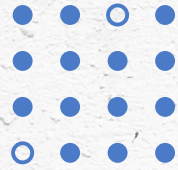


INDUSTRIAL OUTDOOR STORAGE

3879 RENDON RD | FORT WORTH, TX 76140



EXCLUSIVELY LISTED BY:



ANDREW WIESEMANN

Associate Vice President
Direct (214) 295-7569
Mobile (318) 267-1074
andrew.wiesemann@matthews.com
License No. 782132 (TX)



DREW BOROUGHS

Senior Associate
Direct (214) 295-2790
Mobile (903) 539-9971
drew.boroughs@matthews.com
License No. 726278 (TX)



GRIFFIN PITCHER

Associate
Direct (214) 329-1458
Mobile (630) 605-5491
griffin.pitcher@matthews.com
License No. 819019 (TX)

KYLE MATTHEWS

Broker of Record
License No. 9005919 (TX)



INVESTMENT HIGHLIGHTS

IDEAL INDUSTRIAL OUTDOOR STORAGE

The property is securitized with gated access and has a stabilized gravel yard in great condition with approximately 11,580 square feet of RBA.

ETJ ZONING

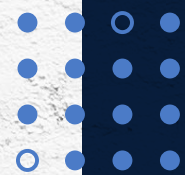
The property is located at the border of Fort Worth City Limits in the ETJ. With no use restrictions, the property can accommodate the widest range of potential users. This alone makes the property a valuable site due to high demand for space in the market and zoning laws restricting supply.

VALUE-ADD OPPORTUNITY

With month-to-month leases, below market rents, flexible layout, and room for additional tenants, the site presents an incredible opportunity for a value-add investment strategy.

STRATEGIC LOCATION IN HIGH GROWTH AREA

Located in one of the fastest growing areas in DFW with 1,100+ single family homes being developed within 1 mile of the property and surrounding areas such as Southwest Fort Worth and Mansfield projected to double their populations over the next 20 years. It is also located in one of the top industrial submarkets in the metroplex and is positioned just 3 miles from Interstate 20 and 3.5 miles from Interstate 35W.



\$9,750,000
LIST PRICE



CONTACT BROKER
FOR FINANCIALS

Property Summary

Address	3879 Rendon Rd, Fort Worth, TX 76140
Total Building SF	±11,580 SF
Total Buildings	7
Acres	±36.75 AC
Lot SF	±1,600,753 SF
Building/Lot Coverage	0.72%
Construction	Metal
Warehouse Clear Height	15'-24'
Year Built	1982
Power	3 Phase

For financing options reach out to:

COREY RUSSEL
972.636.5280
corey.russel@matthews.com



SUBJECT PROPERTY
Industrial
Outdoor Storage



RENDON RD



INDUSTRIAL SECTOR



DOWNTOWN FORT WORTH

±13 MILES AWAY



CHARLES BAXTER JUNIOR HIGH SCHOOL
± 827 STUDENTS



JOLT TRANSPORTATION LLC

SUBJECT PROPERTY
Industrial
Outdoor Storage

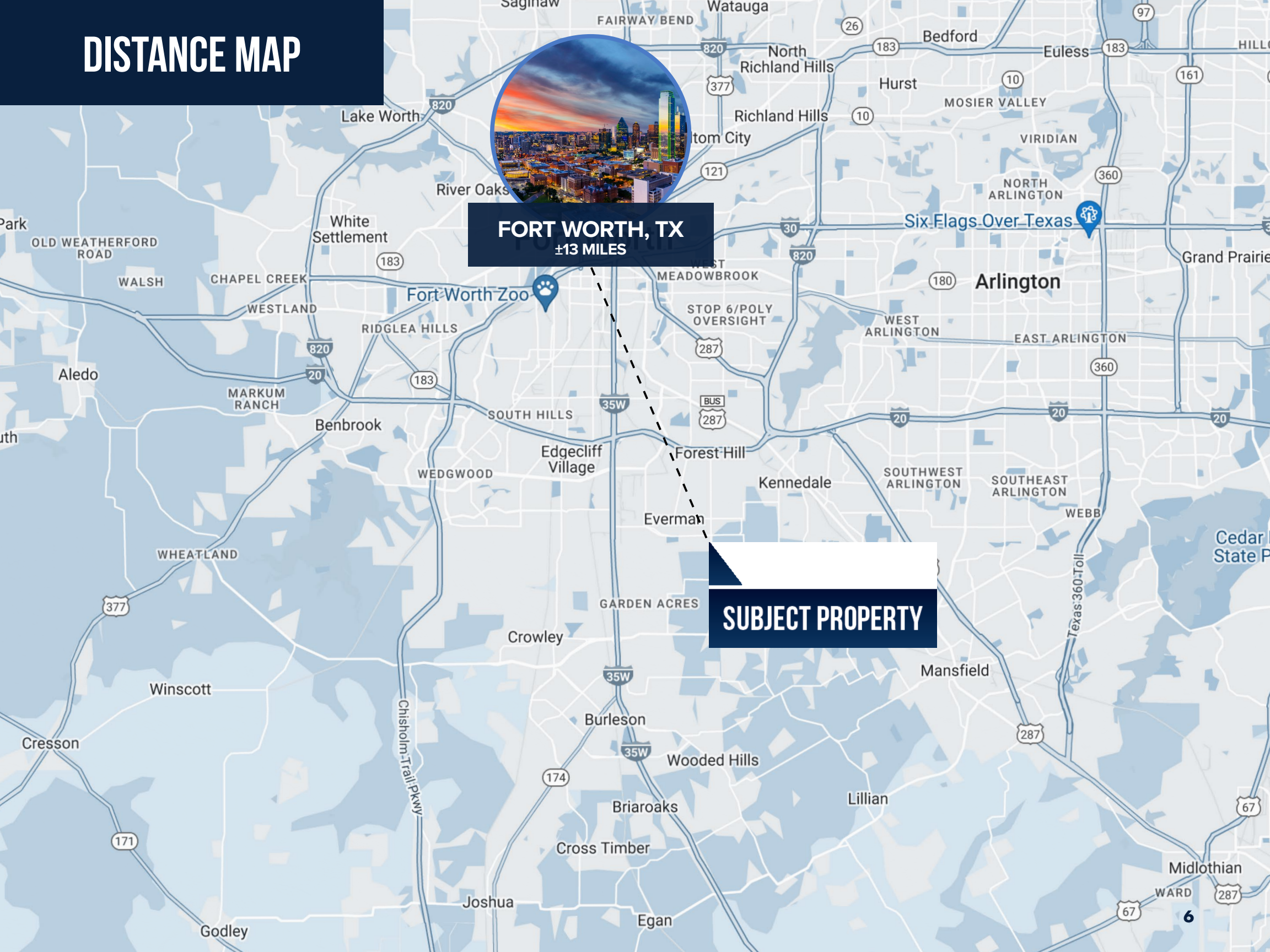
RENDON RD

DISTANCE MAP



FORT WORTH, TX
±13 MILES

SUBJECT PROPERTY



AREA OVERVIEW

FORT WORTH, TX

Fort Worth, Texas, is a vibrant city that seamlessly blends its rich Western heritage with modern urban living. Known as the “City of Cowboys and Culture,” Fort Worth offers a unique Texan experience characterized by its historic Stockyards District, where cattle drives, rodeos, and Western authenticity come to life. The city’s downtown area boasts a dynamic arts and culinary scene, with an array of galleries, museums, theaters, and restaurants that cater to a diverse range of tastes. From the world-renowned Kimbell Art Museum to the Fort Worth Stock Show & Rodeo, the city provides a fascinating juxtaposition of tradition and innovation. Its warm Southern hospitality, combined with a growing economy and a strong sense of community, makes Fort Worth a captivating destination for residents and visitors alike.

#2 IN BEST PLACES TO LIVE IN TEXAS (U.S. NEWS, 2022)

#4 LARGEST METRO IN THE US (U.S. CENSUS, 2022)

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
2020 Population	5,438	77,748	245,668
2023 Population	6,972	108,150	298,192
2028 Population Projection	7,188	112,574	305,238
Annual Growth 2010-2023	2.2%	3.0%	1.6%
Annual Growth 2023-2028	0.6%	0.8%	0.5%
Avg Household Income	\$44,865	\$68,147	\$68,897
Median Household Income	\$31,617	\$48,151	\$48,566



ECONOMY

The economy of Fort Worth, Texas, is a dynamic and diverse engine of growth that reflects the city's resilience and adaptability. With a strong foundation in industries such as manufacturing, energy, healthcare, and aviation, Fort Worth has established itself as a key player in the Texas economy. The city's strategic location as a transportation hub, along with its pro-business environment, has attracted a wide range of companies, from Fortune 500 corporations to innovative startups. The presence of major defense contractors, like Lockheed Martin, has solidified Fort Worth's position as a significant aerospace and defense center. Additionally, the city's commitment to fostering innovation and entrepreneurship is evident in the growth of tech-focused initiatives and educational institutions. As Fort Worth continues to balance its traditional economic roots with forward-looking opportunities, it remains a hub of economic activity and potential.

DALLAS FORT WORTH METROPLEX

The Dallas–Fort Worth metroplex encompasses 11 counties. It is the economic and cultural hub of North Texas and the most populous metropolitan area in both Texas and the Southern United States, the 4th largest in the United States. The metropolitan region's economy is primarily based on banking, commerce, insurance, telecommunications, technology, energy, healthcare, medical research, transportation, and logistics. As of 2022, Dallas–Fort Worth is home to 23 Fortune 500 companies, the fourth-largest concentration of Fortune 500 companies in the United States behind New York City, Chicago, and Houston.

METROPLEX ECONOMY

Dallas-Fort Worth is the 4th largest metropolitan area in the U.S., with approximately 7.6 million people, and consistently ranks among the top metros for job growth. The metro averaged over 100,000 new jobs in the last few years, with an annual growth of almost 3%. Many companies across various industries have relocated or expanded operations due to the low cost of doing business and the availability of a highly-skilled workforce in the Dallas-Fort Worth area. Over the last decade, North Texas has attracted over 130 new corporate headquarters.

COMPANIES HEADQUARTERED IN DFW

AT&T, the largest telecommunications company in the world, is headquartered at the Whitacre Tower in downtown Dallas.

ExxonMobil and McKesson, respectively the 2nd and 7th largest Fortune 500 companies by revenue, are headquartered in Irving, Texas.

Fluor, the largest engineering & construction company in the Fortune 500, is also Headquartered in Irving. In October 2016, Jacobs Engineering, a Fortune 500 company and one of the world's largest engineering companies, relocated from Pasadena, California to Dallas. Toyota USA. in 2016, relocated its corporate headquarters to Plano, Texas. Southwest Airlines is headquartered in Dallas and has more than 53,000 employees.



MAJOR EMPLOYERS

EMPLOYERS	EMPLOYEES
Dallas Independent School District	22,621
City of Dallas	13,000
AT&T Inc.	10,990
Medical City Dallas	10,800
Parkland Health & Hosp System	10,577
Texas Instruments	9,800
Dallas County Community College	8,230
Methodist Dallas Med Ctr	7,114
Dallas County	6,500
Children's Health	6,355

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **ADDRESS** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

INDUSTRIAL OUTDOOR STORAGE

3879 RENDON RD | FORT WORTH, TX 76140

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY:



ANDREW WIESEMANN

Associate Vice President
Direct (214) 295-7569
Mobil (318) 267-1074
andrew.wiesemann@matthews.com
License No. 782132 (TX)



DREW BOROUGHS

Senior Associate
Direct (214) 295-2790
Mobile (903) 539-9971
drew.boroughs@matthews.com
License No. 726278 (TX)



GRIFFIN PITCHER

Associate
Direct (214) 329-1458
Mobile (630) 605-5491
griffin.pitcher@matthews.com
License No. 819019 (TX)

KYLE B MATTHEWS

Broker of Record
License No. 9005919 (TX)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



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.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **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 seller's agent.

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:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Mathews Real Estate Investment Services Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9005919 License No.	transactions@matthews.com Email	866-889-0050 Phone
Kyle Matthews Designated Broker of Firm	678067 License No.	licensing@matthews.com Email	866-889-0050 Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date