



 **I-35E**
(95,189 VPD)

OFFERING MEMORANDUM

Brookside Truck Parking

1323 BROOKSIDE DR, GLENN HEIGHTS, TX (DALLAS)

ABSOLUTE NNN / RARE PERMITTED USE / 9% ANNUAL RENT INCREASES

CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

This Confidential Offering Memorandum (“COM”) is provided by Northmarq, solely for your consideration of the opportunity to acquire the commercial property described herein (the “Property”). This COM may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of Northmarq.

This COM does not constitute or pertain to an offer of a security or an offer of any investment contract. This COM contains descriptive materials, financial information and other data compiled by Northmarq for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. Northmarq has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon Northmarq.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS COM, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from Northmarq relating to the Property, whether oral, written or in any other form (collectively, the “Information”), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to Northmarq, all or any part of this COM or the Information; (3) upon request by Northmarq at any time, you will return and/or certify your complete destruction of all copies of this COM and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless Northmarq all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this COM and/or any other Information concerning the Property; (5) you will not provide this COM or any of the Information to any other party unless you first obtain such party’s acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that Northmarq shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

OFFERED EXCLUSIVELY BY:

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SECTION ONE

ABOUT THE INVESTMENT

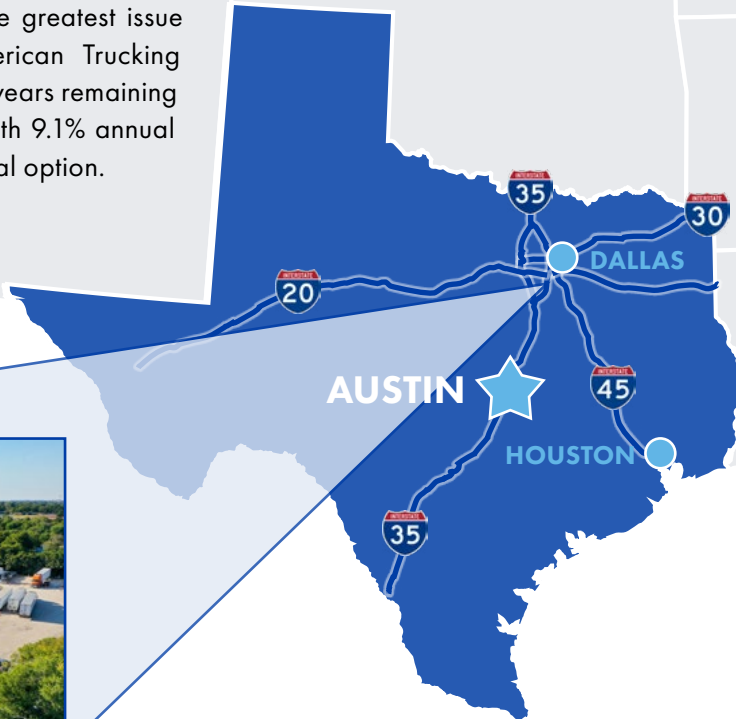
BROOKSIDE TRUCK PARKING | GLENN HEIGHTS (DALLAS), TX

OFFERING SUMMARY

Northmarq, on behalf of Ownership, is pleased to offer for sale the Fee Simple ownership interest in the truck parking/industrial outdoor storage facility located at 1323 Brookside Dr, Glenn Heights, TX (the "Property"). The Property comprises 12,000 square feet of buildings, including an 8,000 square feet multi-bay service building. The gravel parking surface is of sufficient quality for use by Class 8 heavy duty tractors, and is fully fenced with an access gate.

The Property is well positioned on Interstate 35 just 5-miles South of the interchange with Interstate 20 and 1-mile North of the proposed Loop 9, Southeast Project. Both interstate sections are designated freight and hazardous cargo routes. Loop 9 will ultimately connect Interstates 35 and 45. The proposed project would be constructed as two three-lane frontage roads with a median reserved for future roadway improvements. The Property is located within 6 miles of 104 Industrial properties larger than 100K SF and 40.4M SF total industrial inventory.

The Property is 100% leased to a single location truck parking enterprise. Limited by a mix of local zoning laws and land availability, the facilities required to support more trucks, trailers, and drivers, have been unable to keep pace. In fact, the lack of available truck parking was cited as the single greatest issue facing the industry in 2023 (American Trucking Research Institute). The Tenant has 4 years remaining on a 5-year absolute NNN lease with 9.1% annual rent increases and one 3-year renewal option.



\$ FOR PRICING:

CONTACT BROKER

PROPERTY SUMMARY

Total Building Size (SF)	12,000
Lot Size (AC)	6.03
Lease Type	Abs NNN
Tenancy	Single
Primary Use	Industrial, Outside Storage

OFFERING SUMMARY

Current NOI	\$138,636
Ownership Interest	Fee Simple

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 Population	4,687	57,621	139,709
2024 Households	1,434	19,662	47,930
2024 Average Household Income	\$114,428	\$107,749	\$104,334

INVESTMENT HIGHLIGHTS

ABSOLUTE NNN LEASE

The Property is fully leased to a local operator on a NNN basis, limiting Landlord responsibilities.

EXCEPTIONAL RENT INCREASES

9% annual rent increases on average well above standard for investment properties, providing market leading yield growth.

TENANT IMPROVEMENTS

The Property features stabilized gravel surfaces suitable for heavy duty tractors and trailers, fencing, surveillance systems, two buildings and an access gate.

DALLAS, TX

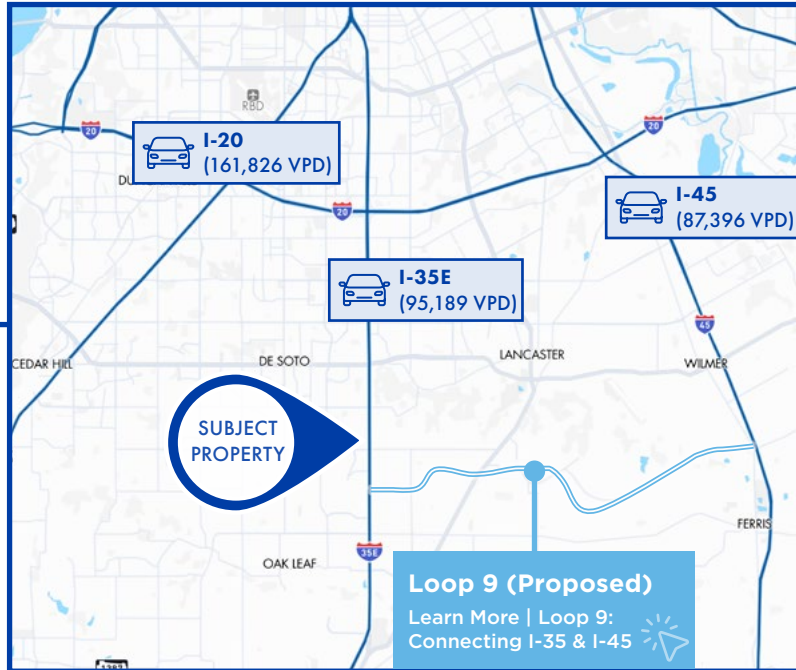
The Location serves the economic powerhouse Dallas-Fort Worth metroplex.

STRATEGIC LOCATION

The Property is well positioned on Interstate 35 just 5-miles South of the interchange with Interstate 20 and 1-mile North of the proposed Loop 9, Southeast Project. The I-35 corridor is home to more than 97,000 freight-intensive businesses, with this section moving over 60M freight tons annually.

INCOME TAX-FREE STATE

No state income taxes.











I-35 CORRIDOR

97,000
freight-intensive businesses

137M
tons of freight

\$307B
of freight

ECONOMIC ROLE OF I-35 CORRIDOR

 Address 1323 Brookside Dr, Glenn Heights, TX 75154	 Ownership Fee Simple	 Land Size 6.03 Acres	 Building Size 12,000 SF
 Year Built 1984	 % Leased 100%	 Tenancy Single	 Primary Use Industrial, Industrial Outside Storage

SITE OVERVIEW & IMMEDIATE TRADE AREA





Transmissions by Russell
Manami Auto Group
K&A Automotive
Jaye's Glass & Mirror
JM Fluid Power

Public Storage

Cycle Town South

Texas First Rentals South Dallas

600,000 SF
Industrial
New Construction

U-HAUL

I-35E
(95,189 VPD)

SUBJECT
PROPERTY



An aerial photograph of a large truck parking facility, heavily overlaid with a blue color filter. The facility is filled with numerous semi-trucks parked in neat, parallel rows. A long, low building with a flat roof is visible on the left side of the parking area. The surrounding landscape includes patches of grass, trees, and some distant structures. The overall scene is industrial and organized.

SECTION TWO

PROPERTY OVERVIEW

BROOKSIDE TRUCK PARKING | GLENN HEIGHTS (DALLAS), TX

LEASE ABSTRACT & RENT SCHEDULE

Tenant	JW Mack Express Trucking
Address	1323 Brookside Dr, Glenn Heights, TX 75154
Building Size (SF)	12,000
Lot Size (Acres)	6.03
Year Built	1984
Rent Commencement	12/15/2023
Lease/Rent Expiration	12/14/2028
Lease Term Remaining	4.6 Years
Annual Base Rent	\$138,636
Rental Increases	9.1% Annually
Renewal Options	1, 3 Year
Option Increase	23%, then 4.76% Annually
Lease Type	Absolute NNN
Roof/Structure/Yard	Tenant Responsible
HVAC	Tenant Responsible
CAM	Tenant Responsible
Taxes	Tenant Responsible
Insurance	Tenant Responsible
Utilities	Tenant Responsible
Ownership Interest	Fee Simple
ROFR/ROFO	None

PERIOD	START	END	MONTHLY NOI	ANNUAL NOI	INCREASE
Base	12/15/2023	4/15/2024	\$10,503	\$126,036	-
	4/16/2024	12/14/2024	\$11,553	\$138,636	9.09%
	12/15/2024	12/14/2025	\$12,709	\$152,508	9.10%
	12/15/2025	12/14/2026	\$13,979	\$167,748	9.09%
	12/15/2026	12/14/2027	\$15,377	\$184,524	9.09%
	12/15/2027	12/14/2028	\$16,915	\$202,980	9.09%
Option 1	12/15/2028	12/14/2029	\$22,000	\$264,000	23.11%
	12/15/2029	12/14/2030	\$23,100	\$277,200	4.76%
	12/15/2030	12/14/2031	\$24,255	\$291,060	4.76%



SUBJECT PROPERTY PHOTOS



SUBJECT PROPERTY PHOTOS





Google Developing
\$600M Data Center

600,000 SF
Industrial
New Construction

 **I-35E**
(95,189 VPD)

Spirits Depot

Bearcreek Beverage & Spirits
Liquor Depot Glenn Heights



**SUBJECT
PROPERTY**



TRUCKS AND PARKING

70% of American freight is transported by truck. With the rise of e-commerce and near-shoring, the trucking industry's growth has increasingly pressured its critical infrastructure as fleets grow in size. Limited by a mix of local zoning laws and land availability, the facilities required to support more trucks, trailers, and drivers, have been unable to keep pace. In fact, the lack of available truck parking was cited as the single greatest issue facing the industry in 2023. ¹

There are over 750,000 active US motor carriers that own or lease at least one tractor, according to the U.S. Department of Transportation. Roughly 30,000 of those carriers have fleets of 10-100 tractors and around 2,000 carriers have fleets of more than 100. Typically there are around 2.7 trailers per tractor,¹ a number that fluctuates based on demand. Population migration, technology (including electric and CNG tractors, and public policy will continue to shape this space which is far from commoditized.

CONSIDER

- Truckers are typically paid by the mile, but are limited to 11 hours on the clock, after which a 10 hour stop is required.
- The typical weight limit of a tractor trailer is 80,000 lbs by law. Electric tractors are typically estimated to be around 7,000 lbs heavier than diesel counterparts which means 7,000 lbs less payload.
- Diesel trucks can have ranges exceeding 1,000 miles on one fill up which takes considerably less time than hours long electric charging. In testing, electric trucks are maxing out at 500 miles.

¹ American Transportation Research Institute (ATRI)
² Owner-Operator Independent Drivers Association (OOIDA)
³ Federal Highway Administration (FHWA)

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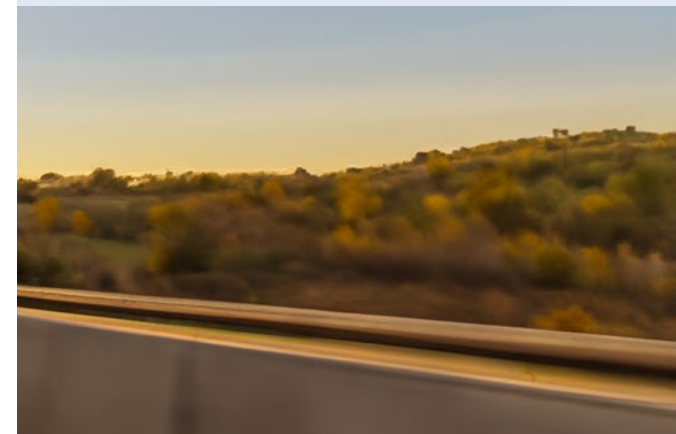
Parking Spot Available
for Every 11 Trucks on
the Road ²

98%

of Truck Drivers Regularly
Experience **Difficulty**
Finding Safe Parking ³

56 MINUTES

the **Amount of Lost Revenue Time**
that drivers experience by parking
earlier than they otherwise needed to,
just to find parking, effectively reducing
an individual driver's productivity by
9,300 revenue-earning miles a year,
which equates to **lost wages of**
\$4,600 annually. ¹



TEXAS TRUCKING AND LOGISTICS

Texas has the second largest economy in the United States and continues to outpace the broader US economy in growth. Population and employment migration continue to drive growth in the state's robust economy, increasing demand for the transport and distribution of freight, including raw materials, intermediate and final goods to, from and within the state. Freight flows in Texas are also evolving to meet changing business and consumer practices, international trade and energy policy, new technologies and increasing supply chain disruptions.

Today, more than 4 billion tons of goods valued at more than \$2.9 trillion dollars are projected to be moving in Texas. By 2050, that number is expected to reach 8 billion tons valued at \$7 trillion. Around two-thirds of freight tonnage and nearly one-half of freight value moved between origins and destinations in Texas. Today, trucks carry 1.5 billion tons of freight worth \$1.2 trillion to, from, and within Texas annually. Another 195 million tons and \$664 billion in value passed through the state on trucks. To serve these vital and increasingly congested trucking logistic lines, well-positioned Industrial Service Facilities, typically difficult to permit and zone, are vital for operators.



Texas experienced

\$11.5 Billion

IN STATE CONGESTION COSTS IN 2019,

including

\$1.7 Billion

IN TRUCK CONGESTION COST

These costs include value of time and excess fuel costs, and both of these metrics are higher for trucks than for personal automobiles

Texas Economy at a Glance

- 29 Million Residents
- 12.6 Million Jobs
- \$1.9 Trillion in Gross State Product
- If Texas were a Nation, it Would Rank as the 9th Largest Economy in the World
- \$622 Billion in International Trade
- Texas is #1 in the Nation for Exports for 20 Consecutive Years

Texas Freight at a Glance

- In 2019, 4 Billion Tons of Freight Worth \$2.9 Trillion
- In 2050, Over 8 Billion Tons of Freight Worth Over \$7 Trillion
- The Direct and Indirect Economic Impact of Goods Movement Businesses in Texas is Significant, Representing Nearly 1 in Every 8 Jobs in the State

Estimated FAF Flow for Trucks Going To, From, and Within Texas on National Highway System 2050

[Click to Learn More](#)

Sources: Texas Delivers 2050, TxDOT - <https://ftp.txdot.gov/pub/bdot/move-texas-freight/resources>
TxDOT - <https://ftp.dot.state.tx.us/pub/bdot/move-texas-freight/resources/economic-role-freight/economic-impact-trucking.pdf>



SECTION THREE

LOCATION OVERVIEW

BROOKSIDE TRUCK PARKING | GLENN HEIGHTS (DALLAS), TX

LOCATION OVERVIEW | DALLAS-FORT WORTH-ARLINGTON METROPLEX

The **Dallas-Fort Worth-Arlington Metroplex** is the economic and cultural hub of North Texas and is the largest inland metropolitan area in the United States, with a population of approximately 7.6 million. The region is expected to grow to a population of 11.2 million people by the year 2045.

Since 2010, DFW has added more than one million new residents - growth fueled by the addition of more than 120 corporate headquarters relocations, hundreds of local company expansions, and the creation of more than 800,000 new jobs. A magnet for corporate headquarters and major company operations, Dallas-Fort Worth has attracted 22 Fortune 500 company headquarters and 43 headquarters among the Fortune 1000. Dallas-Fort Worth's diverse base of employers drives the region's economic strength, pulling from a variety of industries so that growth is possible even during weak business cycles.

The future is rife with innovative developments, impactful architectural feats, and continually improved design to strengthen the region's appeal. Planned development projects include the \$1 billion Fort Worth Trinity River rerouting and trail creation, a \$1.25 billion mixed-use district in Arlington, a 430-acre mixed-use space in North Dallas, and a 157-acre campus in Las Colinas featuring office space, dedicated DART station, retail and residential.

Click to
See the Largest
Construction Projects in DFW



DFW adds **300+** New
Residents
Each Day

Texas Named Best State
For Business
17 Consecutive Years
(Chief Executive Magazine)

DFW added **1.2+ Million**
Residents Over the Last
Decade

\$688.9B

DFW Metro GDP
for 2022, the 6th-highest
in the nation

#2

In job growth in the U.S.
right behind Las Vegas

10K+

Home to the largest
concentration of corporate
headquarters in the U.S.

22

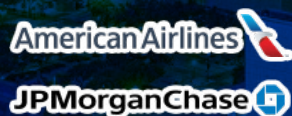
Fortune 500
Headquarters call
DFW home

40

Colleges and
Universities, highest
concentration in Texas



10,000+
Employees



THE TEXAS TRIANGLE “MEGAREGION”

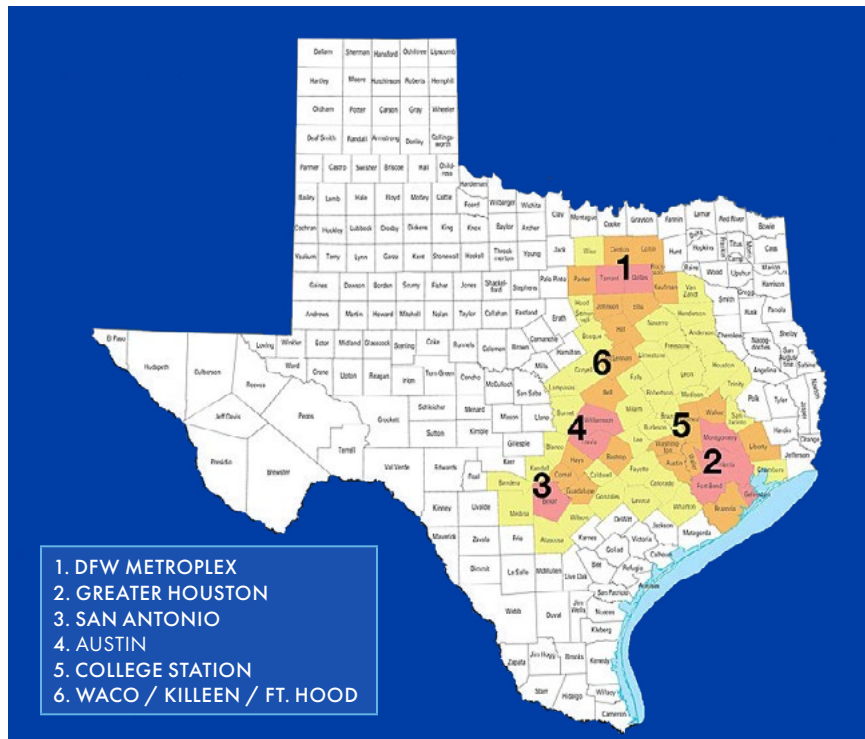
The Texas Triangle, commonly referred to as “Texaplex,” is the urban megaregion in the State of Texas consisting of the Dallas-Fort Worth, Houston, San Antonio and Austin metropolitan areas. A highly urbanized and economically sophisticated area, its younger, faster growing, more economically expansive and diverse, more lightly taxed, more permissive in its land-use and business-regulation policies and more affordable for families and businesses than its megaregion peers. It is the economic engine of the Southwest U.S. where each Triangle metro individually has a GDP the size of a respected nation, and together, generates the fifteenth-largest economy in the world.

ECONOMIC ENGINE OF THE SOUTHWEST

MOST RAPID ECONOMIC & DEMOGRAPHIC GROWTH THAN ANY OTHER U.S. REGION

POPULATION TO APPROACH NEW YORK CITY METRO BY 2030

15TH-LARGEST ECONOMY IN THE WORLD



KEY HIGHLIGHTS

<p>21+ Million Combined Population (= entire pop of Florida)</p>	<p>4 of Top 6 Strongest Urban Areas in U.S.</p>	<p>70% 77% of Texas Population & GDP</p>
<p>#5 Strongest Regional Economy in U.S.</p>	<p>150% Est. Population Growth Projected by 2050</p>	<p>83% Job Growth last 30 Years (35% other U.S. Megaregions)</p>
<p>\$1.3 Trillion Combined GDP</p>	<p>53 of 54 Fortune 500 Companies Headquartered in Texas</p>	<p>7 of 10 Biggest Universities in Texas</p>

HOUSTON	Energy Capital of the World Largest Medical Facilities Complex in the World
DALLAS-FORT WORTH	Major Financial Center Major Telecommunications Hub Major Air Travel Hub Preferred Location for Corporate Expansions & Relocations
SAN ANTONIO & AUSTIN	Major Technology Hub Home to State Government 2nd-Largest Concentration of Cybersecurity in U.S. 3 Armed Forces Commands International Auto Manufacturing Hub Most-Visited Tourist Destinations in State

TEXAS BY THE NUMBERS



8TH
LARGEST ECONOMY
IN THE **WORLD**

15 MILLION⁺
PEOPLE IN
THE **CIVILIAN**
LABOR FORCE



TEXAS
IS THE LARGEST
**ENERGY-
PRODUCING**
STATE

NO
PERSONAL
OR CORPORATE
INCOME
TAX



26 Commercial
Airports

22 Interstate
Highways

58 Freight
Railroads

33 Foreign
Trade Zones

19 Sea
Ports

367 Miles of
Coastline

#1 U.S. EXPORTER
FOR **22 YEARS**
IN A ROW



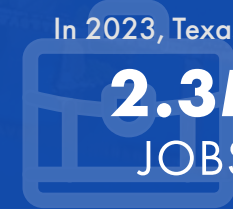
\$445B
IN 2023

**TEXAS IS THE LEADING
DESTINATION
FOR COMPANIES
RELOCATING FROM
OTHER STATES**



**A LEADING JOB
CREATOR**
In 2023, Texas Added

2.3M
JOBS



Workforce to industry base,
Texas' sheer size makes it an
unrivaled powerhouse in the
global economy.

- Texas Economic Development Corporation

[Read More](#)

90%
Graduation
Rate



TEXAS HIGH SCHOOL
GRADUATION RATE IS
AMONG THE **TOP 5**
HIGHEST IN THE NATION

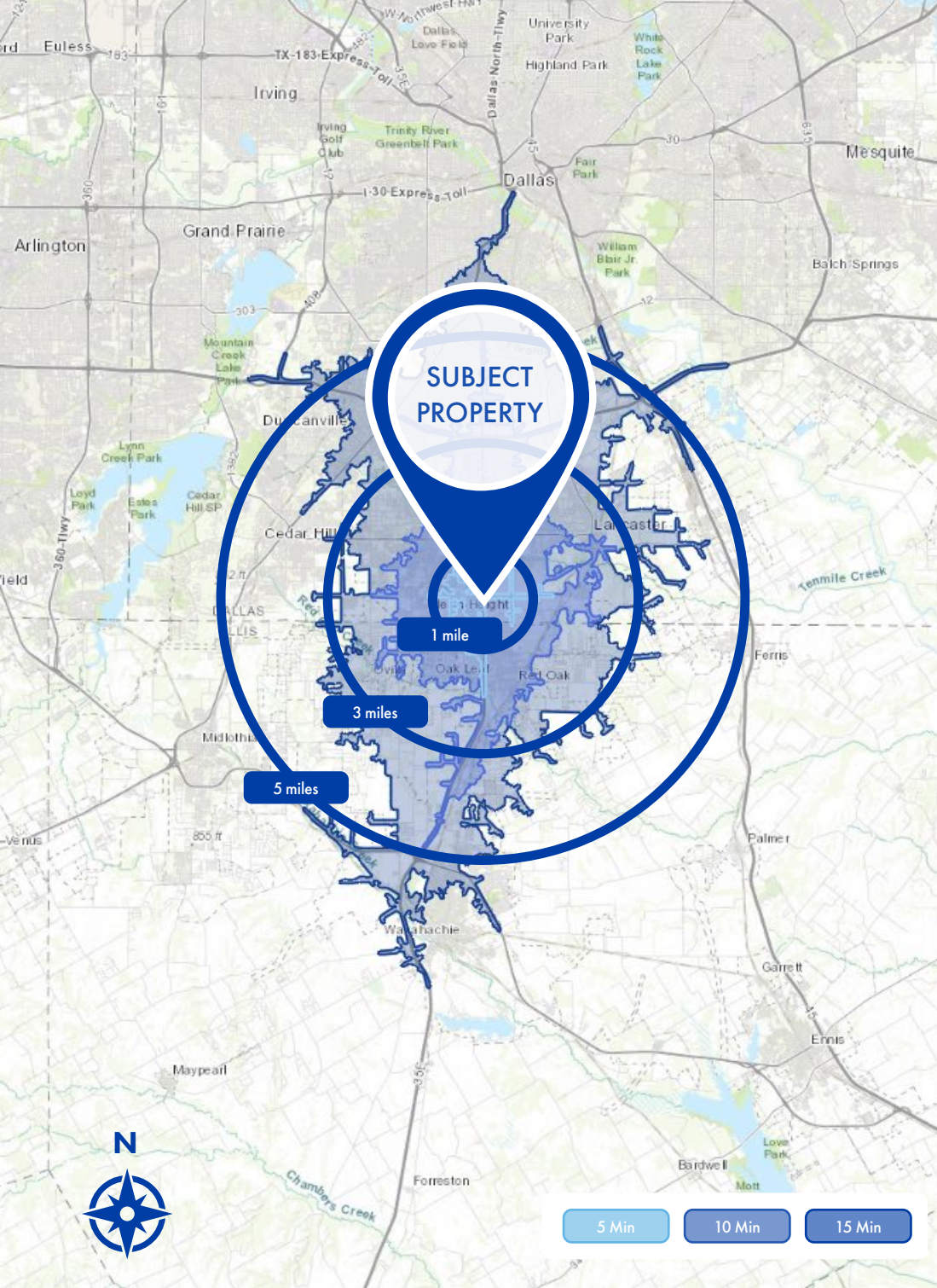
**TEXAS LED THE
NATION IN HIGH
TECH EXPORTS
FOR THE 11TH
CONSECUTIVE YEAR**



\$50B
IN 2021




THE LONE STAR STATE
IS HOME TO

53 Fortune 500
Company
HQs



DEMOGRAPHICS

1323 BROOKSIDE DR, GLENN HEIGHTS, TX (DALLAS)

	POPULATION	1 MILE	3 MILES	5 MILES
	2024 Population	4,687	57,621	139,709
	2029 Population	4,562	58,390	142,061
	HOUSEHOLDS	1 MILE	3 MILES	5 MILES
	2024 Households	1,434	19,662	47,930
	2029 Households	1,404	20,142	49,195
	HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
	2024 Median Household Income	\$80,721	\$89,434	\$83,294
	2024 Average Household Income	\$114,428	\$107,749	\$104,334

Source: Esri, U.S. Census Bureau



139K+

Total Population
(5 Miles)



\$114K

Avg. HH Income
(1 Mile)



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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.

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Associate

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Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials Date