

TEXAS INDUSTRIAL PORTFOLIO

5-Property Portfolio | Granbury, TX 76048

Industrial
Investment Opportunity

Offering Memorandum



MATTHEWS™

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PROPERTY OVERVIEW

5 Property Industrial Portfolio
Granbury, TX 76048



Hwy 377 ±13,460,000 VPD

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INVESTMENT HIGHLIGHTS

Property Highlights

- **Strategic Granbury Industrial Park Location**
Five-building industrial portfolio positioned within an established industrial park in Granbury, Texas, adjacent to Granbury High School, offering a recognizable and easily accessible location.
- **Attractive Basis with In-Place Yield**
Offered at \$85 per square foot, providing investors with stable in-place cash flow and a competitive acquisition basis.
- **Durable Income Profile with Embedded Upside**
Tenant mix includes long-term leases extending up to 15 years with 3.0% annual rent escalations, supporting predictable income growth, while month-to-month leases provide near-term mark-to-market opportunity.
- **Strong Access and Visibility**
Located between Highway 377 and W Pearl Street, the portfolio benefits from convenient access and visibility along two of Granbury's primary corridors supporting tenant accessibility and long-term leasing appeal.





The Woods Apartments
±72 Units

Granbury Heights Apartments
±56 Units

Lakewood Crossing Apartments
±48 Units

Dolce Vita Lakeside Apartments
±145 Units



Lake Granbury Medical Center
±73 Beds

Granbury City Park



Granbury High School
±2,200 Students



W Pearl St

Southwest Pkwy



BRAZOS RIVER OVERHEAD DOORS
commercial • residential • sales • service
SINCE 1995



± 13,460 VPD



Granbury Regional Airport
±0.7 Miles Away

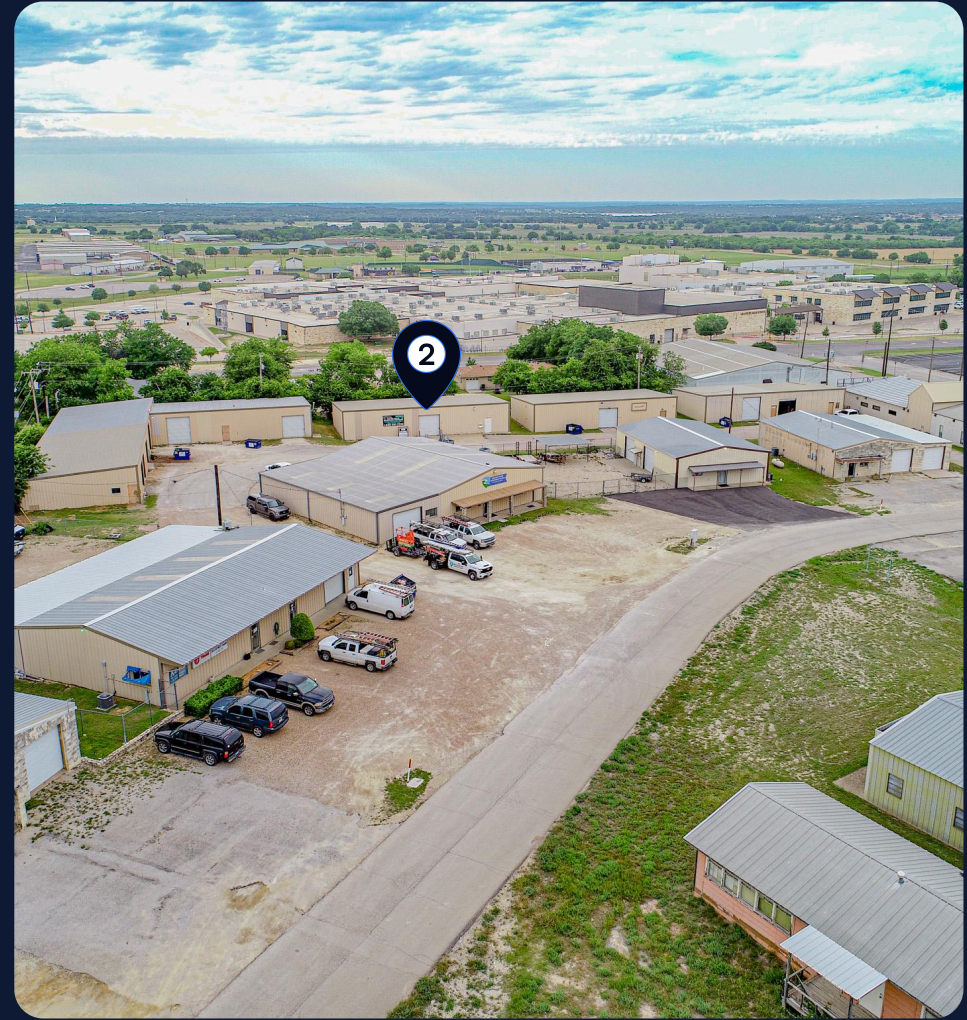
PROPERTY ONE

2002 Bobbly Lane, Granbury, TX 76048



PROPERTY TWO

2006 Bobby Lane, Granbury, TX 76048



PROPERTY THREE

2008/2012/2014 Bobby Lane, Granbury, TX 76048



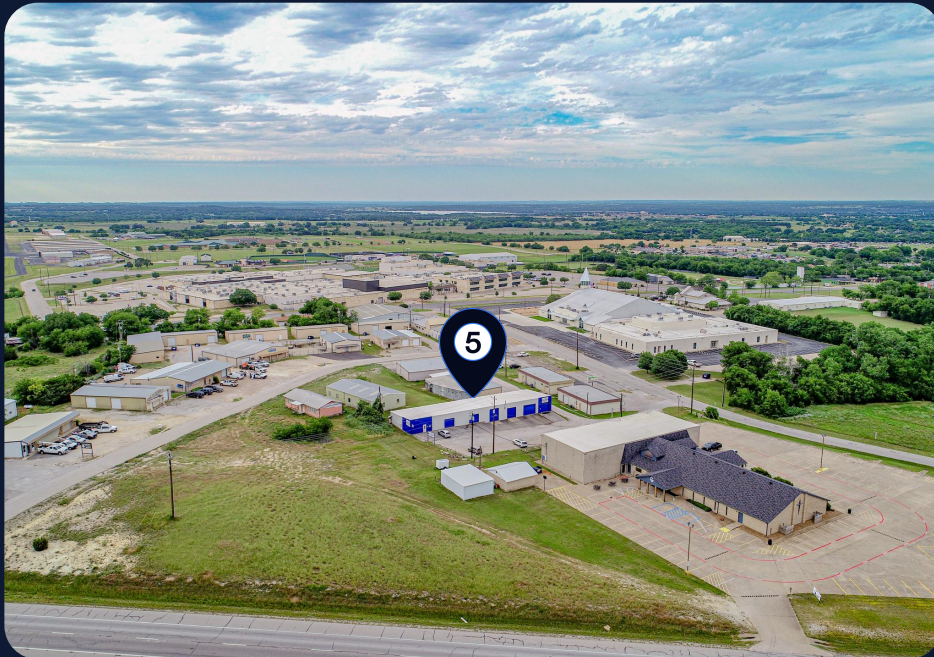
PROPERTY FOUR

2000 Supply Lane, Granbury, TX 76048



PROPERTY FIVE

2024 Southwest Pkwy, Granbury, TX 76048



FINANCIAL OVERVIEW

5 Property Industrial Portfolio
Granbury, TX 76048



FINANCIAL SUMMARY

\$2,137,000

List Price

\$108,180

NOI

±13,460 VPD

Highway 377

Rental Income Summary

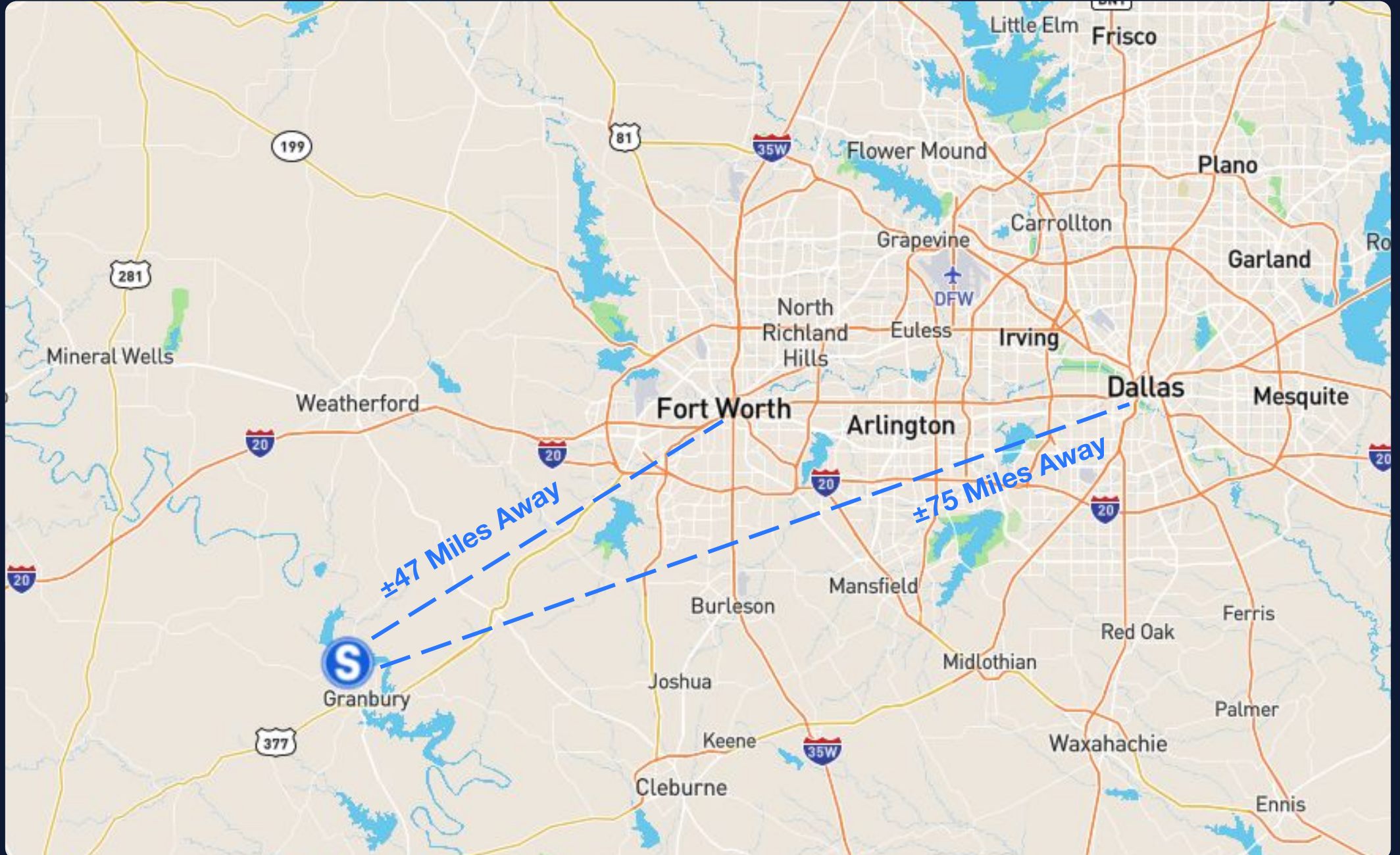
Address	Lease Term	Monthly Rent	Annual Rent
2002 Bobby Lane	Month to Month	\$900.00	\$10,800
2006 Bobby Lane	-	Vacant	Vacant
2008/2012/2014 Bobby Lane	Month to Month	\$2,215	\$26,580
2000 Supply Lane	15 Year Lease, 3% Yearly Increase	\$4,500	\$54,000
2024 Southwest Pkwy	Month to Month	\$1,400	\$16,800

Listing Price Summary

Address	List
2002 Bobby Lane	\$272,000(\$85/sf)
2006 Bobby Lane	\$255,000(\$85/sf)
2008/2012/2014 Bobby Lane	\$680,000(\$85/sf)
2000 Supply Lane	\$675,000
2024 Southwest Pkwy	\$255,000(\$85/sf)
Five Property Portfolio	\$2,137,000

MARKET OVERVIEW

5 Property Industrial Portfolio
Granbury, TX 76048



GRANBURY, TX

Market Demographics

12,100

Total Population

\$73,500

Median HH Income

4,970

Employed Population

51

Median Age



Local Market Overview

Granbury and the greater Hood County area continue to benefit from sustained population growth and expanding economic activity within the western Dallas–Fort Worth corridor. Located approximately 40 miles southwest of Fort Worth, the market has emerged as an attractive alternative for industrial and flex users seeking lower occupancy costs, improved accessibility, and proximity to the Metroplex. Population gains, elevated household incomes, and ongoing residential development have supported increased commercial demand throughout the region. The area’s strategic access to U.S. Highway 377, State Highway 144, and nearby Interstate connections provides efficient regional distribution capabilities for light industrial, logistics, construction, and service-oriented businesses.

Industrial growth in Granbury has accelerated as businesses pursue operational flexibility outside of higher-cost urban submarkets. The market benefits from a growing labor pool, expanding consumer base, and continued infrastructure investment tied to North Texas’ long-term economic expansion.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,921	16,235	37,249
Current Year Estimate	2,693	15,011	34,572
2020 Census	2,929	13,417	30,545
Growth Current Year-Five-Year	8.46%	8.16%	7.74%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,256	6,987	15,194
Current Year Estimate	1,170	6,527	14,241
2020 Census	1,246	5,861	12,531
Growth Current Year-Five-Year	7.41%	7.05%	6.69%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$112,275	\$109,527	\$117,869

DALLAS-FORT WORTH, TX

The Dallas-Fort Worth metropolitan area is distinguished by its exceptional and consistent population growth, demonstrating its strong regional allure. The Dallas-Fort Worth metroplex has witnessed exceptional growth from 2019 to 2024, solidifying its position as one of the fastest-expanding regions in the United States, at over 10% during the period. Recent data highlight this surge, with DFW adding approximately 177,922 residents from

2023 to 2024, pushing the total population to around 8.3 million. This increase, with over 650,000 new residents since 2020, is fueled by strong domestic migration, as individuals relocate for its thriving job market and affordable living. This influx of young professionals contributes to more households, underscoring the region's appeal as a prime location for long-term residence.

Total Population

8.3 million+

Median HH Income

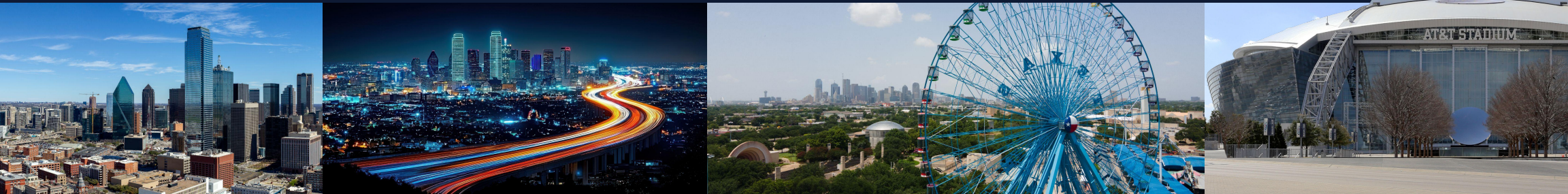
\$89,713

Annual Visitors

75.5 Million+

GDP

\$745+ Billion



DFW - THE POWERHOUSE OF PROGRESS, DIVERSITY & OPPORTUNITY



Dallas-Fort Worth Accolades & Rankings

1 **In the Country for 3 Year Job Growth**
- BLS (Dec 2022)

4 **Largest MSA in the United States**
- U.S. Census Bureau

14 **Best Performing Cities in the United States**
- Milliken Institute (2021)

1 **Largest MSA in the State of Texas**
- U.S. Census Bureau

1 **Top Growth Metro in U.S. 2010-2020**
- U.S. Census Bureau

1 **Largest Population gain in U.S. 2020-2021**
- U.S. Census

1 **Corporate Expansion**
- Dallas Business Journal

6 **Most Innovative Cities in the World**
- 2thinknow (2021)

4 **Global 500 Companies**
- Fortune (2021)

22 **Fortune 500 Companies**
- Fortune (2021)

Dallas-Fort Worth (DFW) has consistently ranked as one of the top locations in the U.S. due to a combination of economic, cultural, and lifestyle factors that make the region highly attractive to both text businesses. Texas, and Dallas specifically, is known for its low taxes, minimal regulations, and incentives for businesses, attracting corporations and startups alike. Here's why DFW stands out as one of the top places in the country:

Thriving Economy and Job Opportunities | Affordability and Cost of Living | Population Growth and Diversity | Transportation and Accessibility
Business-Friendly Environment | Education and Research | Quality of Life | Central Location | Resilient Real Estate Market

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2002 Bobby Ln Granbury, Tx 76048, 2006 Bobby Ln Granbury, Tx 76048, 2008/2012/2014 Bobby Lane Granbury, Tx 76048, 2000 Supply Ln Granbury, Tx 76048, 2024 Southwest Pkwy Granbury, Tx 76048** ("Properties"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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.

11-2-2015



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.

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.

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