



LEWISVILLE 121 INDUSTRIAL PARK

INFILL SHALLOW-BAY INDUSTRIAL IN THE HEART OF NORTH DFW

THE OFFERING

Jones Lang LaSalle Americas, Inc. ("JLL") has been exclusively retained to offer qualified investors the opportunity to acquire the Lewisville 121 Industrial Park (the "Property"), a 189,600 square foot, 6-building light industrial portfolio located in Lewisville, Texas. Currently 100% leased to 21 tenants with an average remaining lease term of 0.8 years, the Property provides strong in-place cash flow with robust leasing momentum and immediate upside through mark-to-market opportunities for current tenants. The Property's premier location directly off Sam Rayburn Tollway (SH-121) in the Lewisville submarket is highly coveted due to its exceptional access to key infrastructure, including direct access to DFW International Airport via SH-121. The Property is also situated on 11 acres of contiguous land, offering excellent optionality and long-term upside when coupled with the growth of the surrounding area.

PORTFOLIO SUMMARY

SQUARE FEET <i>189,600 SF</i>	OCCUPANCY <i>100%</i>	OFFICE FINISH <i>18%</i>
CLEAR HEIGHT <i>BLDGS 1-3: 19'4" - 23'4"</i> <i>BLDGS A-C: 21'4" - 33'4"</i>	NUMBER OF BUILDINGS <i>6</i>	BELOW MARKET RENT <i>10%</i>
WEIGHTED AVG. LEASE TERM <i>0.8 YEARS</i>	NUMBER OF TENANTS <i>21</i>	SITE SIZE <i>11 ACRES</i>

BUILDING 1

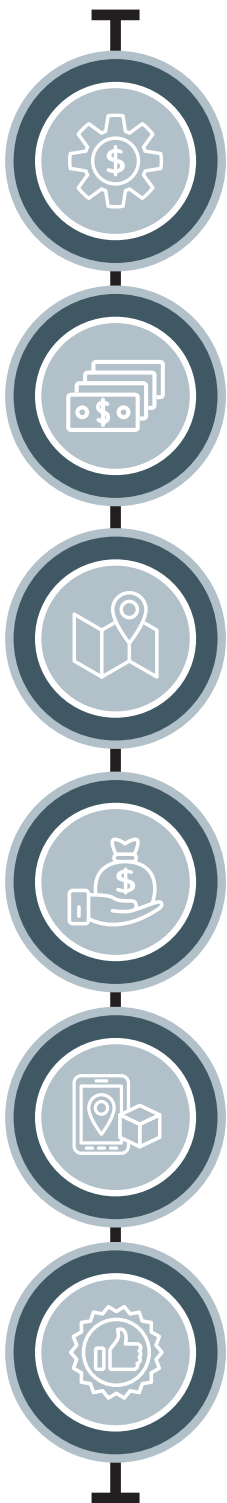


BUILDING 2



BUILDING 3





INVESTMENT HIGHLIGHTS

CRITICAL MASS

- » The property offers a critical mass to complement existing holdings or establish an immediate presence in DFW.

STABLE IN-PLACE CASH FLOW

- » The 100% occupied property is composed of a complementary mix of single-tenant buildings and multi-tenant buildings with durable cash flow.

VINTAGE SHALLOW BAY PRODUCT OUTPERFORMING CLASS A INDUSTRIAL

- » Average vacancy rates for older product (pre-2000) are very low across the DFW metro (low 4%).

IMMEDIATE OPPORTUNITY TO INCREASE NOI SIGNIFICANTLY

- » With the entire tenant roster on gross lease rent structure, a new investor will have the immediate opportunity to push rates and convert to a market NNN rent structure.

DYNAMIC INFILL LOCATIONS

- » The Property is located in an infill, established industrial submarket and benefits from close proximity to significant demand drivers and major transportation arteries.

NATION LEASING INDUSTRIAL MARKET

- » DFW is the nation's leading market in terms of net absorption, with over 45 million square feet of industrial space absorbed since the start of 2020.

BUILDING 4



BUILDING 5



BUILDING 6



PROPERTY OVERVIEW

1

2

3


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5

6


Address	1590 E. Business Hwy 121		
Property	Building 1	Building 2	Building 3
Rentable Area	41,400	33,600	27,600
Occupancy	100.0%	100.0%	100.0%
# of Suites	1	6	3
Year Built	2005	2007	2007
Office Finish	18%	18%	22%
Clear Height	21'4" - 33'4"	21'4" - 33'4"	21'4" - 33'4"

Address	1620 E. Business Hwy 121		
Property	Building A	Building B	Building C
Rentable Area	28,800	27,200	31,000
Occupancy	100.0%	100.0%	100.0%
# of Suites	7	7	1
Year Built	1996	1995	1991
Office Finish	10%	11%	23%
Clear Height	19'4" - 23'4"	19'4" - 23'4"	19'4" - 23'4"



189,600 SF

PORTFOLIO SIZE




18%

AVERAGE OFFICE FINISH




0.8 YEARS

WTD AVERAGE LEASE TERM



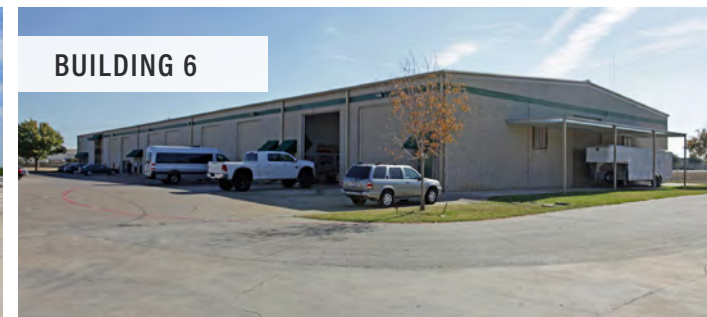
19'4" - 23'4"
21'4" - 33'4"

CLEAR HEIGHT



100%

OCCUPANCY

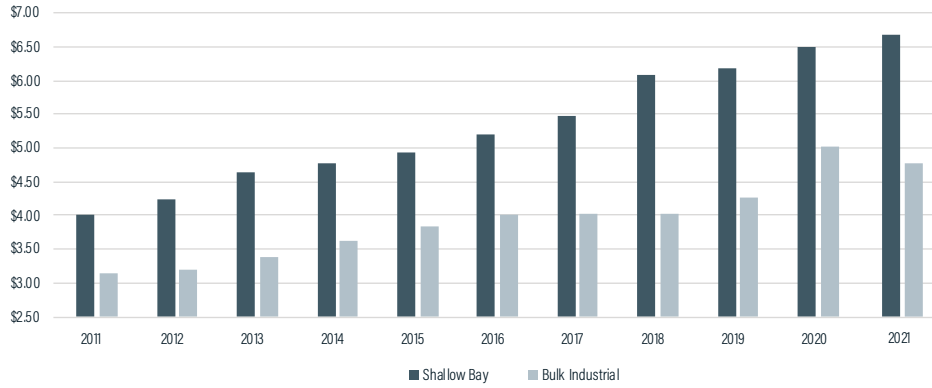


SHALLOW BAY INDUSTRIAL PRODUCT OUTPERFORMS BULK

Shallow bay industrial properties – defined as vintage (pre-2000) properties under 120,000 square feet – within the DFW metroplex have consistently outperformed bulk industrial with stable average occupancy in the mid-to-high 90's and outstanding historical rent growth.

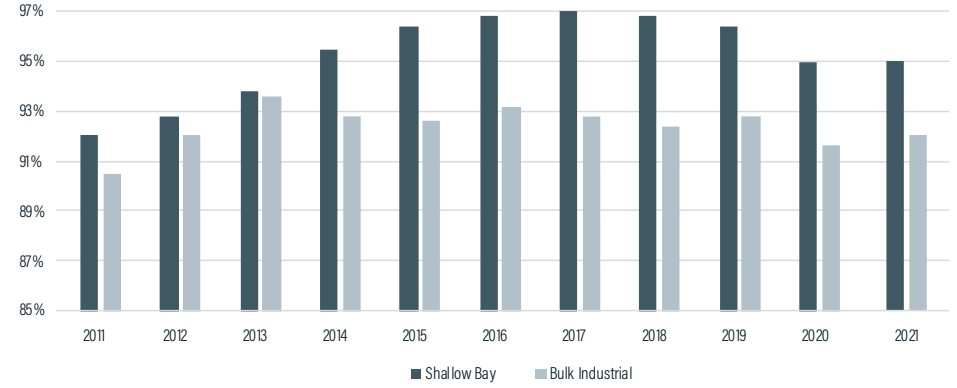
DFW INDUSTRIAL MARKET

SHALLOW BAY INDUSTRIAL VS. BULK INDUSTRIAL OCCUPANCY



DFW INDUSTRIAL MARKET

SHALLOW BAY INDUSTRIAL VS. BULK INDUSTRIAL RENTAL RATES



DFW SHALLOW BAY INDUSTRIAL HIGHLIGHTS

27%

RENT GROWTH SINCE 2015

65%

RENT GROWTH SINCE 2011

95%

AVG OCCUPANCY SINCE 2011

300 BPS

INCREASE IN MARKET
OCCUPANCY SINCE 2010

#1

PERFORMING ASSET CLASS

**HIGH BARRIERS
TO ENTRY**

Downtown Dallas
26 Miles / 31 Minutes

Highway
121

FIRST PARK 121

ARTERIOORS

METRO AUTO AUCTION

s i t e
Landscape Development

REPUBLIC
SERVICES

CASTLE HILLS MOTORS
LEWISVILLE, TEXAS

DIVERSE
Stay Connected

AAA
Recycling

TRANE

LEWISVILLE 121
INDUSTRIAL PARK

Business
121

DFW DALLAS FORT WORTH INTERNATIONAL AIRPORT

10 Miles

Main Street -
Downtown Lewisville



Lake Lewisville

Lewisville Nature Preserve

Business
121

Highway
121

2.0 Miles / 7 Minutes

**LEWISVILLE 121
INDUSTRIAL PARK**

PRIME INFILL LOCATIONS

THRIVING DFW INDUSTRIAL MARKET

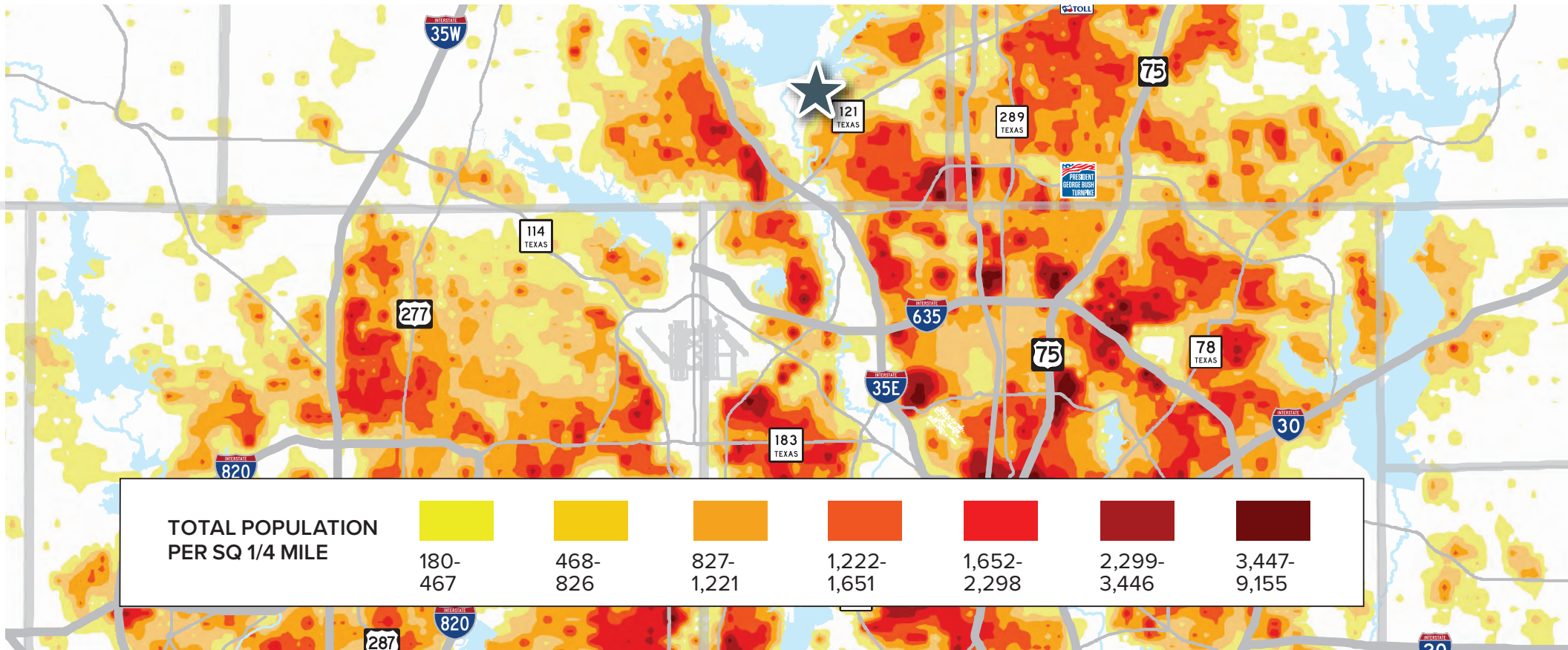
Comprised of 860.9 million square feet of total industrial inventory, the DFW industrial market is currently 93% leased on the heels of 24.5 million square feet of positive net absorptions in 2020, with 40% rental rate growth since 2015.

UNMATCHED CONNECTIVITY

Each property within the portfolio benefits from excellent access to a robust network of major transportation arteries and strategic proximity to many of Dallas' largest residential and commercial hubs.

POPULATION PUSHING SUPPLY AND DEMAND

Access to a DFW population of over 7 million, the 4th largest metro area in the US, offers a consistent supply of labor as well as demand for last-mile product. The DFW metro has consistently been a market leader for population growth and is projected to grow an additional 20% by 2030.





WHY DFW

From 2021 to 2025, DFW is projected to add 489,820 residents and 100,690 jobs, ranking second and first respectively in the U.S., according to Oxford Economics.

ULI's Emerging Trends "#1 Top Market to Watch" in 2019

One of the largest concentrations of corporate headquarters in the country and has recently attracted a notable list of expansions and relocations spanning several diverse industries

Forbes recently ranked Texas #2 in Economic Climate out of all 50 states - 2019

CENTRAL U.S. LOCATION FEATURING DALLAS-FORT WORTH INTERNATIONAL AIRPORT & DALLAS LOVE FIELD

DFW DALLAS FORT WORTH INTERNATIONAL AIRPORT

SERVICED APPROXIMATELY 75,000,000 PASSENGERS IN 2019.



 Dallas Love Field

SERVICED OVER 16,800,000 PASSENGERS IN 2019 AND IS HOME TO SOUTHWEST AIRLINES.



BUSINESS ENVIRONMENT



3.8 MILLION
WORKERS

8,400,000 PROJECTED
POPULATION OF THE REGION BY 2025



Nº1 IN GROWTH PROSPECTS
Forbes

0%
STATE & LOCAL
INCOME TAX RATE



1,300,000

NUMBER OF RESIDENTS ADDED TO THE REGION BETWEEN 2010 AND 2019

4th
LARGEST
WORKFORCE IN
AMERICA



400
PEOPLE MOVE TO
DALLAS/FORT WORTH EACH DAY

LEWISVILLE 121 INDUSTRIAL PARK

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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.



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