

IOS FACILITY

4010 Forney Rd | Mesquite, TX 75149

Industrial
Investment Opportunity

Offering Memorandum

Office/Warehouse Facility on ±2 AC of Land



MATTHEWS™

Exclusively Listed By



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Broker of Record

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Firm Lic. No.: 9005919 (TX)

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INVESTMENT HIGHLIGHTS

Property Highlights

- **Proximity to Union Pacific Intermodal:** This strategic positioning supports efficient transportation and supply chain operations, creating significant value for users requiring strong connectivity and streamlined movement of goods.
- **Value-Add Opportunity:** The property includes one acre of excess land at the rear of the site, providing added flexibility for outdoor storage or future site enhancements.
- **Highway access:** Ideally positioned with convenient access to US-80, I-30, & I-635, providing connectivity throughout the metroplex.
- **Expanding Mesquite Economic Base:** Located amongst one of the nation's fastest-growing industrial markets, supporting continued demand from logistics, distribution, and industrial users.



Financial Summary

Contact Broker
List Price

12,000
Total Building SF

2.00 AC
Lot Size

Property Summary

Address 4010 Forney Rd | Mesquite, TX
75149

RBA ±12,000 SF

Lot Size ±2.00 AC

Coverage 13.80%

Zoning (I) Industrial
Skyline Logistics Hub Overlay

Construction Metal

Dock Doors 2 Total

Drive In Doors 4 Total



Property Outline





Dallas College Eastfield Campus
±18,000 Students | ±501 Employees

±94,000 VPD

KING METALS
LOS ANGELES
DALLAS
BALTIMORE

FedEx
Ground

Pepsi Bottling Group
Vending Machine Supplier
±87 Total Employees



FritoLay
Warehouse

±83,550 VPD



SCHNEIDER NATIONAL
Transportation Service
±800 Total Employees



Union Pacific Railroad
Supports approximately ±122,800 jobs and \$8.7 billion in labor income

ups Distribution Center
±3,000 Total Employees

Walmart
Supercenter

Subject Property

MAT
MIDWEST AIR TECHNOLOGIES, INC.
Manufacturer
±200 Employees

sam's club

Buckner Blvd ±38,800 VPD

CHEP
A Brambles Company
Corporate Office
±75 Total Employees

Stevens Transport
[DRIVER FOCUSED. PEOPLE DRIVEN.]

±167,000 VPD

IFCO
Warehouse
±120 Employees

Coca-Cola
SOUTHWEST BEVERAGES
Warehouse
±300 Total Employees

352 ±21,880 VPD

Walmart
Neighborhood Market

STORAGE
Rentals of America

PENGUIN PACKAGING SOLUTIONS
Veritiv
RAINSTAMP
Smurfit Westrock **R M** MANUFACTURING
Skyline Industrial Village
±5,000 Total Employees

Hampton
by Hilton
Holiday Inn
TOWNEPLACE SUITES
BY MARRIOTT



Mesquite, TX

MARKET DEMOGRAPHICS



150,000

Total Population

\$71,800

Median HH Income

80,000+

Warehouse Workers Within 10 Miles

75,000

Employed Population

18.5%

% Bachelor's Degree

I-20, I-30, I-635 & US-80

Four-Highway Connectivity

Local Market Overview

Mesquite, Texas is an established suburban community located east of Dallas, offering convenient access to the broader Dallas–Fort Worth Metroplex. The city benefits from strong regional connectivity and continues to attract residents and businesses seeking proximity to major employment centers while maintaining a suburban setting.

The local economy is supported by a diverse mix of employment drivers across retail, service, logistics, and light industrial uses. Commercial activity is concentrated along primary corridors, where established retail centers and service-oriented businesses serve both local residents and surrounding communities. Ongoing public and private reinvestment has contributed to stable market conditions and sustained demand for neighborhood-serving commercial properties.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	8,022	136,315	330,044
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	2,798	45,299	111,854
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$86,717	\$81,382	\$94,362

DFW TEXAS

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

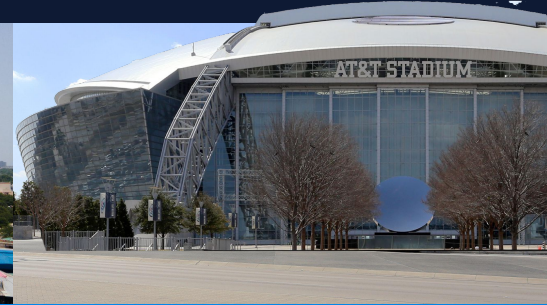
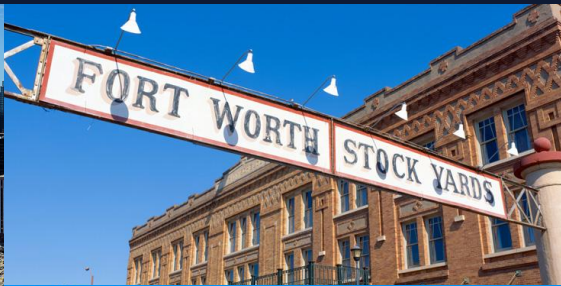
\$89,713

Annual Visitors

75.5 Million+

GDP

\$745+ Billion



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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 4010 Forney Rd, Mesquite, TX, 75149 ("Property"). 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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date