today's Detroit is so much more than just Motor City. With a diverse offering of competitive advantages, Detroit is a smart choice for businesses looking to expand, relocate, and invest. The city is home to major companies in the financial, technology, education, and healthcare sectors. Detroit offers a suite of incentive programs designed to help businesses thrive with a talented workforce, innovative educational institutions, successful private and public partnerships attracting international interest, and affordable, unique real estate.

Within Detroit beats the heart of a major metropolitan city featuring a thriving downtown district and vibrant neighborhood communities. Detroit has world-class hospital systems and rich history of art, theater, music, and culture.



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