

AVION

BUSINESS CENTER



74,407
SF

87%
LEASED

2.4 YR WALT
WITH 4.5 YR TENURE

METROPOLITAN /
ADDISON INDUSTRIAL
SUBMARKET



AVION 300



AVION 400



AVION 500

THE OFFERING

Jones Lang LaSalle Americas, Inc. ("JLL") proudly presents an exclusive opportunity for qualified investors to acquire Avion Business Center (the "Property"), a premium 74,407 square foot, 3-building asset strategically positioned in the thriving Metropolitan / Addison Submarket. Situated in a high-performing, irreplaceable infill area with significant barriers to entry, the Property offers unparalleled connectivity to DFW's primary commercial and residential hubs. Currently 87% leased to a diverse group of ten tenants with an average remaining lease term of 2.4 years, the Property allows investors to capitalize on 5.7% below market rents, immediate upside through lease-up of existing vacancy and a track record of consistent NOI growth with 4.0% average annual escalations, making it an attractive investment with both stability and growth potential in one of DFW's most sought-after submarkets.

ADDRESS

**2155 CHENAULT DRIVE
CARROLLTON, TX**

SQUARE FEET

74,407

NUMBER OF BUILDINGS

3

OCCUPANCY

87%

WALT

2.4 YEARS

AVG. TENURE

4.5 YEARS

YEAR BUILT

1984

ACREAGE

5.45



AVION

BUSINESS CENTER

INVESTMENT HIGHLIGHTS

87% LEASED TO 10 TENANTS

WITH **4.0%** ANNUAL AVG. ESCALATIONS

74,407 SF ACROSS **3 BUILDINGS** ON **5.45 ACRES** IN THE HEART OF THE METROPOLITAN/
ADDISON SUBMARKET

LIGHT INDUSTRIAL PRODUCT BUILT IN **1984**

WITH **DOCK HIGH AND GRADE LEVEL DOORS**

**PROVEN OUT MARKET RENTAL RATES WITH RECENTLY
SIGNED** LEASES TOTALING 36,949 SF

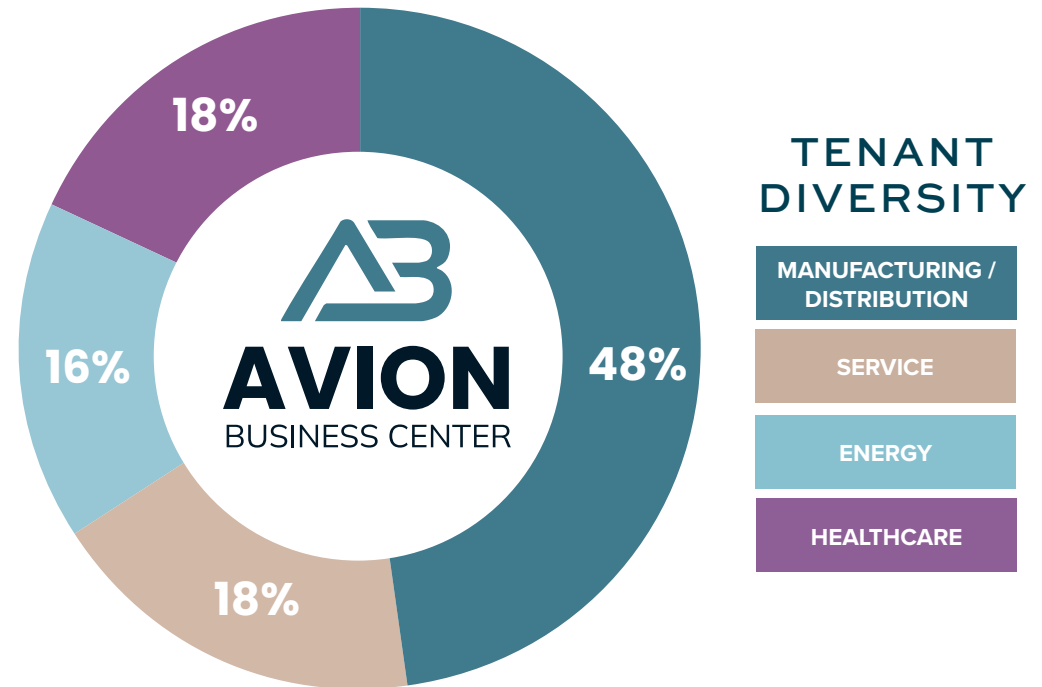
STICKY TENANCY WITH AN AVERAGE TENURE OF **4.5 YEARS**



	BUILDING 300	BUILDING 400	BUILDING 500
SQUARE FOOTAGE	23,514	21,904	28,989
OCCUPANCY	71%	100%	91%
# OF TENANTS	4	2	4
AVG. TENANT SIZE	4,186	7,301	6,596
WALT	3.2 Years	1.2 Years	2.9 Years

TENANCY OVERVIEW

Avion Business Center is occupied by ten distinct tenants at the forefront of their respective industries, providing potential investors the comfort of a varied and established user base. FireTron, Inc, headquartered in Avion Business Center, is a leader in Fire and Life Safety Solutions and has grown to be the largest individually owned life safety company in the state of Texas since its founding in 1990. AuthenTEK Solutions, LLC., a Texas corporation, specializes in providing software and automation solutions for various industries. SimStation, based out of Miami, Florida, is a global provider of specialized audio-visual system solutions for simulation and training centers, as well as clinical and pre-clinical institutions worldwide. Pathgen Laboratory is a state-of-the-art healthcare provider delivering accurate, timely, and actionable diagnostic information to both healthcare providers and patients.



COMMITTED TENANCY AND SIGNIFICANT NOI GROWTH OPPORTUNITY

87%
LEASED

4.5 YEARS
AVG. TENURE

31.4%
3-YR. NOI GROWTH

4.04%
AVG. ANNUAL
RENT ESCALATIONS

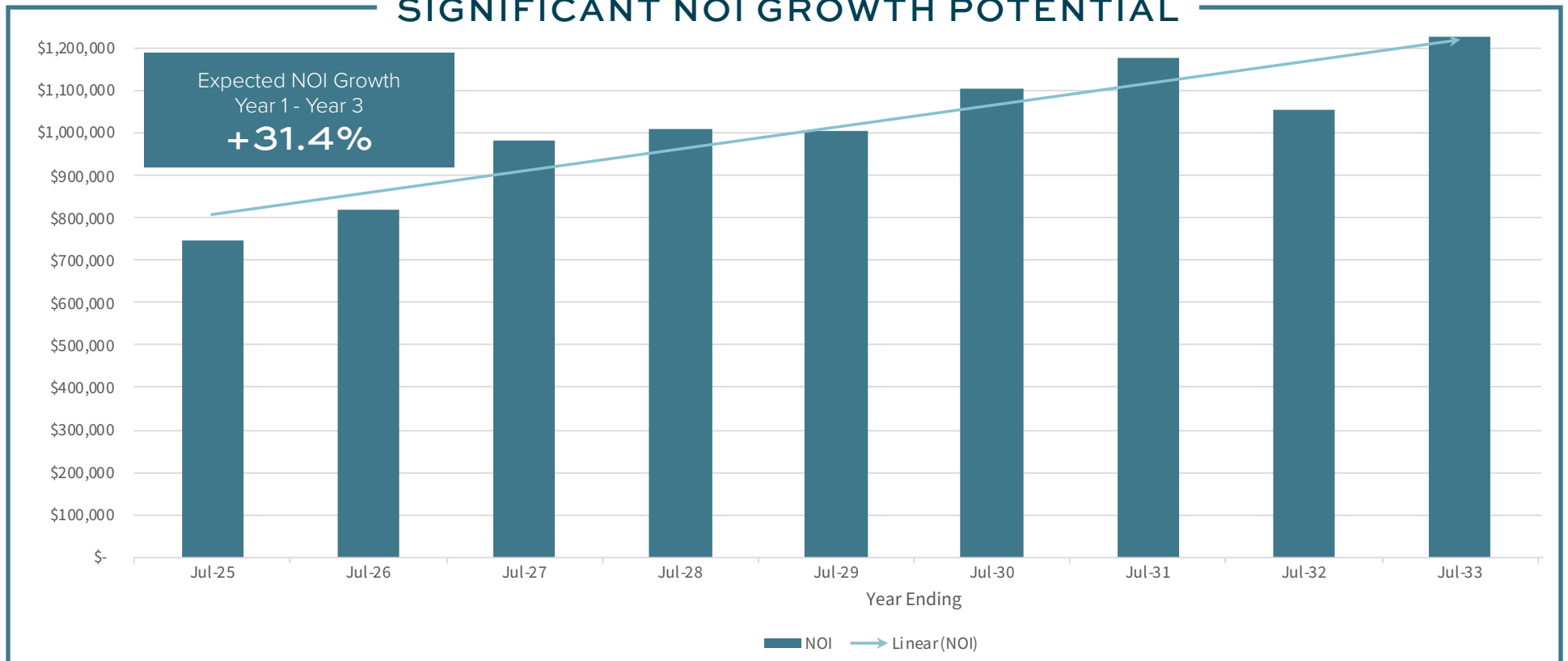


STRONG LEASING ACTIVITY

The 87% leased Property has seen strong leasing demand recently with 21,463 SF of total leases signed across the 3 Buildings since May 2024. The four deals highlighted below achieved an average rent trade-out of 11%.

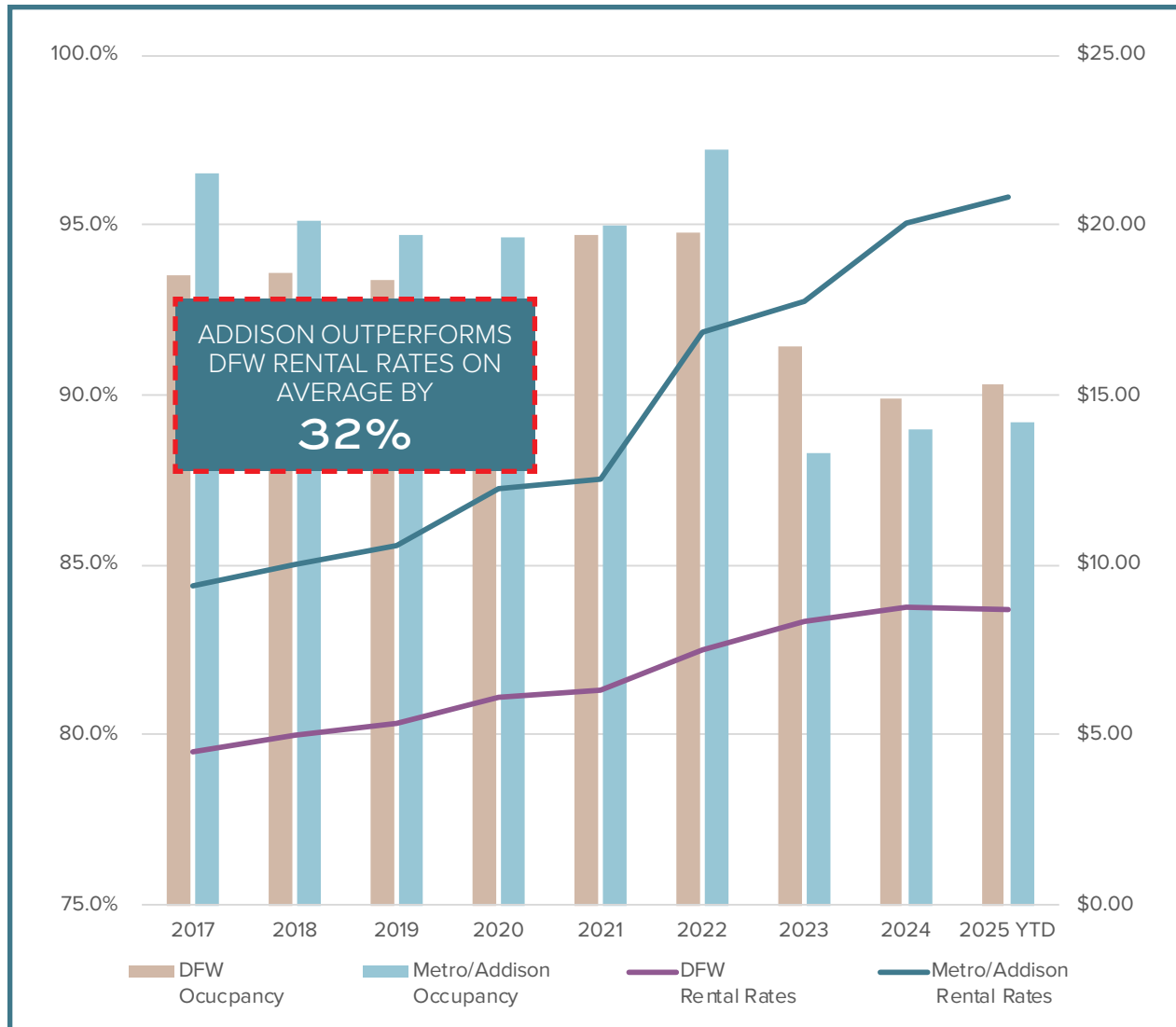
Building	Tenant	Suite	SF	LCD	Term	LXD	New Rental Rate	Prior Rental Rate	% Growth
400	FireTron, Inc	401,405	15,486	4/27/18	1.75	3/31/27	\$11.75	\$10.51	12%
500	SIMStation	501	10,202	5/1/25	4.17	8/31/29	\$11.50	\$11.25	2%
500	XYZABA, LLC	503	5,641	3/1/25	4.92	5/31/30	\$12.95	\$11.25	15%
300	Juan Hernandez	311	3,674	4/1/24	4.75	6/30/29	\$13.50	\$11.50	17%
300	RPG Dungeons	320	1,946	4/1/24	2.75	6/30/27	\$12.00	\$10.00	20%
Wtd. Averages & Totals			36,949		3.25		\$12.05	\$10.90	11%

SIGNIFICANT NOI GROWTH POTENTIAL



ADDISON SUBMARKET OUTPERFORMS

Since 2017, the Metropolitan/Addison submarket has averaged a vacancy rate of 6.7%, 61 bps lower than the DFW average. Rents have also seen 14.3% year-over-year growth since 2019, proving tenant demand, strengthened fundamentals, and tenant conviction in Metropolitan/Addison. The 132% rent growth achieved in Metropolitan/Addison since 2019 outperforms the DFW market by 63%.



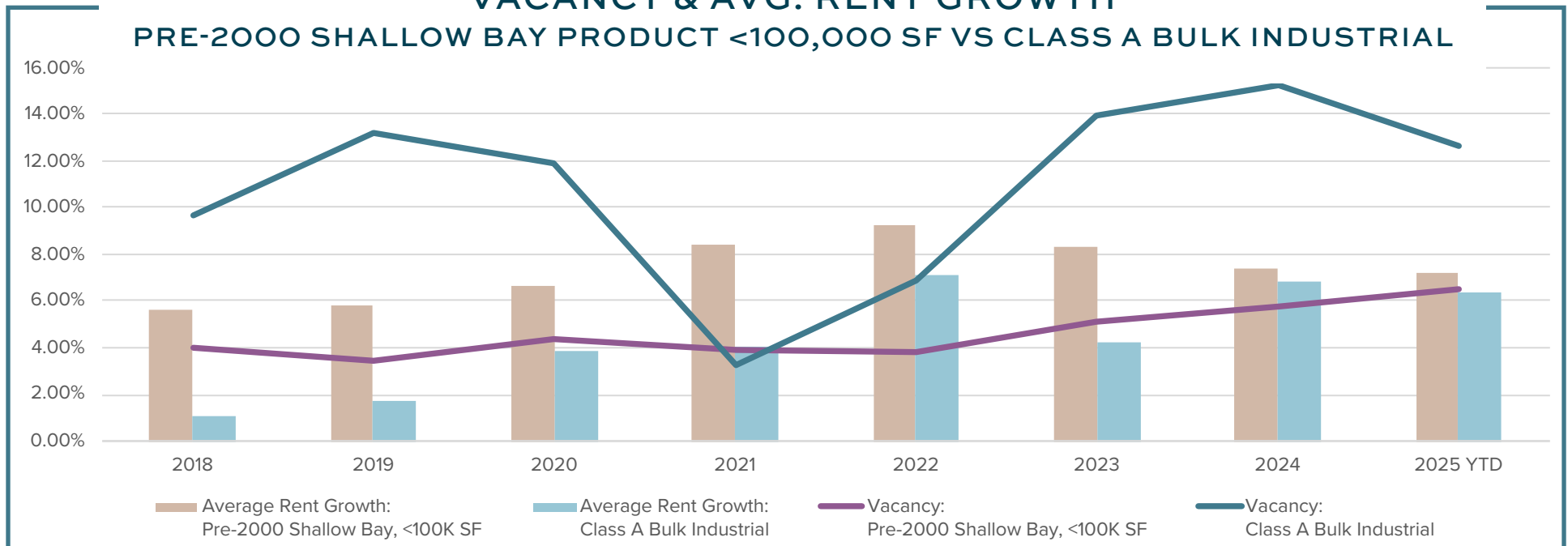


SHALLOW BAY INDUSTRIAL PRODUCT OUTPERFORMS BULK

Since 2012, vintage (pre-2000) shallow bay product within the DFW industrial market has consistently outperformed bulk industrial product. DFW shallow bay product has averaged 96% occupancy and seen 6.4% average annual rent growth since 2012 and 8% average annual rent growth since 2022.

VACANCY & AVG. RENT GROWTH

PRE-2000 SHALLOW BAY PRODUCT <100,000 SF VS CLASS A BULK INDUSTRIAL



KEY TAKEAWAYS



ACCELERATED
RENT GROWTH



INCREASING DEMAND
FOR STAGNANT
INVENTORY



TENANT
DIVERSIFICATION
ADVANTAGE



HIGH-YIELDING
INVESTMENT
CLASS

DENSE LABOR FORCE

Avion Business Center is well positioned within DFW's primary corridor for growth as Dallas' center of gravity continues to migrate north. Over 350,000 people now live within a 5-mile radius of the property due to the robust, sustained 10% growth rate over the past decade.

UNMATCHED DFW & REGIONAL ACCESS



17.2 Miles
22 min

10.9 Miles
18 min



UNION PACIFIC DALLAS
INTERMODAL TERMINAL

29.9 Miles
35 min



1.7 Miles
6 min



2.9 Miles
6 min



4.7 Miles
12 min



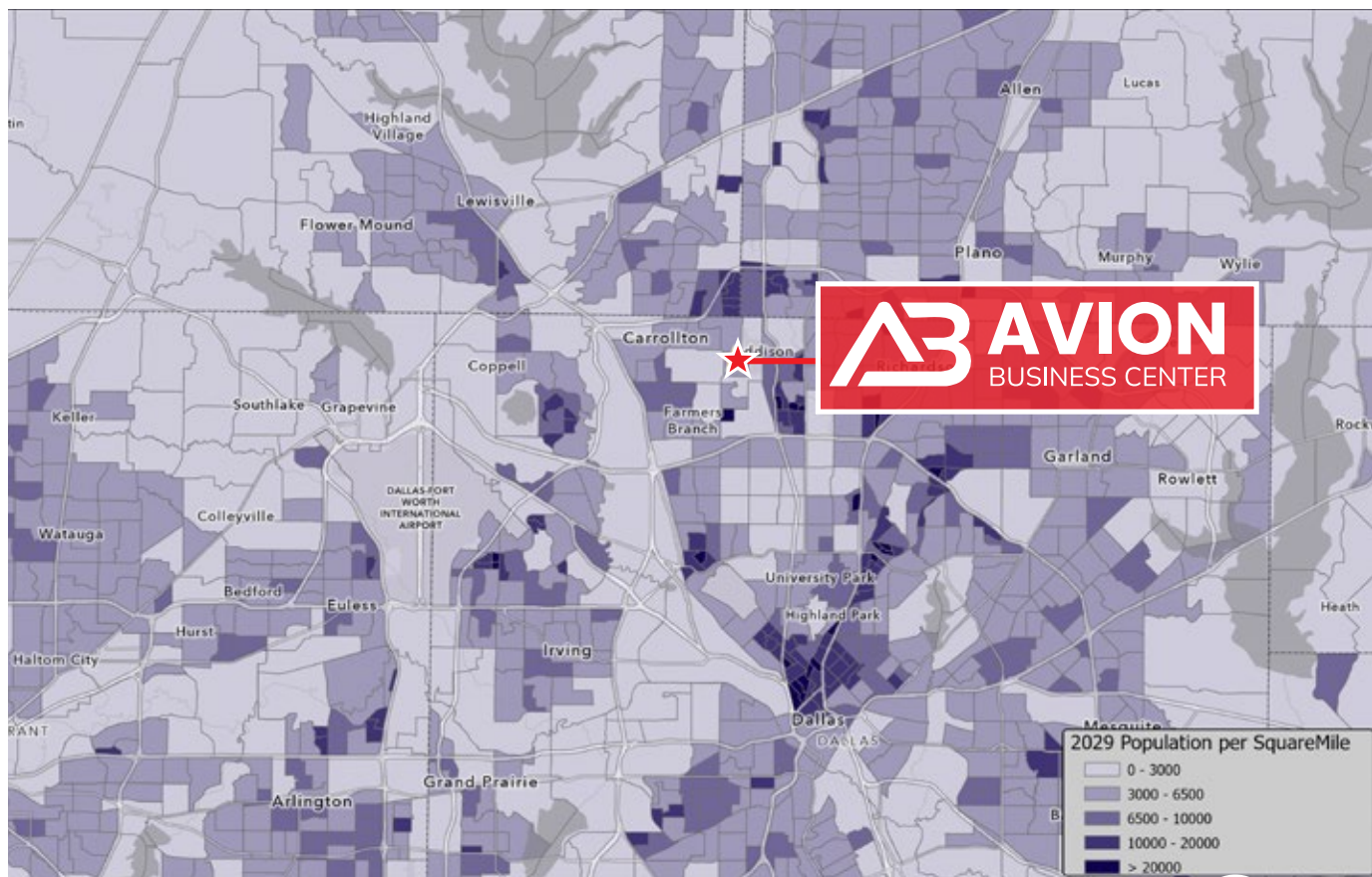
**DOWNTOWN
DALLAS**
16.1 Miles
20 min



**DOWNTOWN
FORT WORTH**
37.8 Miles
40 min

STRONG SURROUNDING DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Total Population	10,108	156,214	358,160
% GROWTH SINCE 2010	13.08%	11.44%	8.03%
2024 Total Daytime Population	27,193	239,755	484,528
HOUSEHOLDS			
2024 Households	5,027	75,431	156,662
% GROWTH SINCE 2010	15.72%	14.20%	10.50%
2024 Consumer Buying Power	\$548 Million	\$8.2 Billion	\$20.1 Billion
INCOME			
2024 Average Household Income	\$109,128	\$108,709	\$128,226
% PROJECTED GROWTH THROUGH 2029	17.63%	12.90%	12.16%
EDUCATION			
Percent of Population With Bachelor's Degree	37.90%	33.00%	33.70%
HOME VALUES			
2024 Average Home Value	\$406,326	\$463,895	\$534,850
% PROJECTED GROWTH THROUGH 2029	20.91%	18.63%	12.56%



DFW OPEN FOR BUSINESS ECONOMIC RESILIENCY

28.3%

POPULATION
GROWTH FROM
2010 - 2024
OUTPACING THE
US AVERAGE OF
9.48%

#1

CITY FOR
CORPORATE
HQ RELOCATIONS
IN THE U.S.

#2

LARGEST FINANCE
HUB IN THE UNITED
STATES

#2

IN THE COUNTRY
FOR NET JOB
GROWTH

(64,500 jobs added
from Nov 2023 to
Nov 2024)

LOW COST OF
DOING BUSINESS
WITH A SCORE OF

102

(US avg. 100)

ONE

FORTUNE 10
COMPANY HQ'S



* Sources: JLL Research, Source: Bureau of Labor Statistics, Retrieved from FRED, Lightcast, Bloomberg; Oxford Economics, Site Selection Magazine, ESRI, CEO Magazine (2024)



WHY DALLAS

#1

**REAL ESTATE
MARKET TO
WATCH FOR 2025**

Urban Land
Institute/PWC

#1

**MSA FOR
PROJECTED
POPULATION
GROWTH**

**LEADING PRO-
BUSINESS
ENVIRONMENT**

#1 market for doing
business 20 years in a
row

615,659

**PROJECTED NEW
RESIDENTS BY
2025⁸⁹**

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

#1

**IN 5 YEAR
EMPLOYMENT
GROWTH WITH
OVER 500,000
JOBS ADDED
SINCE 2018**

418

**RESIDENTS MOVE
TO DFW DAILY**

34% Natural Increases
66% Net Migration

AVION BUSINESS CENTER

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