



100 N. SAM HOUSTON

81,552 SF

100% LEASED

7.2 YEAR WALT

SINGLE-TENANT
NET LEASE

5.62 ACRES



OFFERING SUMMARY

THE OFFERING

Jones Lang LaSalle Americas, Inc. ("JLL") has been exclusively retained by ownership to offer qualified investors the opportunity to purchase 100 N. Sam Houston (the "Property"), an 81,552 square foot industrial facility located in the East Dallas submarket. 100% leased to SRS Distribution, the Property provides potential investors with stable cash flow with strong, attractive tenancy. The Property's infill location and high barriers to entry in Mesquite, TX, provides investors with the opportunity to acquire a stabilized, cash-flowing asset at a significant discount to replacement cost.

Founded in 2008 and headquartered in DFW, SRS Distribution operates a sophisticated, nationally-spanning building products distribution business and has sustained rapid growth over the last few years to become the #55 largest private company in the United States (*Forbes*, 2023). SRS Distribution employs over 10,850 individuals nationally and generates over \$9.6B in annual commerce.

ADDRESS
100 N. SAM HOUSTON ROAD
MESQUITE, TX 75149

SQUARE FEET
81,552

ACREAGE
5.62 ACRES

OCCUPANCY
100%

WALT
7.2 YEARS

OFFICE FINISH
9.5%

NUMBER OF BUILDINGS
2

YEAR BUILT
1984

CLEAR HEIGHT
18'

COLUMN SPACING
44' x 49'

DOCK DOORS
9 DOCK HIGH (2 WITH RAMP)*
3 GRADE-LEVEL

TENANT



*Per the lease, the tenant is to construct an additional dock door, bringing the total to 10.



INVESTMENT HIGHLIGHTS



STABLE IN-PLACE CASH FLOW IN HIGH BARRIER SUBMARKET

100 N. Sam Houston is 100% leased to SRS Distribution, providing investors with stabilized going-in yield. Additionally, as construction costs remain elevated and developable land sites in DFW's most infill locations become harder to find, barriers to entry remain extremely high.

100% LEASED



HIGH-PERFORMING SUBMARKET AND MICROMARKET

The East Dallas industrial submarket has capitalized on strong underlying demand fundamentals over the last few years, with 7 straight years of positive absorption totaling 10.5M SF since 2017. Additionally, over the same time period, rents have increased 37.7%, or a 5.1% year-over-year average.

10.5M SF ABSORPTION

37.7% RENT GROWTH
(SINCE 2017)

The Mesquite micro market is the strongest in the greater East Dallas submarket, generating 6.6M SF of total absorption over the previous 7 years, accounting for 65.2% of the submarket's absorption despite making up just 53.9% of the total square footage.



WELL-CAPITALIZED PRIVATE TENANCY

Founded in 2008, SRS Distribution is one of the largest private companies in the US, with 10,850 employees and over \$9.6B in annual revenue. The construction materials giant is headquartered 25 miles away in McKinney, TX, and remains structurally committed to the DFW market.

\$9.6B ANNUAL REVENUE

#55 LARGEST PRIVATE COMPANY



PROXIMITY TO UNION PACIFIC MESQUITE INTERMODAL TERMINAL

The Property is strategically positioned just 1 mile and a 5-minute drive from the Union Pacific Mesquite Intermodal Terminal, providing tenants quick access to one of the most prolific rail stations in the United States. One of just two Intermodal Terminals in Dallas-Fort Worth, the Mesquite facility is uniquely equipped to handle both COFC and TOFC freight capabilities.

1 MILE, 5-MINUTE DRIVE FROM UPIMT

IRREPLACEABLE INFILL LOCATION

Located within the East Dallas industrial submarket and about 10.5 miles from Downtown Dallas, the Property is positioned at the intersection of N. Sam Houston Road and Military Parkway in Mesquite, Texas. The surrounding area has few developable tracts left and high barriers to entry, contributing to strong leasing momentum and continued tenant demand. Centered at the convergence of significant thoroughfares in Loop 12, I-635, US-80, I-30, and US-175, the Property has multiple ingress and egress points and is highly accessible when travelling from all directions.

UNPARALLELED DALLAS-FORT WORTH ACCESS



**MEQUITE
INTERMODAL
TERMINAL**

2.2 Miles
5 Minutes

**MESQUITE
METRO AIRPORT**

7.6 Miles
14 Minutes



**DALLAS
INTERMODAL
TERMINAL**

16.9 Miles
18 Minutes



Dallas Love Field

17.2 Miles
24 Minutes



**DALLAS
FORT WORTH
INTERNATIONAL
AIRPORT**

29.1 Miles
30 Minutes



2.0 Miles
4 Minutes



2.0 Miles
4 Minutes



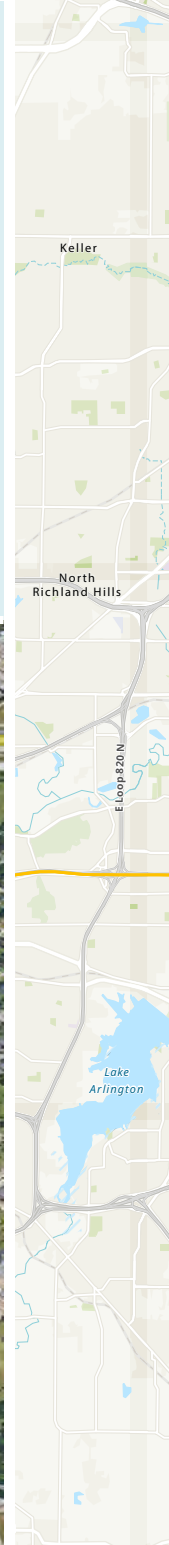
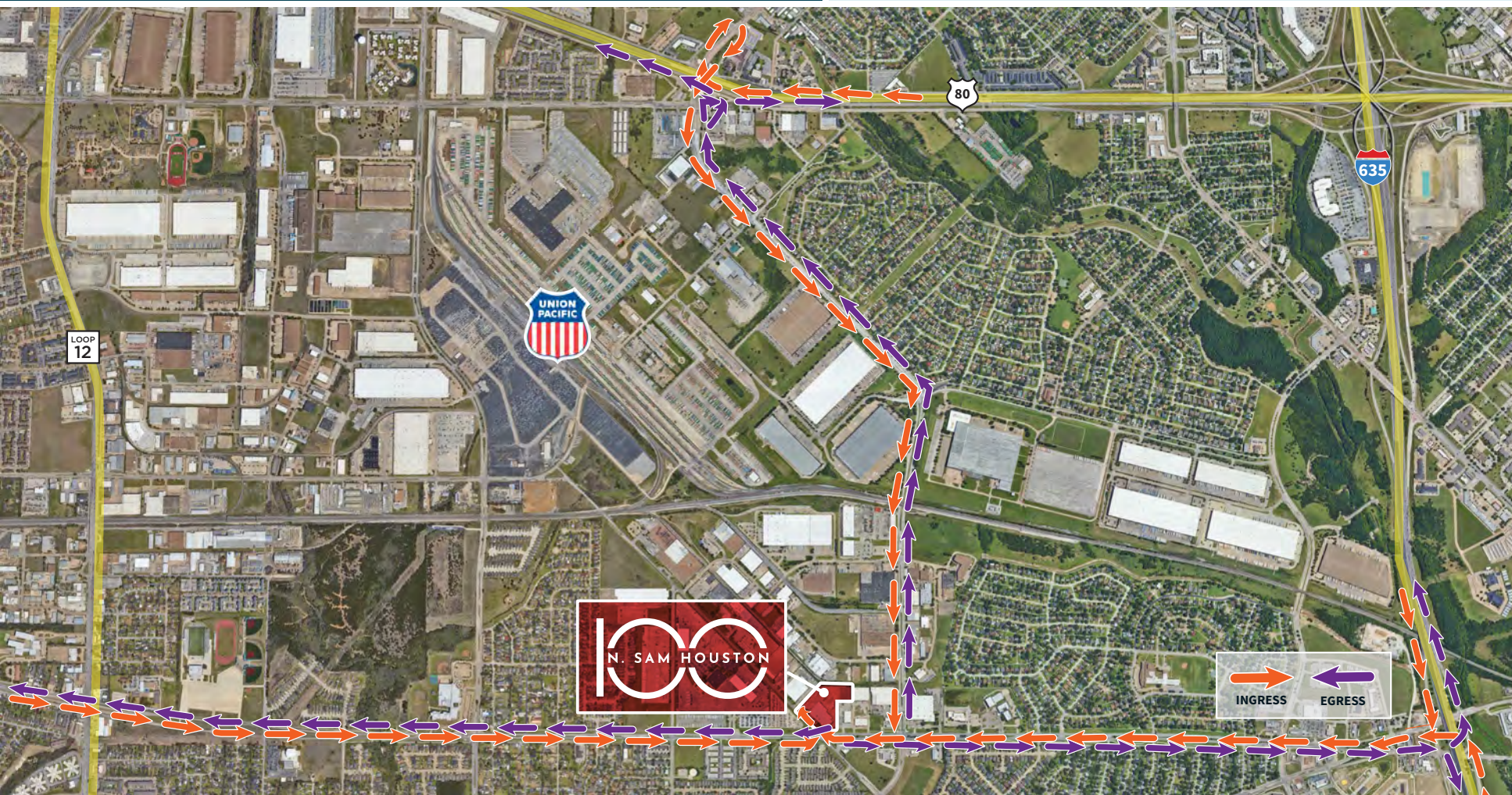
2.4 Miles
5 Minutes

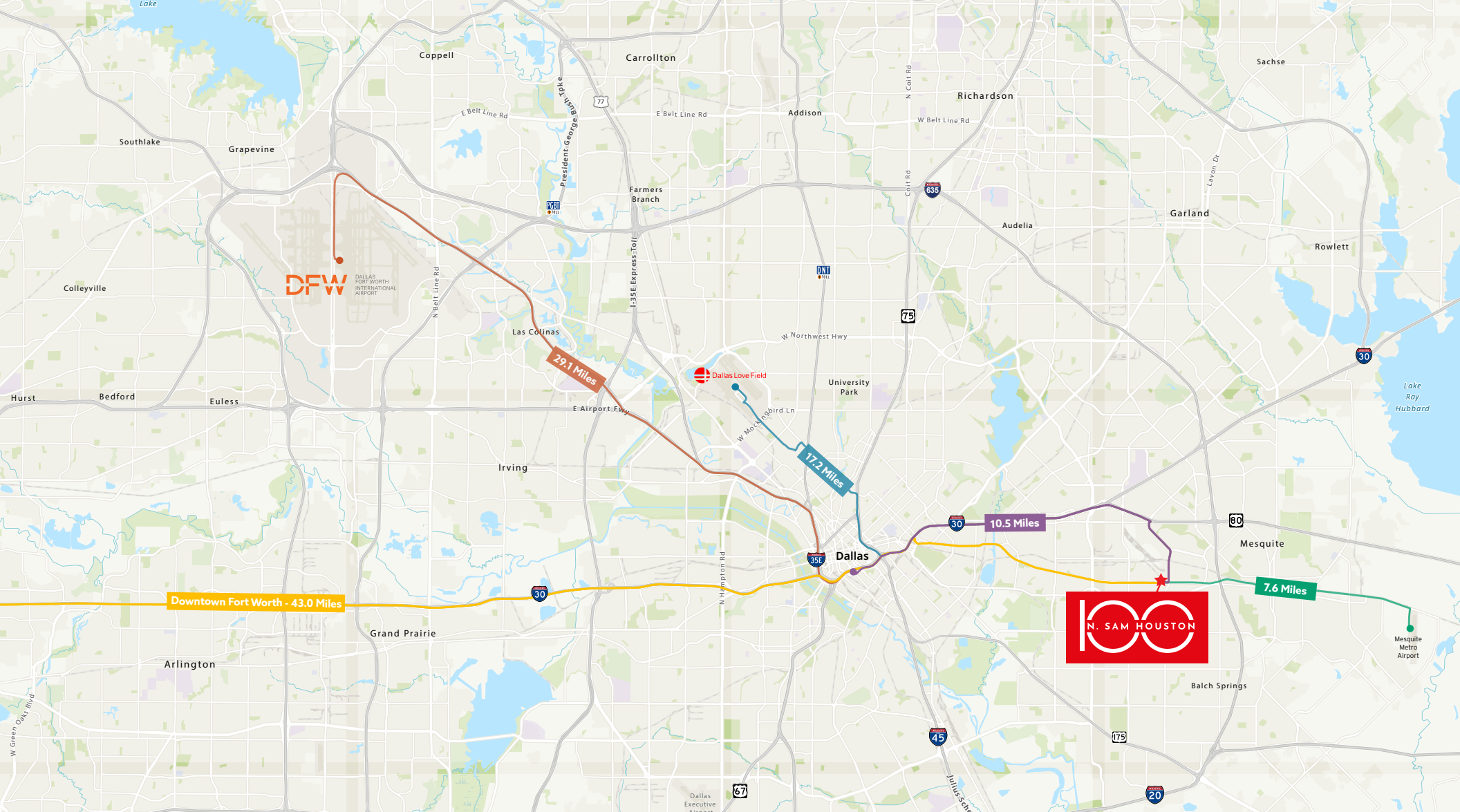


3.3 Miles
7 Minutes



4.9 Miles
10 Minutes





WITHIN A 20-MINUTE DRIVE



789,485
TOTAL POPULATION



280,275
HOUSEHOLDS



\$90,922
AVERAGE HOUSEHOLD INCOME



746,909
TOTAL DAYTIME POPULATION

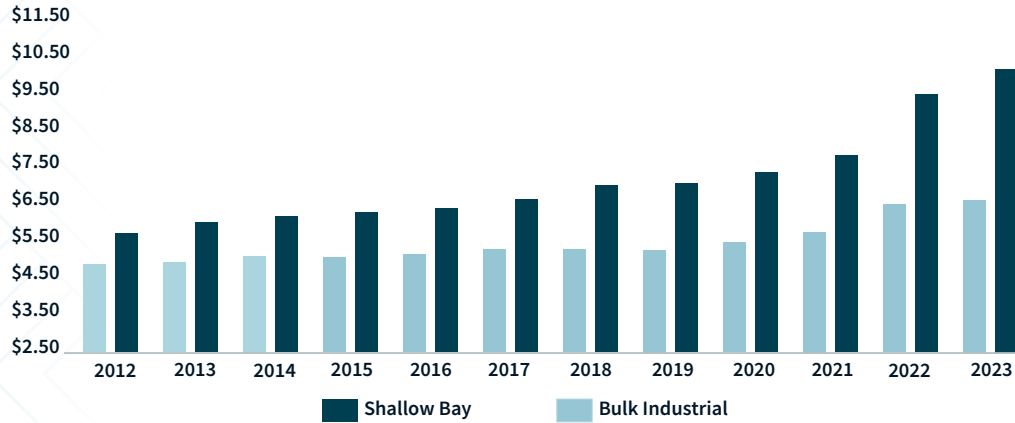
SHALLOW BAY INDUSTRIAL PRODUCT WITH OUTDOOR STORAGE OUTPERFORMS BULK

Shallow Bay (defined as vintage (pre-2000) properties under 120,000 square feet) and industrial outdoor storage properties within the Dallas-Fort Worth Metroplex have consistently outperformed bulk industrial, with stable average occupancy in the mid-to-high 90%'s and outstanding historical rent growth amounting to 8.5% average annual rent growth since 2012. DFW Shallow Bay properties now command a \$4.69 PSF rental rate premium, or 86%, over bulk industrial, as well as a 7.6% occupancy premium, up from 3.2% in 2021.



DIRECT RENTAL RATES

Shallow Bay & IOS vs. Bulk Industrial Direct Rental Rates

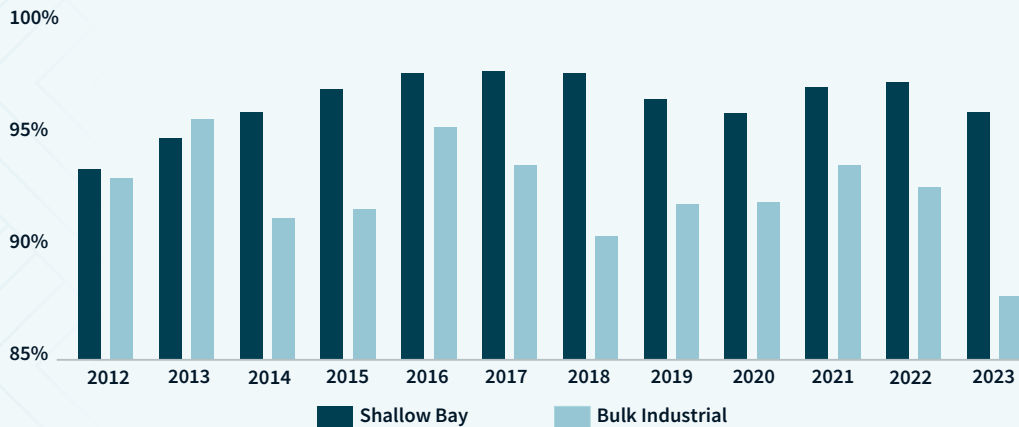


\$4.69 PSF
Rental Rate Premium

86%
Rental Rate Premium (%)

OCCUPANCY

Shallow Bay & IOS vs. Bulk Industrial Occupancy



7.6%
Occupancy Premium

4.4%
Increase in Premium
(nominal since 2021)

Downtown Dallas
16-Minute Drive

EastPoint Business Center
Owners: Dalfen, KKR

East Dallas Commerce Center
373K SF, Q1 2024 Est. Delivery
Developer: IDI Logistics

MEQUITE INTERMODAL TERMINAL
1 Mile, 5-Minute Drive

Skyline Business Park
Owners: Hillwood, Cabot



N. SAM HOUSTON

UniFirst

RODEO

ORORA Visual

SENNOX CORPORATION

MILITARY PKWY



S. TOWN BLVD.

RODEO

NAPA AUTO PARTS

Mesquite Metro Airport
7 Miles, 14-Minute Drive

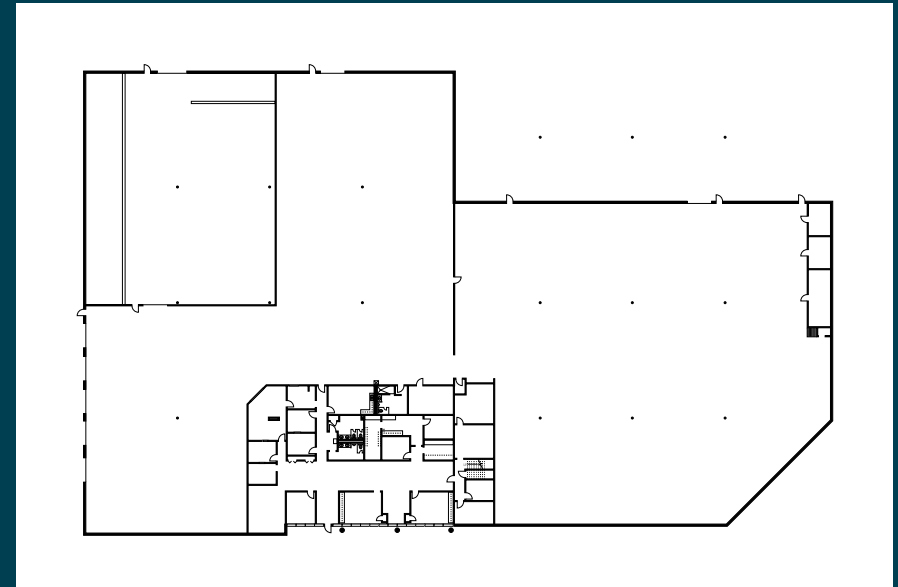
635
2 Miles, 4-Minute Drive

PROPERTY DESCRIPTION

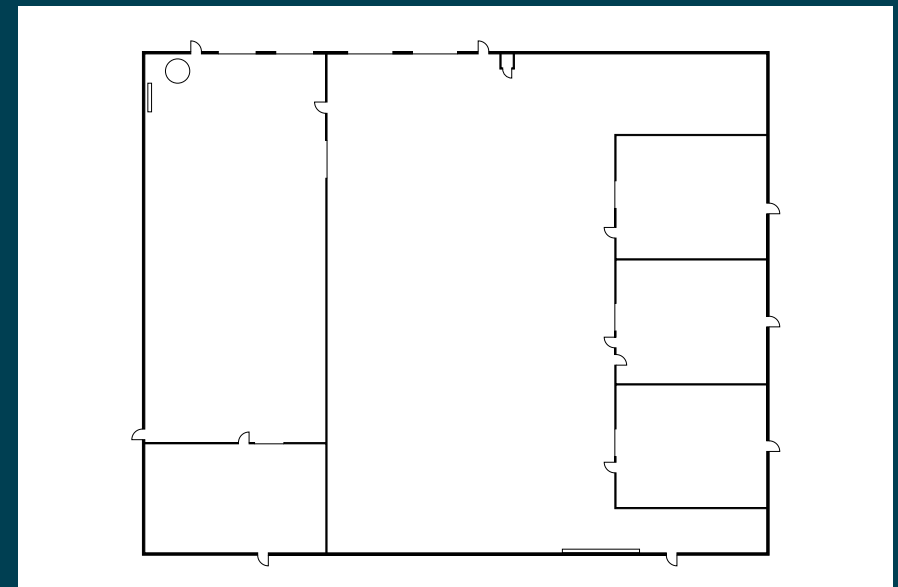
ADDRESS:	100 N. Sam Houston Road
CITY / STATE / ZIP:	Mesquite, TX 75149
SUBMARKET:	East Dallas
YEAR BUILT:	1984
SF:	81,552 SF
OCCUPANCY:	100%
CLEAR HEIGHT:	18'
% OFFICE:	9.5%
ACRES:	5.62 Acres
ROOF:	Building 1: Low Sloped TPO Roofing Building 2: Low Sloped Built-Up Roofing
ROOF AGES:	Building 1: 2020 Building 2: 1984 (Renov. 2023)
WARRANTY:	N/A
LOADING TYPE:	Dock High - Rear Load
LOADING COUNT:	9 Dock High (2 with Ramp)* 3 Grade-Level
CAR PARKING:	47 Spaces (0.58 / 1,000 SF)
HVAC:	Building 1: RTUs (13.5% HVAC) Building 2: RTUs (100% HVAC)
WAREHOUSE LIGHTING:	Fluorescent Fixtures
FIRE SUPPRESSION:	Building 1: Wet-Type Automatic Fire Suppression (Sprinkler) System Building 2: Foam-Type Automatic Fire Suppression (Sprinkler) System

*Per the lease, the tenant is to construct an additional dock door, bringing the total to 10.

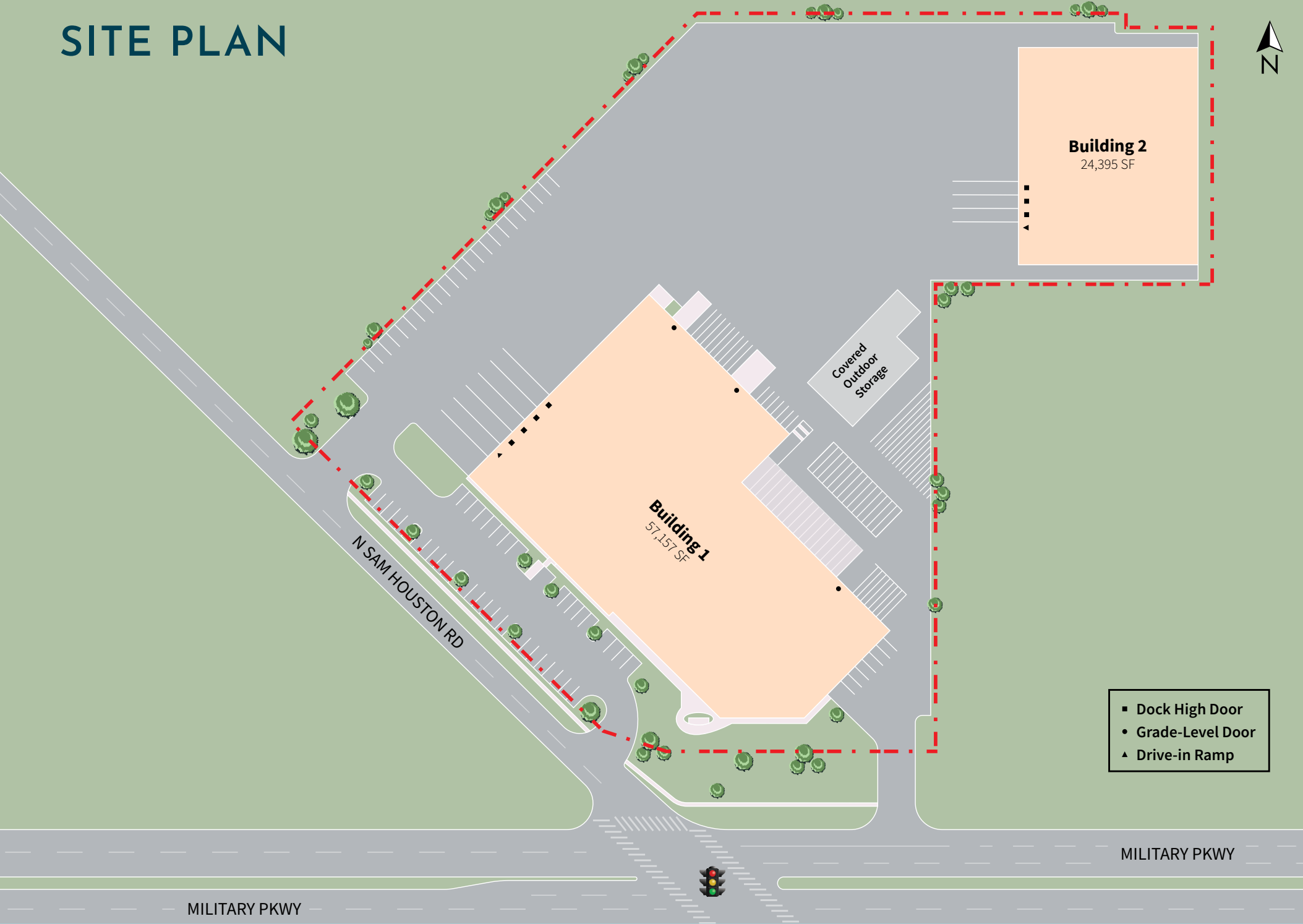
BUILDING 1 FLOOR PLAN



BUILDING 2 FLOOR PLAN



SITE PLAN



Building 2
24,395 SF

Building 1
57,157 SF

Covered
Outdoor
Storage

N SAM HOUSTON RD

MILITARY PKWY

MILITARY PKWY

- Dock High Door
- Grade-Level Door
- ▲ Drive-in Ramp

TENANT OVERVIEW



SRS Distribution is the nation's largest network of independent distributor brands in the United States and specializes in roofing materials and building products. Founded in 2008, the company is headquartered in McKinney, Texas, and operates over 750 locations across 45 states. According to Forbes, the firm is the 55th largest private company in the country and supports over 10,850 employees. They offer an extensive selection of materials, including shingles, metal roofing, underlayments, and insulation, as well as various other building products, with

most of their revenue through their roofing vertical. SRS Distribution, the fastest growing distributor of building products in the United States, has opened eleven branches in 2023 and typically opens between ten and thirty branches each year. SRS is very active on the M&A front, having acquired four companies in 2023, sixteen in the last three years, and 107 since its inception. The private company has publicly traded senior secured bonds, currently rated at B3 per Moody's Analytics.



\$9.6 BILLION
EST. 2023 REVENUE



MCKINNEY, TX
HEADQUARTERS



10,850+
EMPLOYEES



29.3%
PROFIT GROWTH (2021-2022)



45
STATES WITH A LOCATION

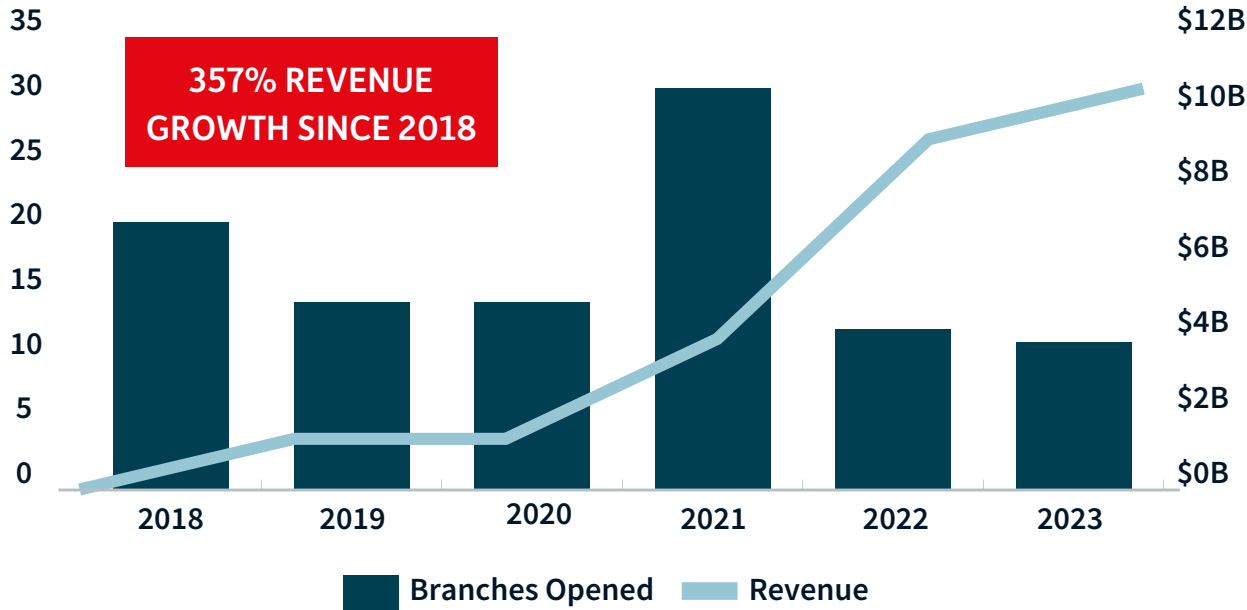


107
ACQUISITIONS SINCE INCEPTION



B3
CREDIT RATING (MOODY'S)

EXPONENTIAL REVENUE AND BRANCH GROWTH



Proud Sponsor of
**THE SRS DISTRIBUTION
 LAS VEGAS BOWL**
 since 2021

ACTIVELY GROWING ACQUISITION PIPELINE OF REGIONAL DISTRIBUTORS



OCTOBER 2021



APRIL 2022



APRIL 2022



AUGUST 2022



OCTOBER 2022



JANUARY 2023



MARCH 2023



JUNE 2023



SEPTEMBER 2023



NOVEMBER 2023

DFW OPEN FOR BUSINESS

ECONOMIC RESILIENCY

25.1%
POPULATION
GROWTH FROM
2010 - 2022
OUTPACING THE
US AVERAGE OF
8.73%

#1
IN THE NATION
IN POST-COVID
JOB RECOVERY

#6
IN THE U.S.
72% of DFW higher
education graduates stay
and work in the region

#2
IN THE COUNTRY
FOR PERCENT
JOB GROWTH
(4.2% growth from
May 2022 to
May 2023)

LOW COST OF
DOING BUSINESS
WITH A SCORE
OF
98.5
(US avg. 100)

TWO
FORTUNE 10
COMPANY HQ'S
Tied with San Jose.
NYC, LA, Chicago host
none.

* Sources: JLL Research, Dallas Regional Chamber, U.S. Bureau of Labor Statistics, kastle, ESRI

WHY DALLAS

#3

**REAL ESTATE
MARKET FOR
2024**

Urban Land
Institute/PWC

#1

**MSA FOR
PROJECTED
POPULATION
GROWTH**

**LEADING
PRO-BUSINESS
ENVIRONMENT**

#1 market for doing
business 18 years in a
row

431,637

**PROJECTED NEW
RESIDENTS BY 2027**
#1 in the U.S. in
projected population
growth

172,300

**NEW JOBS
ADDED FROM
MAY 2022 TO
MAY 2023**

328

**RESIDENTS MOVE
TO DFW DAILY**

One new resident
moves to DFW every
seven minutes

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