INDUSTRIAL FACILITY

9901 Jacksboro Hwy, Fort Worth, TX 76135

Industrial
Investment Opportunity
Offering Memorandum

±31,155 SF Across Four Buildings on ±15.52 AC

MATTHEWS™

Exclusively Listed By

Point of Contact

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INVESTMENT HIGHLIGHTS

Property Highlights

- 15.52 ACRES OF INDUSTRIAL LAND: Rare opportunity to acquire ±15.52 acres of industrial land along Jacksboro Highway in Fort Worth.
- 31,155 SF ACROSS FOUR BUILDINGS: The property features approximately 31,155 SF across four separate industrial buildings, providing multiple options for an owner user or investor.
- INDUSTRIAL OUTDOOR STORAGE OPPORTUNITY: The expansive land component provides significant potential for industrial outdoor storage, contractor yard, equipment storage, and other industrial uses.
- PRIME JACKSBORO HIGHWAY FRONTAGE: Positioned directly along Jacksboro Highway with approximately 34,426 vehicles per day, providing excellent visibility and convenient access.
- 7 DRIVE IN DOORS: The property offers seven drive in doors across the existing buildings, supporting a variety of industrial, storage, and operational uses.
- FLEXIBLE OWNER USER OR INVESTMENT OPPORTUNITY: The combination of substantial land, existing industrial improvements, highway frontage, and outdoor storage potential creates flexibility for an owner user, investor, or operator seeking to reposition the property.

FINANCIAL SUMMARY

$7,250,000 List Price	**±31,155 SF** Combined Building Area	**±15.52 AC** Lot Size


N
Subject Property
199
± 37,030 VPD
Lakeside
Saginaw
35W
± 143,950 VPD
VenturaFoods
DCI
TRINITY INDUSTRIES, INC.
RITCHIE BROS.
Railhead Industrial Park
±20,000 Employees
A Major ±633 AC Park, Home To 18-25 Major Facilities.
Walmart Supercenter
Batteries + Bulbs
target
THE HOME DEPOT
DISCOUNT TIRE
O'Reilly AUTO PARTS
CUBESMART self storage
UNITED STATES POSTAL SERVICE
Albertsons
820
± 113,000 VPD
Lake Worth
Fort Worth Meacham International Airport
East Lake Worth
Lake Vista
CRASH CHAMPIONS
PTR
ExtraSpace Storage
LOWE'S
North Side
americold
FedEx Freight
GXO
Lineage
BLUELINX
FleetPride
DHL Supply Chain
SENERGY
Railhead Industrial Park Tenants
± 18,740 VPD
183
Walmart Supercenter
THE HOME DEPOT
Albertsons
MAVIS DISCOUNT TIRE
Naval Air Station Joint Reserve Base
Google Earth
11.7 Miles
Downtown Fort Worth

FORT WORTH, TX

956,000
Total Population

$74,000
Median HH Income

345,000
\# of Households

33.5
Median Age

$744.7B
Gross Domestic Product

Local Market Overview

Fort Worth is one of North Texas' most established and strategically positioned cities, forming the western anchor of the Dallas–Fort Worth Metroplex. Known for its deep-rooted Western heritage and modern economic expansion, the city offers a balanced mix of cultural identity and corporate growth. Downtown Fort Worth has experienced sustained investment in mixed-use development, hospitality, and entertainment, while surrounding districts continue to evolve with new residential communities, retail corridors, and employment centers. Its central location along major interstate corridors and proximity to a major international airport provide efficient connectivity across Texas and beyond.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,127	11,833	77,681
Current Year Estimate	1,998	11,123	72,796
2020 Census	1,797	10,028	65,587
Growth Current Year-Five-Year	1.3%	1.3%	1.3%
Growth 2020-Current Year	2.2%	2.2%	2.2%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	788	4,550	28,375
Current Year Estimate	739	4,270	26,558
2020 Census	664	3,847	23,909
Growth Current Year-Five-Year	1.3%	1.3%	1.4%
Growth 2020-Current Year	2.9%	2.7%	2.8%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$122,746	$125,922	$118,620

DALLAS-FORT WORTH, TX MSA

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.

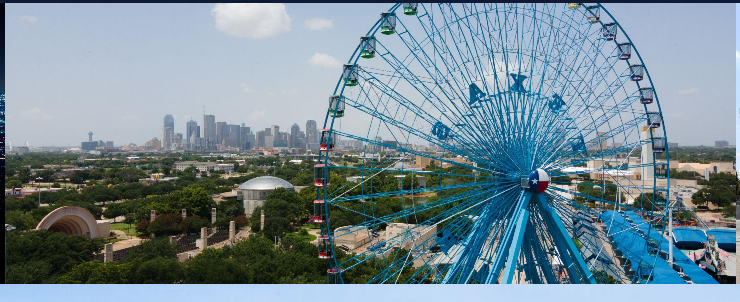
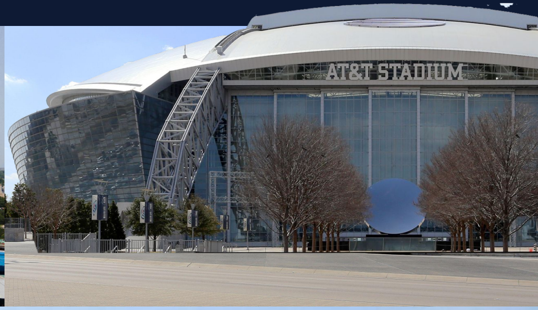
Total Population
8.3 Million+

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 9901 Jacksboro Hwy, Fort Worth, TX 76135 (“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.

11-2-2015

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.

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