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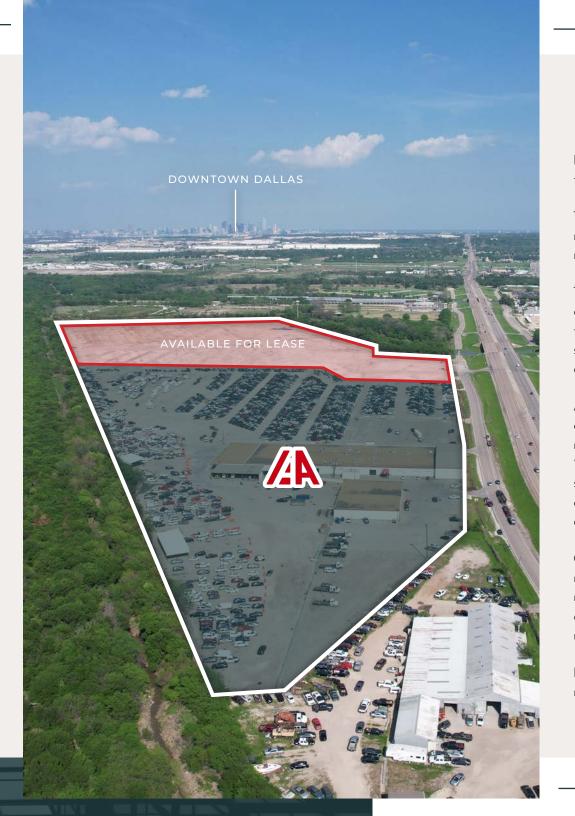
THE OFFERING

DAVIDSON & BOGEL REAL ESTATE, as exclusive advisor, is pleased to present the opportunity to lease 4226 E Main Street (the "Property"); a rare fully improved industrial outdoor storage ("IOS") site totaling approximately 64.95 acres and 85,000 SF of improvements. Currently, the Property is 46% occupied by Insurance Auto Auction (IAA) until October 31st, 2029. The remaining 35 AC is ready for immediate lease-up, with its own separately gated entrance off Main St in Grand Prairie.

The Property is truly unique for end users due to its location, existing improvements, and in place Heavy Industrial (HI) zoning that has a Special Use Permit (SUP) in place tied to the Property; SUP 24-09-0039 Heavy Truck Parking. This existing SUP makes the Property truly a once in a lifetime opportunity for heavy truck parking companies and managed truck parking companies to operate underneath these uses (allowed by right) because of how difficult they are to obtain from local municipalities.

Strategically positioned within the Western Lonestar/Turnpike submarket in the heart of the DFW Metroplex. The Property offers unmatched access to over 7 million people, as well as DFW's primary commercial and residential hubs and is in immediate proximity to some of the largest new industrial developments in the DFW Metroplex. More importantly, the Property provides excellent connectivity to major transportation arteries: IH 161, IH 360, IH 30, and IH 112 which serves as a connection point to IH 20, IH 183, IH 114, and IH 635. This area allows its constituents to have immediate access to the entire DFW Metroplex.

The Property, totaling 64.95 acres having 35 acres available today, is fully paved, fenced, lit, gated, and secured, is move in ready for tenants. Current ownership is a long-term holder that is extremely well capitalized and is willing to provide a tenant improvement allowance (if necessary) to qualified tenants. Pricing is available upon request.



DFW IOS MARKET OVERVIEW

Dallas/Fort Worth's strategic central location has driven one of the most impressive industrial real estate markets in the United States. As such, the metro is home to some of the strongest industrial activity in the country with consistently high occupancy, absorption and well-supported rent growth.

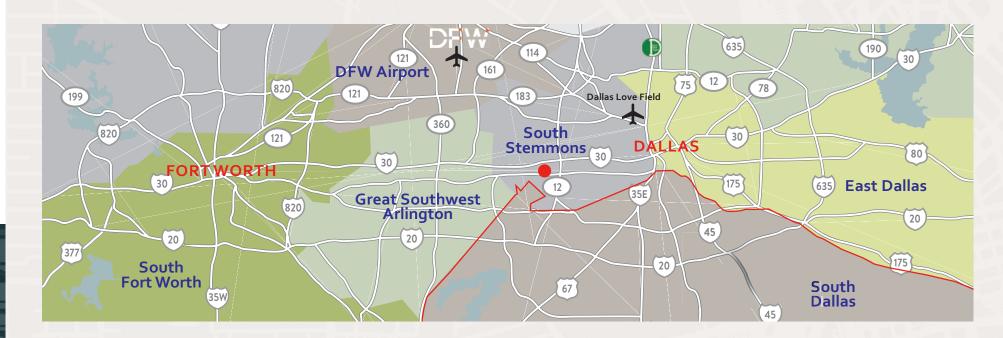
The metro's industrial strength is based upon its central location within the US, business friendly tax environment, access to highly skilled labor, and premier infrastructure—namely, the presence of four major intermodal terminals, DFW International Airport, Alliance Airport, and one of the most developed highway networks in the nation, rendering it a major inland port.

These key factors have driven current construction activity soaring to new heights with 64.5 MSF of industrial space currently underway as of Q1 2023. Speculative sites account for the majority of product under construction at 57.9 MSF (87.9%) which directly affects the IOS market in DFW. Speculative developments of big box industrial typically maximize the amount of building square footage on their sites, resulting in many projects that have not delivered an appropriate amount of trailer storage to satisfy eventual tenant needs. With the majority of the leasing demand for these spaces being led by ecommerce and logistics occupiers, there is a very real unmet need for additional space to store trucks, trailers, and equipment.

Another key factor that is driving the demand for IOS sites in DFW is that material suppliers, equipment suppliers, and concrete batch plant operators are running at full capacity to produce enough material to match the demand for all the new construction. All of these businesses require trucks to be constantly on the road and, coupled with rising fuel costs, having a secure place to store vehicle or equipment at night is more mission critical than ever. Per Jim Ward, President of the Truckload Carriers Association, "With only one truck parking space for every 11 drivers on the road, and over 85% of drivers citing parking as the #1 cause of stress at work, alleviating the truck parking shortage will help retain drivers and prevent the driver shortage from getting worse." Commonly truck stops are viewed as a premises liability for companies with the most common obstacles being difficult parking locations resulting in high-risk accident areas, extremely limited personal vehicle parking for drivers and restricted ability to enter and exit the truck stop, a key obstacle for distribution.

One factor in DFW specifically that limits the current and future supply of IOS facilities is the availability of zoning. In Dallas, the existing zoning that allows the use by right are: HI (Heavy Industrial), IM (Industrial Manufacturing), IR (Industrial Research), LI (Light industrial) and CS (Commercial Services). All of those are still subject to residential adjacency review (RAR), and the majority of the sites (especially 12 ac+) with those existing entitlements located in last-mile locations have already traded to developers the last 24-48 months. With supply decreasing, demand skyrocketing, and land basis still trading at less than 25% of costs in coastal markets across the US, the market for IOS in DFW remains strong.

IOS sites that have zoning in place to allow the use within close proximity to new speculative industrial development, intermodals, and material suppliers will continue to rapidly increase in value. The Property fits all those requirements and will continue to see rapid appreciation over the next cycle.



4226 E Main Street is located within the Western/Turnpike submarket on the Grand Prairie side of the Dallas / Grand Prairie border in the heart of the DFW Metroplex. The property is located within 4 miles of IH 161, and one mile of IH Loop 12, which serves as a connection point to IH 30, IH 20, IH 183, IH 114, and IH 635, allowing its constituents to have immediate access to the entire DFW metroplex. The submarket has an astounding vacancy rate of only 1.5% and Rent growth grew at a remarkable 13.6% over the past year, which brought the three-year average rent growth up to 7.0%. Much of this area, especially north of I-30, falls within the Trinity River floodplain, where development is untenable – making this submarket inherently supply-constrained with high barriers to entry. Zoning in Grand Prairie is extremely restrictive for IOS, requiring full concrete pavement, so once occupants establish occupancy on a site they almost never leave. With the existing improvements, heavy industrial (HI) zoning, and special use permit (SUP) for heavy truck parking already in place. 4226 E Main Street is a move in ready solution for businesses in one of the hardest markets to enter in the entire DFW Metroplex.

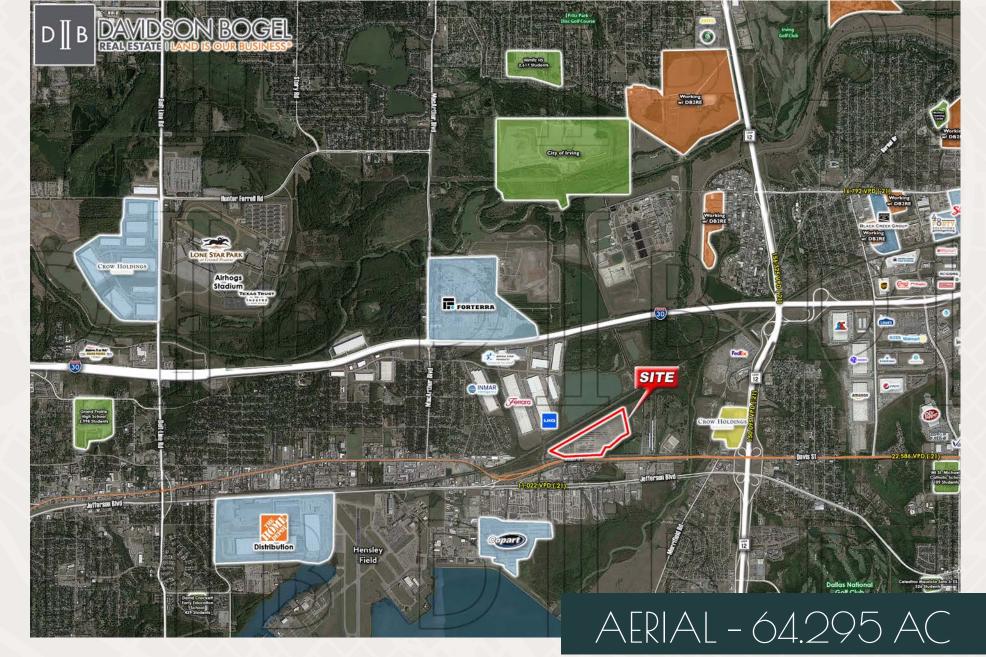
4226 E Main St

SITE DRIVE TIMES

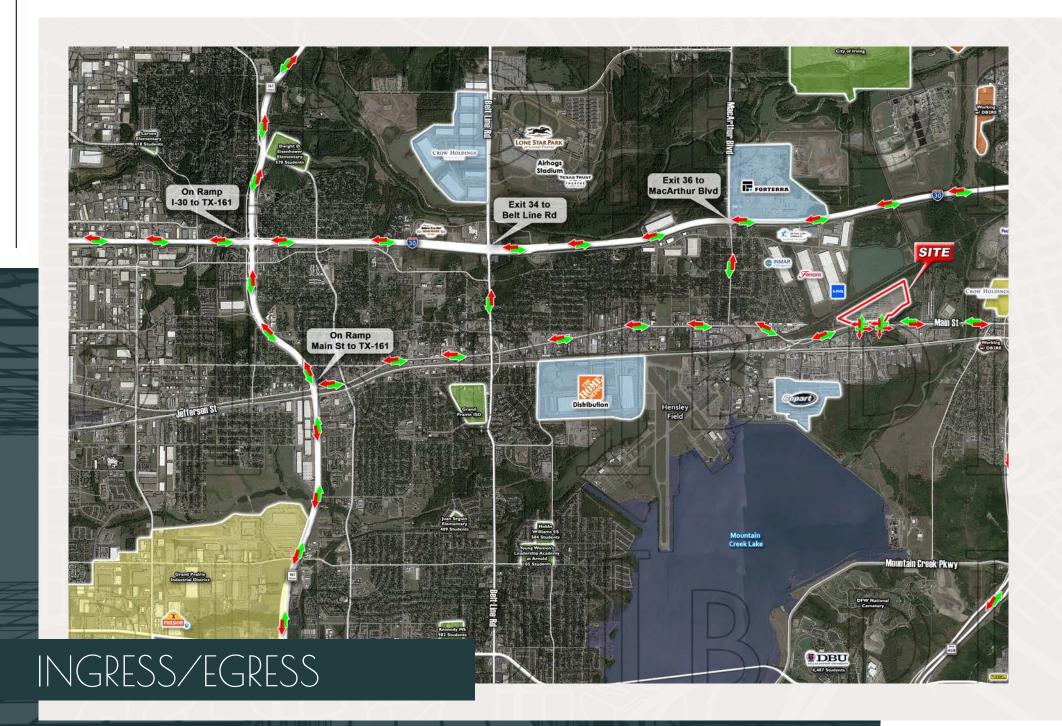
SUBMARKET OVERVIEW - SOUTH DALLAS

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your activisors should perform a detailed, independent, investigation of the proper determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items. Davidson & Bogel Read Estate, LLC. 2024





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PROPERTY DETAILS

ADDRESS	4226 E Main St.
CITY, STATE ZIP	Grand Prairie, TX 75050
SUBMARKET	Grand Prairie Submarket
RENT PER AC / MO	Market
LAND SIZE (AC)	± 35.0 - 64.295 AC
PROPERTY TYPE	Outdoor Storage / Motor Vehicle Yard
SECURITY	Fencing / Electric Gates / Pole Lighting
SURFACE	Concrete & Asphalt
ZONING	н

1. 12

1.19 Miles to Loop 12

2. 16

4.5 Miles from Hwy. 161



2.4 Miles from I-30



ZONING SUMMARY

HI – Heavy Industrial

The Heavy Industrial District (HI) is intended to provide suitable areas for the development of intensive industrial and manufacturing activities, including outdoor storage.

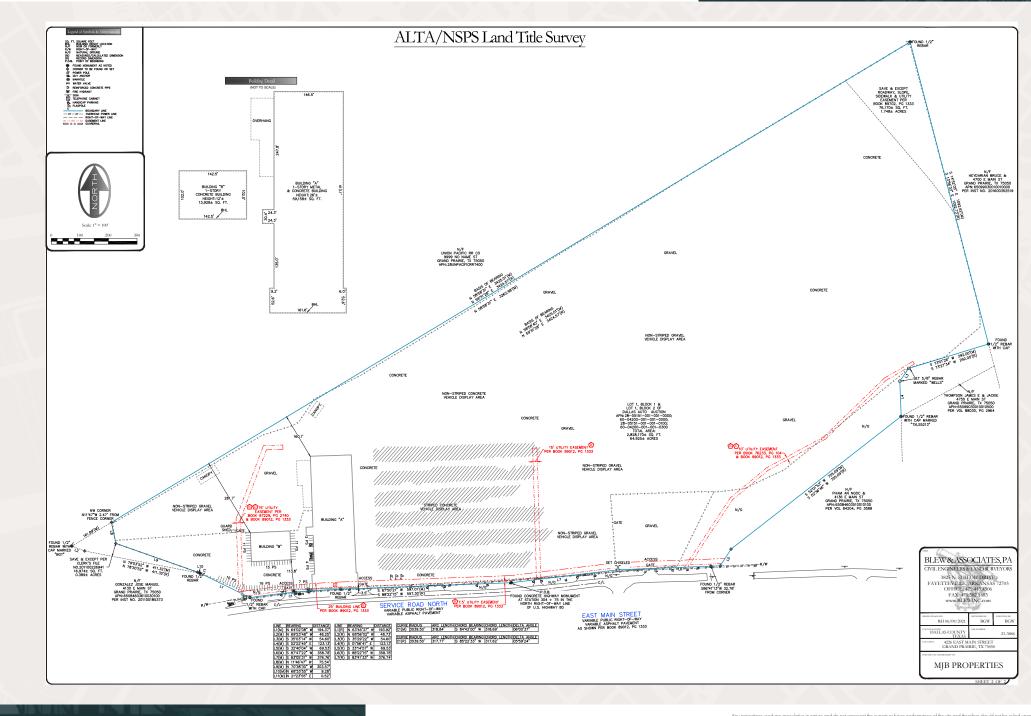
Allowed uses by right:

- Heavy Machine Sales (Outside)
- Lumber Sales
- Auto Dealer
- Auto Dealer Used
- Auto/Truck Rental
- Auto Parking Primary Use
- Structed Parking
- Heavy Truck/Heavy Equipment Repair X5
- Truck Stop with Gas Sales X5
- Outside Storage X5
- Outside Storage w/ Heavy Equipment

This existing Special Use Permit (SUP) tied to the property for the following uses:

SUP-24-09-0039

± 38.0 acres on the northeast side portion of Lot 1, Block 1, and Lot 1, Block 2, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) and Heavy Industrial (HI), with an approximate address of 4226 E Main St received approval for a specific use permit for Heavy Truck Parking



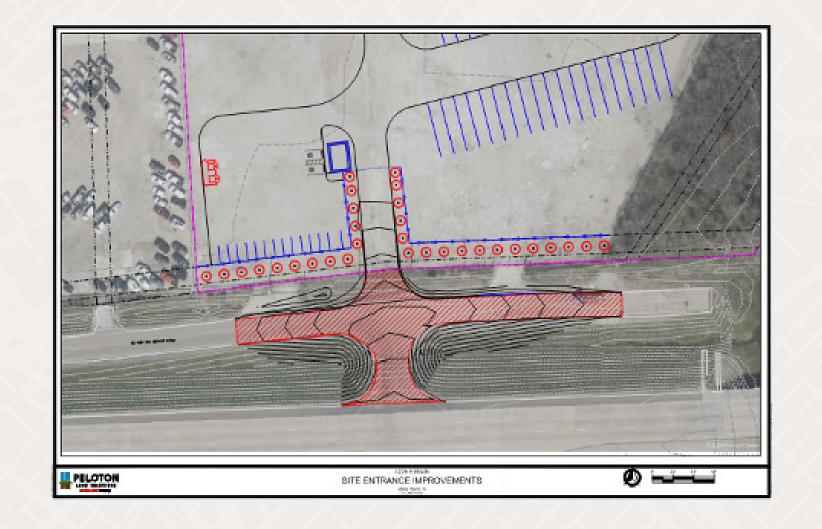
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PLANNED IMPROVEMENTS

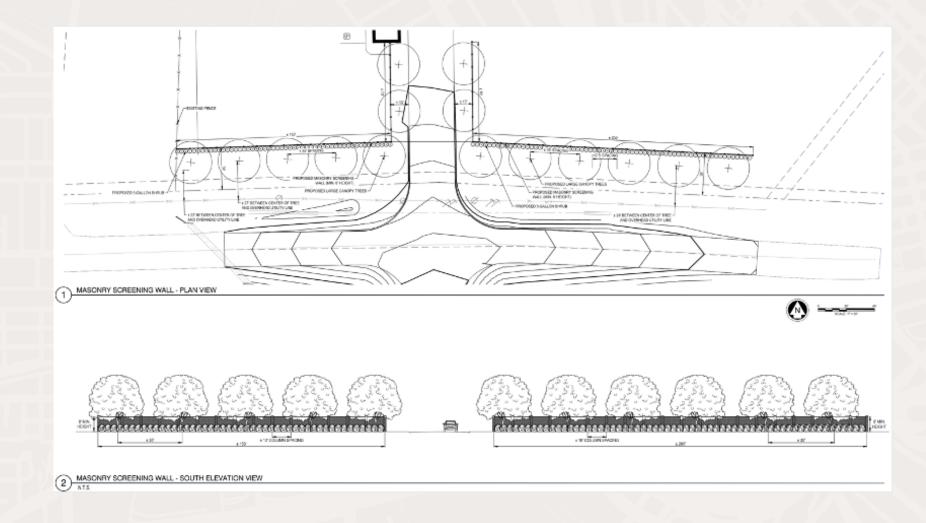
- NEW GUARD SHACK WITH RESTROOM
- MILL AND REPLACE WITH NEW ASPHALT ON THE EXISTING ASPHALTED PORTION
- ENHANCED LANDSCAPING (TREES & SHRUBS ALONG SERVICE ROAD)
- REALIGNMENT/REPAVING OF DRIVEWAYS
- 8-FOOT-HIGH SCREENING WALL ALONG FRONT OF PROPERTY WITH ELECTRONIC GATE
- UPDATED LIGHTING/CAMERAS FOR SECURITY
- · TXDOT IMPROVEMENTS IMPROVE ACCESSIBILITY OF ACCESS POINT (RELIEVING TRAFFIC ON MAIN STREET)
- ENHANCE SCREENING ALONG THE EASTERN LOT LINE

PLANNED IMPROVEMENTS



TX DOT MAIN ST. ACCESS IMPROVEMENTS

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Davidson & Bogel Real Estate, LLC: The information contained in this document pertaining to Grand Prairie - 4226 E. Main St. (the "Property") has been obtained from sources believed reliable. While DB2RE does not doubt its accuracy, DB2RE has not verified the information and makes no guarantee, warranty or representation about the information contained in this package. It is your (Purchaser) responsibility to independently confirm the accuracy and completeness of the information. Any projections, opinions, assumptions or estimates used herein are for example only and does not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. DB2RE and the DB2RE logo are service marks of Davidson & Bogel Real Estate, LLC and/ or its affiliated or related companies in the United States and other countries. All other marks displayed as well as any elements of this document are the property of their respective owners and DB2RE. No transmission of this document is permitted without written consent from DB2RE. As a condition of DB2RE's consent to communicate the information contained herein—as well as any information that may be communicated to you subsequently either verbally or in writing by DB2RE, owner or agents of either of these parties regarding the Property – it is required that you agree to treat all such information confidentially.

LANDSCAPE/FRONTAGE IMPROVEMENTS

DISCLOSURE



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.

• 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

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:

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- 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.		
Primary Assumed Business Name	Election 1401	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
David Guinn	643784	dguinn@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A	N/A	N/A	N/A
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ter	nant/Seller/Landlord	Initials Date	

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Buyer/Tenant/Seller/Landlord Initials

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Designated Broker of Firm	License No.		Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

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LISTING TEAM



DAVID GUINN

Director, Industrial

David Guinn serves as the Director of Industrial on the Urban Team at Davidson Bogel Real Estate, LLC. He is responsible for the management and organic growth of the industrial team specializing in urban industrial, property leasing, tenant representation, dispositions, acquisitions, covered land, industrial land, 1031 exchange relocation, and sale-leasebacks. David also runs the Industrial Outside Storage (IOS) team at Davidson Bogel which has helped several of the largest investors in the US such as Zenith, Industrial Outdoor Ventures (IOV), Stonemont, and Alterra source over 26 off market acquisitions since 2021. David is a Graham, Texas native with a background and family ties to farm and ranch sales as well as oil and gas investments. He was a three-year letterman on the Abilene Christian University football team and earned his Bachelor of Business Administration degree in Business Management and a minor in Business Marketing while enrolled there.

David began his career at Stream Realty Partners in 2015 as an analyst and later an Associate on the industrial team with an emphasis on tenant representation and building sales. Later, David took a position as Market Director at Mercer Company with a primary focus on how to master local submarkets and valuing/underwriting industrial investment transactions.

Since arriving at Davidson Bogel in June of 2020, through the disposition, acquisition, tenant representation, and leasing. David's clients have transacted over 2.5 million square feet of industrial buildings and over 400 acres of land with a total aggregate transaction value of over \$400,000,000.

David's passion, faith, hard work, honesty, and dedication to using his local market knowledge and creativity have helped his clients achieve a competitive edge and the bes results in all of their real estate needs.

David married his wife Maria, a 5th-grade science teacher in Highland Park, in March of 2019 and welcomed their first baby boy George in January 2023



MARTIN GROSSMAN

Industrial

Martin Grossman is an Associate on the Urban Team, focusing on leasing, dispositions, and acquisitions in industrial markets and emerging urban core neighborhoods. He is passionate about knowing the communities, markets, and neighborhoods he serves, providing him the ability to add value to his clients.

Before joining DB2RE, Martin worked at PS Business Parks, focusing on industrial, flex, and retail Project Leasing completing over 230 transactions in their Dallas and Austin markets. Martin started commercial real estate at Jim Lake Companies, primarily on Project Leasing, Project Management, and Property Management on urban mixed-use redevelopment projects in Dallas and tertiary markets.



COLT POWER

Industria

Colt Power joined the Davidson Bogel team in September of 2024 and specializes in urban industrial, property leasing, tenant representation, dispositions, acquisitions, covered land, industrial land, and sale-leasebacks. Colt is also a member of the Industrial Outside Storage (IOS) team at Davidson Bogel, which has worked with multiple large investors to source numerous off-market acquisitions.

Colt is a Dallas, Texas native and graduated from the Episcopal School of Dallas. He was a letterman on the University of Notre Dame men's lacrosse team, where he received Academic All Big-East honors while earning his Bachelor of Business Administration degree in Management Consulting from the Mendoza College of Business. In 2022, Colt earned his Masters of Business Administration degree from Southern Methodist University.

Colt began his career at NAI Robert Lynn in 2012 as Market Director in their Fort Worth office. In this role, he specialized in tenant, landlord, buyer and seller representation, closing more than 250 transactions valued at \$120+ million and totaling 1.4+ million square feet of buildings and more than 300 acres of land across multiple asset classes, including office, industrial, and healthcare. At NAI Robert Lynn, Colt represented a wide array of clients, from local businesses to large corporations, including MasTec, Progressive Waste Management, LifeGift Organ Donation, Tarleton State University, and the American Paint Horse Association. He was promoted to Executive Vice President and then Partner, and in 2017 he earned both CCIM (Certified Commercial Investment Member) and SIOR (Society of Office and Industrial Realtors) professional designations, becoming the youngest individual to ever earn both certifications. In 2020, Colt received D CEO Power Broker recognition.

INDUSTRIAL OUTDOOR STORAGE OFFERING - 4226 E. MAIN ST.

LISTING TEAM

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DAVIDSON BOGEL

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