



OFFERING SUMMARY

ROYAL TECH COMMONS PORTFOLIO



7880 BENT BRANCH DR

LOW COVERAGE LAND ASSEMBLAGE W/ CONVERSION OPPORTUNITY

622,697
SF

11
BUILDINGS

63.83 ACRES
(22% COVERAGE)

4.2 YEAR
WALT

55%
OCCUPIED



3232 W ROYAL LN



8333 RIDGEPOINT DR.



7700 BENT BRANCH DR



8201 RIDGEPOINT DR.

THE OFFERING

Jones Lang LaSalle Americas, Inc. ("JLL") has been exclusively retained to offer qualified investors the opportunity to acquire the Royal Tech Portfolio (the "Portfolio"), a 11-property portfolio totaling 622,697 square feet across 64 acres. The Portfolio is made up of high-performing, flex-industrial assets located in the premier East DFW Airport / Las Colinas Submarket, an irreplaceable location with significant barriers to entry and immediate connectivity to DFW's primary commercial and residential hubs. The 64 acres of land, flexible zoning, and immediate in-place cashflow provides investors with the rare opportunity to find scale and optionality of future business plans within one of the most robust industrial markets in the country.



DALLAS
FORT WORTH
INTERNATIONAL
AIRPORT



7.19 Contiguous Acres

19.59 Contiguous Acres

24.21 Contiguous

12.84 Contiguous Acres



PORTFOLIO OVERVIEW

Buildings

11

Total SF

622,697 SF (22% COVERAGE)

Leased %

55%

Year Built / Renovated

1985 - 2000 / 2023

Parking Ratio

3.0/1,000 SF - 7.9/1,000 SF

Land Acreage

63.83 ACRES

Ceiling/Clear Height

14' - 20'



Acres



1

THE PORTFOLIO OVERVIEW



#		1	2	3	4	
Property Name	Portfolio Totals/Avg.	Royal Tech 17	Regent	Royal Tech 14	Springwood II	
Address		2975 Regent Blvd.	3050 Regent Blvd.	8333 Ridgepoint Dr.	8200 Springwood Dr.	
Rentable Square Feet		101,631	43,325	102,200	28,165	
# Tenants		2	6	1	6	
Occupancy		88%	36%	20%	60%	
WALT		4.2	1.0	5.1	2.0	
Year Built		1992	2000	1986	1985	
Zoning		-	C-O - Commercial Office	ML20 - Light Industrial	ML20 - Light Industrial	ML20 - Light Industrial
Clear Heights		17'	18'	-	18'	15'
Parking (Per 1,000 SF)		5.8	6.6	5.1	6.2	7.9
Acres		63.83	12.84	4.18	9.28	4.18
Acres (Contiguous)	63.83	12.84 Acres of Contiguous land	24.21 Acres of contiguous land across Regent, Springwood I & II and Royal Tech			



5	6	7	8	9	10	11
Springwood I	Royal Tech 9	Royal Tech 12	Royal Tech 11	Royal Tech 13	Royal Tech 15	Royal Tech 16
8150 Springwood Dr.	8201 Ridgepoint Dr.	7880 Bent Branch Dr	7825 Ridgepoint Dr.	7700 Bent Branch Dr.	3201 Royal Ln.	3232 W Royal Ln.
28,165	36,113	82,605	33,524	48,966	57,088	60,915
6	1	2	1	1	2	0
0%	60%	100%	100%	0%	83%	0%
3	1.5	6.3	5.3	0.0	9.2	0.0
1986	1984	1995	1984	1996	1998	1999
ML20 - Light Industrial	ML20 - Light Industrial	ML20 - Light Industrial	ML20 - Light Industrial	ML20 - Light Industrial	ML20 - Light Industrial	C-O - Commercial Office
15'	18'	-	14'	-	18'	-
7.9	5.4	4.7	3.8	6.4	4.2	6.1
45	6.30	6.16	2.95	5.11	5.37	7.19
gent, Royal Tech 14, Tech 9	19.59 Acres of contiguous land across Royal Tech 12, Royal Tech 11, Royal Tech 13 and Royal Tech 15					7.19 Acres of Contiguous land

INVESTMENT HIGHLIGHTS

VALUE ENHANCEMENT OPPORTUNITY

Substantial upside opportunity to repurpose the Portfolio by reducing office exposure with renovations to increase industrial space while receiving cashflow from in-place tenancy, thereby even further decreasing an already attractive basis. A truly unique opportunity boasting significant scale of acreage in a typically land constrained market with unparalleled optionality through a variety of different potential uses in the heart of the Dallas / Fort Worth Metroplex, and adjacent to DFW Airport.



HIGHLY DESIRABLE LOCATION

The Property is strategically located just southeast of Highway 635 and Belt Line, within the coveted DFW Airport industrial submarket, which consistently boasts market leasing fundamentals and is one of the metro's primary growth corridors. Because of its proximity to the DFW International Airport and convenient highway access, the submarket has remained a popular destination for large corporations and consistent industrial demand.



DENSE LABOR FORCE

The Asset is well positioned within DFW's primary corridor for growth as Dallas' center of gravity continues to migrate northwest. Nearly 1.2 million people live within a 20-minute drive of the Property, which represents 16% growth in the last decade. Furthermore, within a 10-minute drive of the Property, there has been tremendous population growth of 61% from 2010 to 2023.



7700 BENT BRANCH DR



7880 BENT BRANCH DR

SITE PLAN

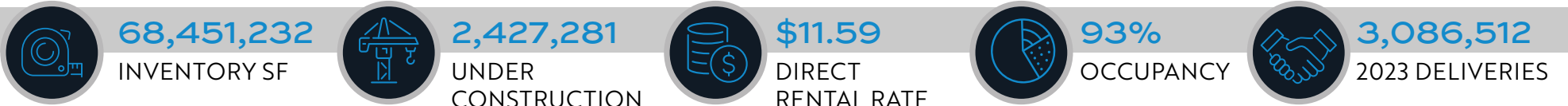


Royal Tech Commons

INDUSTRIAL SUBMARKET OVERVIEW

DFW AIRPORT

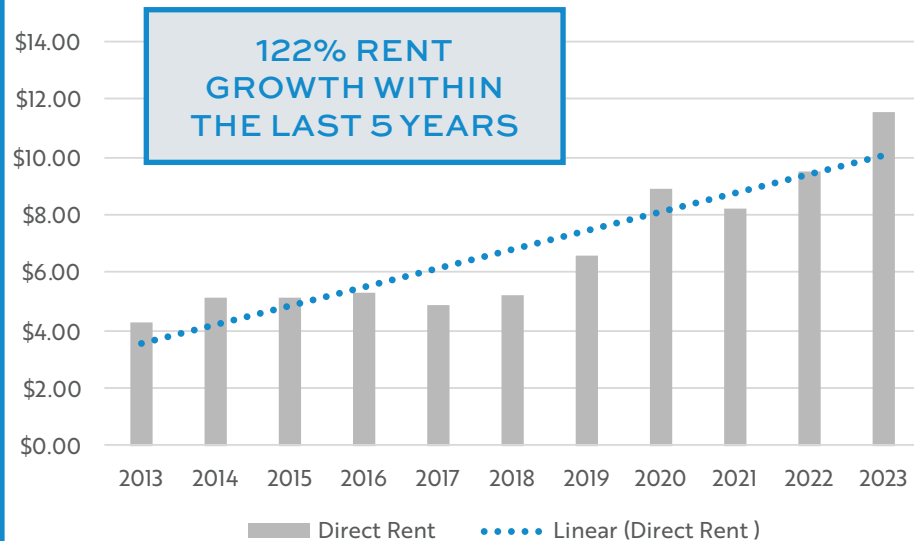
Royal Tech Commons is located within the East DFW Airport / Las Colinas industrial submarket, DFW's most desirable industrial submarket, situated just Northeast of the DFW International Airport. The submarket provides immediate access to some DFW's main thoroughfares including highway 114, President George Bush Turnpike, and 635. With unmatched connectivity to all of DFW, the submarket attracts institutional industrial owners and developers with over 12.6M SF of net absorption within the past five years. In addition to the rapid increase in demand from institutional investors, the submarket's rental rates have increased over 120% since 2018.





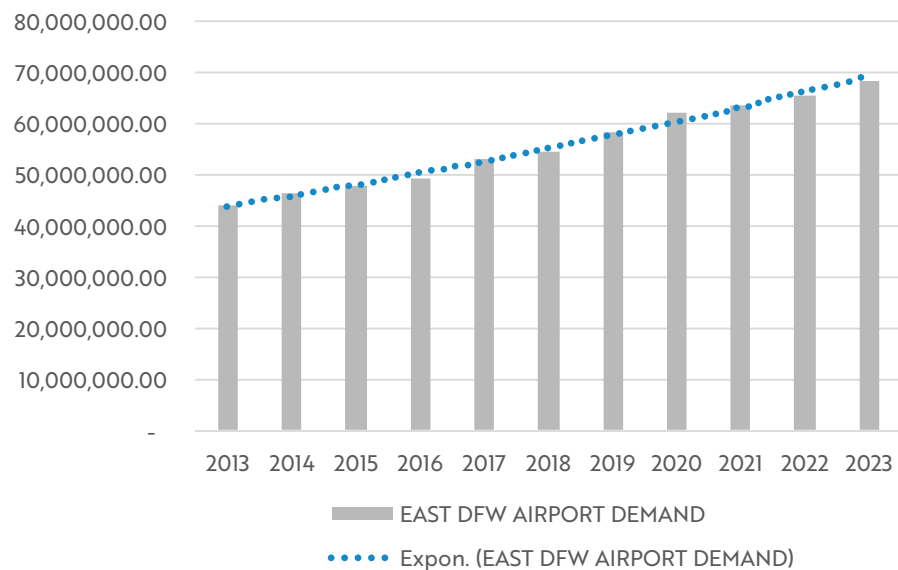
8201 RIDGEPOINT DR

EAST DFW AIRPORT / LAS COLINAS DIRECT RENT (\$/SF)



8333 RIDGEPOINT DR

EAST DFW AIRPORT DEMAND

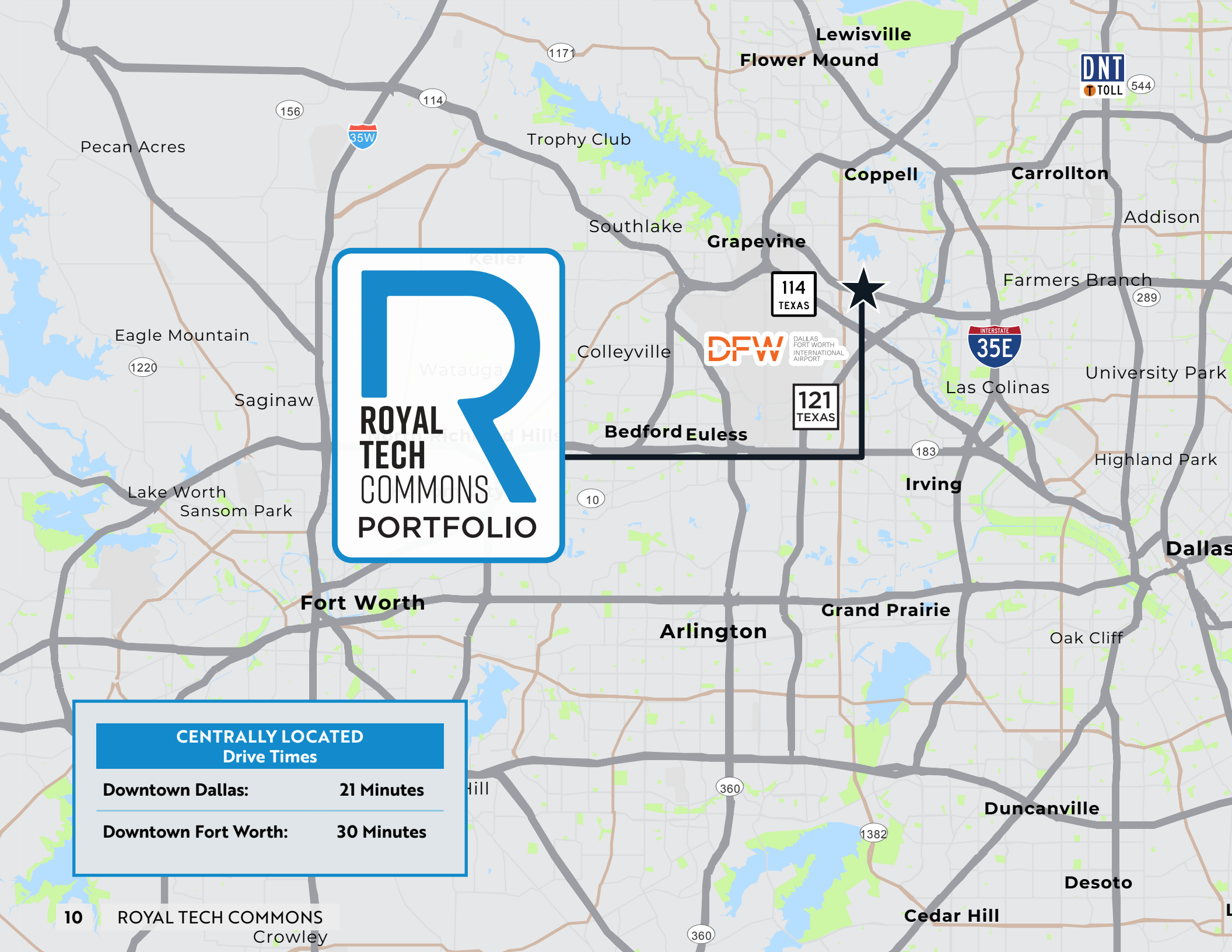




CENTRALLY LOCATED
Drive Times

Downtown Dallas:	21 Minutes
Downtown Fort Worth:	30 Minutes

10 ROYAL TECH COMMONS
Crowley





DEMOGRAPHICS

	10 MIN DRIVE	20 MIN DRIVE	30 MIN DRIVE
POPULATION			
2023 POPULATION	126,378	1,219,240	3,315,466
GROWTH VS. 2010	61%	16%	15%
2028 PROJ. POPULATION	131,646	1,234,243	3,472,277
PROJECTED GROWTH vs. 2023	4%	1%	5%
HOUSING			
2023 TOTAL HOUSEHOLDS	54,696	486,483	1,329,909
GROWTH VS. 2010	52%	18%	21%
2028 PROJ. TOTAL HOUSEHOLDS	57,128	496,158	1,372,209
PROJECTED GROWTH vs. 2023	4%	2%	3%
2023 AVG. HOME VALUE	\$450,322	\$440,559	\$431,470
INCOME (2023)			
AVERAGE HH INCOME	\$54,689	\$486,464	\$1,329,857
MEDIAN HH INCOME	\$90,138	\$79,074	\$78,716

LAS COLINAS CORPORATE HEADQUARTERS

Michaels



WELLS
FARGO

CATERPILLAR

ECONOMIC RESILIENCY

26.2%
POPULATION
GROWTH FROM
2010 - 2023
OUTPACING THE
US AVERAGE OF
9.17%

#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

#1
IN THE COUNTRY
FOR PERCENT
JOB GROWTH
(140,000 jobs added
from November 2022
to November 2023)

LOW COST OF
DOING BUSINESS
WITH A SCORE OF
101
(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
2023**

Urban Land
Institute/PWC

#1

**MSA FOR
PROJECTED
POPULATION
GROWTH**

**LEADING PRO-
BUSINESS
ENVIRONMENT**

#1 market for doing
business 19 years in a
row

546,689
**PROJECTED NEW
RESIDENTS BY
2028**

#1 in the U.S. in
projected population
growth

#1

**IN 5 YEAR
EMPLOYMENT
GROWTH WITH
NEARLY 600,000
JOBS ADDED
SINCE 2018**

370

**RESIDENTS MOVE
TO DFW DAILY**

One new resident
moves to DFW every
four minutes

R

**ROYAL
TECH
COMMONS
PORTFOLIO**

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