

MAY STREET INDUSTRIAL PARK

3201-3221 MAY ST, FORT WORTH, TX 76110

- › 24,135 SF multi-tenant small-bay industrial asset located in Fort Worth, Texas
- › Four-tenant, NNN-leased income-producing property with WALT of 2.9 years
- › 3.9% average annual contractual tenant rent increases
- › 100% HVAC with dock-high & grade-level loading, ±6,034 SF average suite size
- › Approximately 5% office and 95% warehouse finish out with 12'-14' clear height
- › \$384,000+ in upgrades since 2023, including HVAC, electrical, roll-up doors, and exterior paint
- › Infill location less than 0.5 miles west of I-35W and less than 3 miles south of Downtown Fort Worth
- › Tight small-bay industrial market with 3.5% vacancy & 3.86% average annual rent growth through 2030 (CoStar)



CONFIDENTIAL OFFERING MEMORANDUM

EXCLUSIVELY OFFERED BY
TY UNDERWOOD

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tyunderwood@sljcompany.com

SLJ

SLJ Company, LLC
4311 West Lovers Lane, Suite 200
Dallas, Texas 75209
www.sljcompany.com



HALTOM CITY

Population: 46,994
Average Household Income: \$72,708
Median Home Value: \$239,000

ARLINGTON

Population: 413,955
Average Household Income: \$104,853
Median Home Value: \$350,000

**DOWNTOWN
DALLAS**

**INTERSTATE 35W
±137,960 VPD**

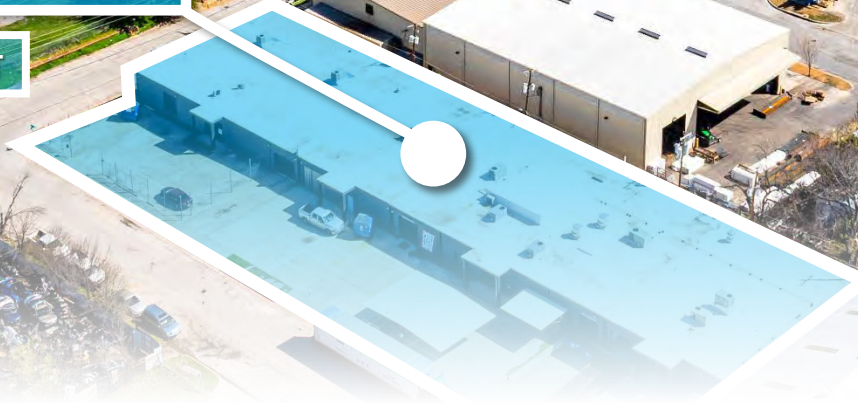
**E BERRY ST
±30,820 VPD**

W DEVITT ST

S MAIN ST

**MAY STREET
INDUSTRIAL PARK**

MAY ST



Disclaimer: The material contained in this memorandum is confidential, furnished solely for the purpose of considering an investment in the properties described herein, and is not to be used for any other purpose, or made available to any other person without the express written consent of SLJ Company, LLC. The material is based, in part, upon information obtained from third party sources, which SLJ Company, LLC deems to be reliable. However, no warranty or representation is made by SLJ Company, LLC or its affiliates, agents, or representatives as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections, and conclusions regarding this investment.

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EXECUTIVE OVERVIEW

EXECUTIVE SUMMARY
INVESTMENT HIGHLIGHTS



EXECUTIVE SUMMARY

May Street Industrial Park (the “Property”) is a ±24,135 square foot multi-tenant small-bay industrial asset located in Fort Worth, Texas. The Property consists of four suites that are 100% occupied by established tenants on NNN leases, providing stable in-place income supported by 3.9% average annual contractual rent increases and a Weighted Average Lease Term (WALT) of 2.9 years.

The Property is positioned less than one-half mile west of I-35W and less than three miles south of Downtown Fort Worth. This infill location provides immediate access to major transportation corridors including I-35W, I-30, I-820, and SH-121, allowing efficient connectivity throughout the Dallas–Fort Worth Metroplex.

The building is designed to accommodate small-bay users with an average suite size of ±6,034 square feet, 100% HVAC suites, and a functional mix of dock-high and grade-level loading. This configuration supports a broad range of light industrial and service-oriented tenants and enhances long-term leasing desirability.

Since 2023, ownership has invested more than \$384,000 in capital improvements, including HVAC, electrical upgrades, roll-up doors, and exterior paint. These improvements materially reduce near-term capital expenditure risk and position the Property as a well-maintained, stabilized asset.

The Property benefits from 3.9% average annual contractual rent increases, providing predictable NOI growth. Market fundamentals further strengthen the investment thesis with approximately 3.5% small-bay vacancy and forecasted average annual rent growth of 3.86% through 2030, with zero net new supply projected over that period (CoStar).

Demographics within a five-mile radius include average household incomes exceeding \$80,200 and median home values above \$198,400, supporting the strength and stability of the surrounding trade area.

Overall, May Street Industrial Park offers investors a stabilized, income-producing small-bay industrial asset in a highly accessible infill Fort Worth location, combining durable cash flow, embedded contractual rent growth, limited capital exposure, and strong underlying market fundamentals.





INVESTMENT HIGHLIGHTS



Attractive In-Place Yield: Attractive in-place yield with 3.9% average annual contractual tenant rent increases.



Stable Tenant Base with Contractual Rent Growth: Four-tenant, NNN-leased income-producing property with a Weighted Average Lease Term (WALT) of 2.9 years.



Strong Stabilized Return Potential: Strong year-5 pro forma cap rate factoring in contractual tenant rent increases.



Fully HVAC Industrial Space: 100% HVAC with dock-high and grade-level loading and $\pm 6,034$ SF average suite size.



Efficient Small-Bay Layout: Approximately 5% office and 95% warehouse finish-out with 12'-14' clear height.



Recent Capital Improvements: \$384,000+ invested since 2023, including HVAC, electrical, roll-up doors, and exterior paint.



Infill Fort Worth Location: $\pm 24,135$ SF multi-tenant small-bay industrial asset located less than 0.5 mile west of I-35W and less than 3 miles south of Downtown Fort Worth.



Tight Small-Bay Market Fundamentals: 3.5% vacancy, forecasted 3.86% average annual rent growth through 2030, and zero projected net new supply (CoStar).



Strong Area Demographics: \$80,200+ average household income and \$198,400+ median home values within a 5-mile radius (CoStar).

PROPERTY OVERVIEW

PROPERTY AT A GLANCE
BUILDING DESIGN & CONSTRUCTION
SUITE INFRASTRUCTURE SPECIFICATIONS
SITE PLAN
AERIALS





PROPERTY AT A GLANCE



ADDRESS

3201-3221 May St, Fort Worth, TX 76110



YEAR BUILT / RENOVATED

1968 / 2023



LAND AREA

±0.861 Acres



NET RENTABLE AREA

±24,135 Square Feet



PERCENT FINISHED

±5% Office
±95% Warehouse



PARKING

Ample Surface Spaces



PERCENT LEASED

100.00%



CLEAR HEIGHT

12-14 Feet



APN

02596164

BUILDING DESIGN & CONSTRUCTION

ACCESS	The Property has five points of access on May St.
SIGNAGE	Building signage
FAÇADE DESCRIPTION	Masonry
FOUNDATION	Concrete slab
BAY DEPTH	80 Feet
ROOF	TPO (60mm) overlay installed in 2020 & 2023
ZONING	J – Medium Industrial

TENANT FINISHES	Varies by tenant. Standard finishes consist of commercial steel stud walls, commercial grade doors, with carpet or tile flooring. Ceilings consist of acoustical tile with varying styles of lighting.
RESTROOMS / OFFICES	Property contains individual restroom facilities and offices for each suite with varying build outs.
UTILITIES	Electricity – Various Water & Sewer – City of Fort Worth Gas – Atmos Energy Fiber/Telephone – Various



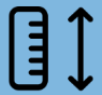
SUITE INFRASTRUCTURE SPECIFICATIONS

3201

3215

3219

3221



CLEAR HEIGHT

12'

CLEAR HEIGHT

12'

CLEAR HEIGHT

14'

CLEAR HEIGHT

12'



ELECTRICAL CAPACITY

Phase: 3
Voltage: 120/208
Amps: 400

ELECTRICAL CAPACITY

Phase: 3
Voltage: 120/208
Amps: 200

ELECTRICAL CAPACITY

Phase: 3
Voltage: 120/208
Amps: 1600

ELECTRICAL CAPACITY

Phase: 3
Voltage: 120/208
Amps: 150



LOADING DOORS

of Doors: 2
Dock-High: 1 (10'x8')
Grade-Level: 1 (9'x12')

LOADING DOORS

of Doors: 1
Dock-High: 1 (10'x12')

LOADING DOORS

of Doors: 2
Dock-High: 1 with truck well (8'x8')
Grade-Level: 1 (10'x10')

LOADING DOORS

of Doors: 1
Dock-High: 1 with truck well and ramp (8'x8')



HVAC

Warehouse HVAC: Yes
Unit Age and Size:
Two 5-Ton, Installed 2023
Two 2-Ton, Installed 2023

HVAC

Warehouse HVAC: Yes
Unit Age and Size:
One 4-Ton, Installed 2022

HVAC

Warehouse HVAC: Yes
Unit Age and Size:
One 5-Ton, Installed 2021
One 7.5-Ton, Installed 2021
Two 5-Ton, Installed 2023

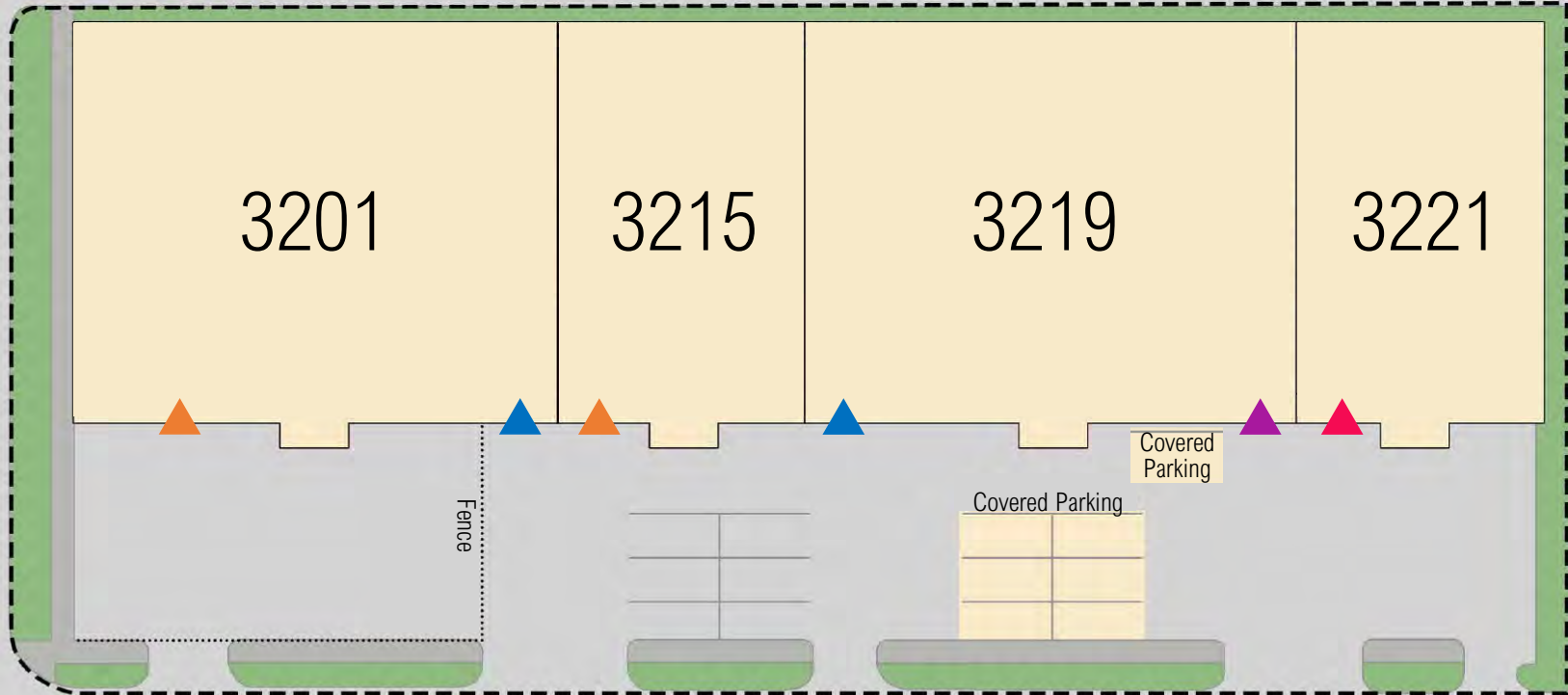
HVAC

Warehouse HVAC: Yes
Unit Age and Size:
One 3-Ton, Installed 2014
One 5-Ton, Installed 2023

SITE PLAN

W DEVITT ST

▲ Grade-Level Roll-up Door ▲ Dock-High Door ▲ Dock-High Door w/ Truck Well ▲ Dock-High Door w/ Truck Well & Ramp



MAY ST



RICHLAND HILLS

Population: 8,546
Average Household Income: \$87,821
Median Home Value: \$305,000

HALTOM CITY

Population: 46,994
Average Household Income: \$72,708
Median Home Value: \$239,000

ARLINGTON

Population: 413,955
Average Household Income: \$104,853
Median Home Value: \$350,000

DALWORTHINGTON GARDENS

Population: 2,180
Average Household Income: \$138,542
Median Home Value: \$557,700

DOWNTOWN DALLAS

INTERSTATE 35W
±137,960 VPD

E BERRY ST
±30,820 VPD

S MAIN ST

W DEVITT ST

MAY STREET INDUSTRIAL PARK

MAY ST

INTERSTATE 35W
±137,960 VPD

FOREST HILL

Population: 13,923
Average Household Income: \$68,457
Median Home Value: \$187,400

EDGECLIFF VILLAGE

Population: 3,752
Average Household Income: \$85,242
Median Home Value: \$280,000

S MAIN ST

MAY ST

**MAY STREET
INDUSTRIAL PARK**

W DEVITT ST





BENBROOK

Population: 24,430
Average Household Income: \$86,292
Median Home Value: \$296,400

FORT WORTH

Population: 1,015,045
Average Household Income: \$77,082
Median Home Value: \$332,000

W BERRY ST
±30,820 VPD

MAY STREET
INDUSTRIAL PARK

W DEVITT ST

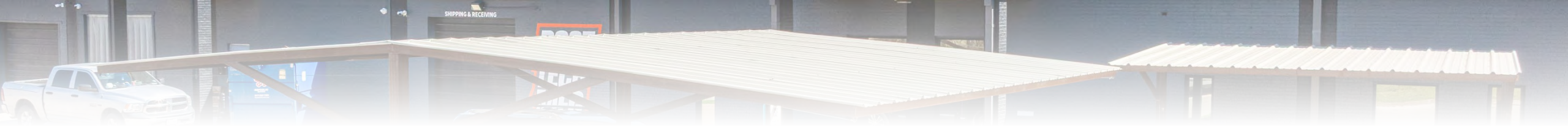
MAY ST



TENANT OVERVIEW

LEASE PLAN & LEASING BROKER INFORMATION
TENANT PROFILES





LEASE PLAN & LEASING BROKER INFORMATION

				EXPIRATIONS
<p>3201</p> <p>8,036 SF</p> <p>MODERN DESIGN COLLECTIVE</p>	<p>3215</p> <p>4,000 SF</p> <p>SERENDIPITY SEASONINGS</p>	<p>3219</p> <p>8,036 SF</p> <p>POST TECH MANUFACTURING</p>	<p>3221</p> <p>4,063 SF</p> <p>INSPIRUS</p>	2026
				2027
				2028
				2029
				2030



LEASING BROKER CONTACT:

GARRISON LACKEY

Mobile: 956-793-9657

Email: gglackey@hpitx.com

Address: 1204 West 7th St, Suite 110, Fort Worth, TX 76102

TENANT PROFILES



MODERN DESIGN COLLECTIVE

WEBSITE	moderndesignstaging.com
SQUARE FEET	8,036 SF
% OF PROJECT	33.30%
ANNUAL RENT STEPS	3.5%

Modern Design Collective is a leading home staging and interior styling firm serving the Dallas–Fort Worth residential real estate market. The company partners with real estate agents, homebuilders, and homeowners to enhance property presentation through thoughtfully curated furniture and design services. Modern Design Collective has developed a strong reputation for helping properties stand out in competitive markets and accelerate home sales.

SERENDIPITY SEASONINGS

WEBSITE	jesshalls.com
SQUARE FEET	4,000 SF
% OF PROJECT	16.57%
ANNUAL RENT STEPS	4%

GWH-1, LLC, doing business as Serendipity Seasonings, is a specialty food company focused on producing premium seasoning blends and culinary products. The brand offers distinctive flavor profiles designed for both home cooks and professional kitchens, with distribution across retail, wholesale, and foodservice channels. The company continues to grow its presence in the specialty food market through innovative product offerings and a focus on quality ingredients.

POST TECH MANUFACTURING

WEBSITE	pt-mfg.com
SQUARE FEET	8,036 SF
% OF PROJECT	33.30%
ANNUAL RENT STEPS	4%

Post Tech Manufacturing is a precision machining and manufacturing company providing custom fabrication and component production services for industrial and commercial clients. The company is recognized for its technical expertise, quality workmanship, and ability to deliver specialized parts and engineered solutions. Post Tech Manufacturing serves a diverse range of industries requiring reliable precision manufacturing.

INSPIRUS

WEBSITE	inspirus.com
SQUARE FEET	4,063 SF
% OF PROJECT	16.83%
ANNUAL RENT STEPS	4%

Inspirus is a nationally recognized provider of employee engagement, recognition, and incentive solutions for corporate clients. Through customized programs and technology-driven platforms, the company helps organizations strengthen workplace culture, motivate employees, and improve retention. Inspirus works with a broad range of companies across multiple industries and is widely regarded as a leader in the employee recognition sector.



FINANCIAL OVERVIEW

PRICING
RENT ROLL
OPERATING STATEMENT
CASH FLOW
UNDERWRITING ASSUMPTIONS
FINANCING OPTIONS



PRICING

PRICE
GROSS LEASABLE AREA
AVERAGE RENT PER SF

Call listing broker

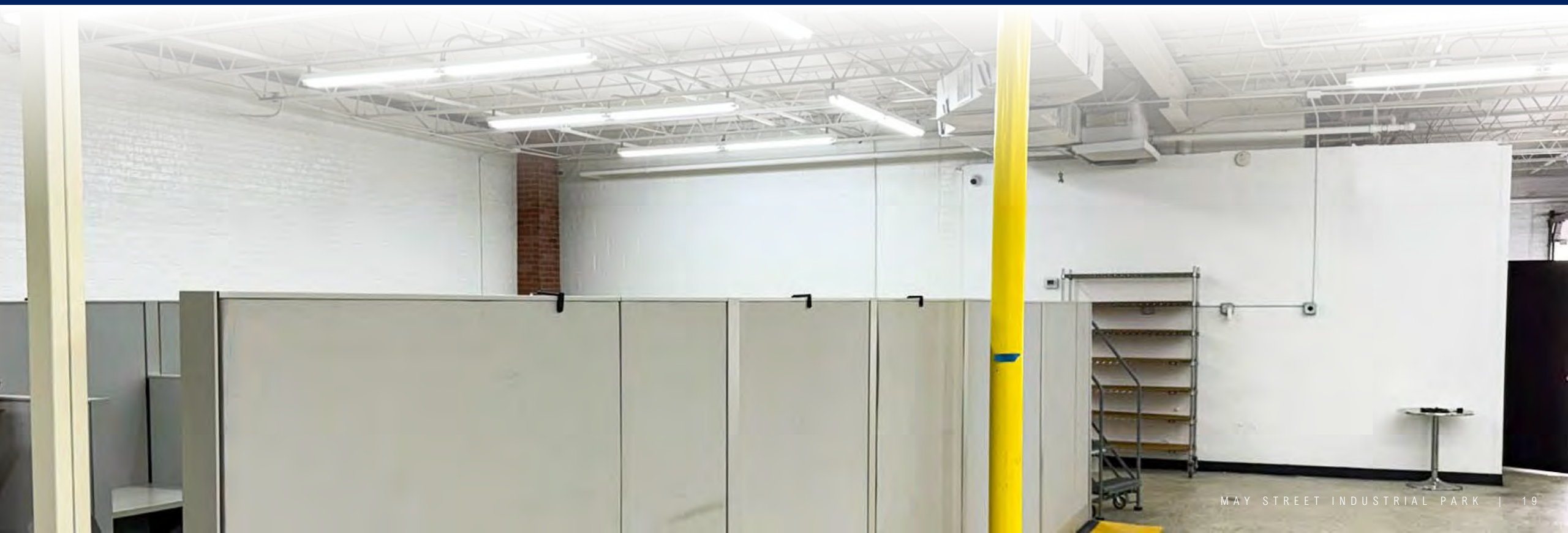
24,135 SF

\$11.81

NOI
PRO FORMA NOI (YEAR-5)

\$284,945

\$329,766



RENT ROLL

SUITE	TENANT	SF	% OF PROPERTY	LEASE TERM		ANNUAL BASE RENT		ESCLATIONS			LEASE TYPE	RENEWAL OPTIONS	TENANT SINCE	ASSIGNED MLA	NOTES
				START	END	PSF	TOTAL	DATE	PSF	TOTAL					
3201	Modern Design Collective	8,036	33.30%	5/1/2024	8/30/2029	\$11.52	\$92,540	9/1/2027	\$11.92	\$95,779	NNN	One 2-year option at fair market value with Base Rent not to increase by more than 3.5% from the previous year	5/1/2024	\$12.50 NNN	Tenant's responsibility for HVAC repair costs will not exceed \$1,500 per year.
								9/1/2028	\$12.34	\$99,131					
3215	Serendipity Seasonings	4,000	16.57%	5/1/2024	11/15/2028	\$12.69	\$50,742	11/1/2027	\$13.20	\$52,819	NNN		5/1/2024	\$12.50 NNN	Tenant's responsibility for HVAC repair/replacement costs will not exceed \$2,500 per unit per occurrence. Tenant has a one-time early termination option on the first day of month 32 that accelerates the lease expiration date to the last day of month 36.
3219	Post Tech Manufacturing	8,036	33.30%	1/1/2024	2/28/2030	\$11.36	\$91,263	3/1/2027	\$11.81	\$94,914	NNN	One 4-year option with 4% annual rent increases. After first renewal option, three 3-year options at fair market value	1/1/2024	\$12.50 NNN	Tenant's responsibility for HVAC repair/replacement costs will not exceed \$2,000 per unit per year.
								3/1/2028	\$12.28	\$98,710					
								3/1/2029	\$12.77	\$102,659					
3221	Inspirus	4,063	16.83%	3/15/2026	10/31/2027	\$12.40	\$50,400	4/1/2027	\$12.90	\$52,416	NNN		3/15/2026	\$12.50 NNN	Tenant is not responsible for repair or replacement costs exceeding \$2,500 per occurrence (does not apply to CAM, operating expenses, taxes, or insurance).
TOTAL		24,135	100.00%			\$11.59	\$284,945								
TOTAL OCCUPIED		24,135	100.00%												
VACANT		0	0.00%												
TOTAL RENTABLE		24,135	100.00%												

*Total Annual Rent is calculated on the future base rent of \$284,945 as of 11/1/2026. Seller shall credit Buyer the monthly rent differential on a pro rate basis at closing.

OPERATING STATEMENT

INCOME & EXPENSES	ACTUAL	\$/SF
INCOME		
Base Rent	\$284,945	\$11.81
GROSS POTENTIAL RENT	\$284,945	\$11.81
EXPENSE REIMBURSEMENTS		
Expense Reimbursements	\$52,663	\$2.18
TOTAL EXPENSE REIMBURSEMENTS	\$52,663	\$2.18
GROSS POTENTIAL INCOME	\$337,608	\$13.99
EFFECTIVE GROSS INCOME	\$337,608	#13.99
EXPENSES		
Real Estate Taxes	\$15,871	\$0.66
Insurance	\$11,983	\$0.50
Common Area Maintenance	\$4,961	\$0.21
General Administration	\$170	\$0.01
Utilities	\$5,660	\$0.23
Management Fee	\$14,018	\$0.58
TOTAL EXPENSES	\$52,663	\$2.18
NET OPERATING INCOME	\$284,945	\$11.81

*Expenses based on Seller's reported 2025 operating statement



CASH FLOW

FOR THE YEARS ENDING	YEAR 1 AUG-2027	YEAR 2 AUG-2028	YEAR 3 AUG-2029	YEAR 4 AUG-2030	YEAR 5 AUG-2031	YEAR 6 AUG-2032	YEAR 7 AUG-2033	YEAR 8 AUG-2034	YEAR 9 AUG-2035	YEAR 10 AUG-2036	YEAR 11 AUG-2037
RENTAL REVENUE											
Potential Base Rent	287,326	297,371	306,699	317,970	330,121	349,379	360,726	371,241	384,053	399,416	409,267
Absorption & Turnover Vacancy	0	-4,359	-2,210	0	-304	-9,704	-5,054	-15,420	0	0	-11,250
Scheduled Base Rent	287,326	293,012	304,489	317,970	329,817	339,675	355,673	355,822	384,053	399,416	398,018
TOTAL RENTAL REVENUE	287,326	293,012	304,489	317,970	329,817	339,675	355,673	355,822	384,053	399,416	398,018
OTHER TENANT REVENUE											
Total Expense Recoveries	50,138	50,802	52,811	54,947	56,637	56,767	59,524	59,195	64,316	66,400	65,974
TOTAL OTHER TENANT REVENUE	50,138	50,802	52,811	54,947	56,637	56,767	59,524	59,195	64,316	66,400	65,974
TOTAL TENANT REVENUE	337,464	343,814	357,299	372,917	386,454	396,442	415,197	415,016	448,370	465,815	463,991
POTENTIAL GROSS REVENUE	337,464	343,814	357,299	372,917	386,454	396,442	415,197	415,016	448,370	465,815	463,991
EFFECTIVE GROSS REVENUE	337,464	343,814	357,299	372,917	386,454	396,442	415,197	415,016	448,370	465,815	463,991
OPERATING EXPENSES											
Real Estate Taxes	15,871	16,347	16,838	17,343	17,863	18,399	18,951	19,519	20,105	20,708	21,329
Insurance	11,983	12,342	12,713	13,094	13,487	13,892	14,308	14,738	15,180	15,635	16,104
CAM	4,961	5,110	5,263	5,421	5,584	5,751	5,924	6,101	6,284	6,473	6,667
General Administration	170	175	180	186	191	197	203	209	215	222	228
Utilities	5,660	5,830	6,005	6,185	6,370	6,561	6,758	6,961	7,170	7,385	7,607
Management Fee	11,493	11,720	12,180	12,719	13,193	13,587	14,227	14,233	15,362	15,977	15,921
TOTAL OPERATING EXPENSES	50,138	51,525	53,178	54,947	56,688	58,387	60,371	61,761	64,316	66,400	67,856
NET OPERATING INCOME	287,326	292,289	304,121	317,970	329,766	338,055	354,826	353,255	384,053	399,416	396,135





UNDERWRITING ASSUMPTIONS

GLA	24,135 SF
COMMENCEMENT DATE	September 1, 2026
END DATE	August 31, 2036
TERM	10 Years
EXPENSE GROWTH RATE	3% per year
AVAILABLE SPACE	0 SF
ABSORPTION PERIOD	3 months
MARKET RENT	\$12.50/SF NNN
RENT ESCALATION	4% Annual Increases
TENANT IMPROVEMENTS (NEW LEASE/RENEWAL)	\$2.00/SF / \$0.00/SF
LEASING COMMISSION (NEW LEASE/RENEWAL)	6.75% / 4.50%
LEASE TERM	5 Years
RETENTION RATIO	75%
EXPENSE RECOVERY TYPE	NNN

FINANCING OPTIONS

We enlisted Eli Gershenson, who we have successfully worked with on past transactions, to provide debt quotes for May Street Industrial Park.

Eli is an experienced mortgage banker providing reliable debt and equity solutions for commercial real estate encompassing all sizes and geographies.

Please contact Eli for more information.

CONTACT:

ELI GERSHENSON

Mobile: 214-354-8267

eligershenson@gmail.com



MARKET OVERVIEW

MARKET AERIAL
LEASE COMPS
SALE COMPS
FORT WORTH AREA

DEMOGRAPHICS
SUBMARKET STATISTICS





RIVER OAKS

Population: 7,450
Average HH Income: \$71,800
Median Home Value: \$199,600

183 TEXAS

121 TEXAS

35W

30

FORT WORTH

Population: 1,015,045
Average HH Income: \$77,082
Median Home Value: \$332,000

30

820

180 TEXAS

WESTOVER HILLS

Population: 900
Average HH Income: \$250,001
Median Home Value: \$2M

30

377

Chisholm Trail Parkway TOLL

TCU

MAY STREET INDUSTRIAL PARK

287

Lake Arlington

DALWORTHINGTON GARDENS

Population: 2,180
Average HH Income: \$138,452
Median Home Value: \$557,700

183 TEXAS

BENBROOK

Population: 24,430
Average HH Income: \$86,292
Median Home Value: \$296,400

20

Chisholm Trail Parkway TOLL

35W

820

20

287

EDGECLIFF VILLAGE

Population: 3,752
Average HH Income: \$85,242
Median Home Value: \$280,000

20

FOREST HILL

Population: 13,923
Average HH Income: \$68,457
Median Home Value: \$187,400

LEASE COMPS

1



9727-9729 SOUTH FREEWAY

9727-9729 South Freeway, Fort Worth, TX
Suite Size: 16,060SF
Rate: \$12.00/SF NNN
Date: 9/17/2024
Notes: Confirmed Comp

2



5001 RONDO DR

5001 Rondo Dr, Fort Worth, TX 76106
Suite Size: 10,368 SF
Rate: \$12.50/SF NNN
Date: 10/1/2025
Notes: Confirmed Comp

3



2205 W BROADWAY

2205 W Broadway Ave, Fort Worth, TX 76102
Suite Size: 4,089 SF
Rate: \$14.50/SF NNN
Date: 3/9/2026
Notes: Asking Rate



SALE COMPS

1



COLLEYVILLE BUSINESS CENTER

Address: 1900 & 1904 Industrial Blvd, Colleyville, TX 76034
Type: Small Bay Industrial Sale Price: \$6,010,193 (\$222.23/SF)
GLA: 27,033 SF Cap Rate: 6.50%
Year Built: 2000 Sale Date: 10/13/2023

2



6100 W PIONEER PKWY

Address: 6100 W Pioneer Pkwy, Arlington, TX 76013
Type: Small Bay Industrial Sale Price: \$2,300,000 (\$156.29/SF)
GLA: 14,716 SF Cap Rate: 7.00%
Year Built: 2002 Sale Date: 2/14/2024

3



M&W BUSINESS PARK

Address: 10349-10379 Alta Vista Rd, Fort Worth, TX 76244
Type: Small Bay Industrial Sale Price: \$11,500,000 (\$178.02/SF)
GLA: 64,600 SF Cap Rate: 7.46%
Year Built: 2018 Sale Date: 12/16/2025

4



LEGACY CENTRAL BUSINESS PARK

Address: 6817 K Ave, Plano, TX 75074
Type: Small Bay Industrial Sale Price: \$20,600,000 (\$200.00/SF)
GLA: 103,000 SF Cap Rate: 6.80%
Year Built: 2002 Sale Date: 3/13/2026

FORT WORTH AREA

INTRODUCTION

Fort Worth has emerged as one of the most dynamic and rapidly expanding economic centers within the Dallas–Fort Worth metroplex. As the nation’s 13th-largest city and one of the fastest-growing major cities in the United States, Fort Worth has experienced sustained population growth, corporate relocation activity, and significant infrastructure investment over the past decade. The city’s pro-business climate, diverse economic base, and competitive operating costs continue to attract companies across a broad range of industries.

The city benefits from exceptional regional and national connectivity, supported by major transportation corridors including I-35W, I-30, I-20, and Loop 820. This network provides efficient access throughout the DFW metroplex while linking businesses to key distribution routes across Texas and the broader United States. Proximity to DFW International Airport, one of the busiest airports in the world, along with Alliance Global Logistics Hub and extensive rail infrastructure, further strengthens Fort Worth’s role as a critical logistics and distribution center within North Texas.

Fort Worth’s economic strength is supported by a large and expanding workforce, strong residential growth, and continued commercial development throughout the city. Major employers across aerospace, manufacturing, healthcare, logistics, and defense sectors contribute to a diversified employment base and stable long-term demand for industrial and flex space. As population growth, infrastructure improvements, and business investment continue, Fort Worth remains one of the most resilient and attractive markets for companies seeking accessibility, operational efficiency, and long-term growth within the DFW region.

2026 POPULATION	2026 AVERAGE HOUSEHOLD INCOME	2026 MEDIAN HOME VALUE	2026 MEDIAN AGE
1M	\$101K	\$350K	34.3





1 MILE
3 MILE
5 MILE

2026 DEMOGRAPHICS

# OF BUSINESSES	# OF EMPLOYEES	CONSUMER SPENDING (\$000S)
555	4,806	149,223

EMPLOYED POPULATION	COLLEGE EDUCATED POPULATION	POPULATION <30 MINUTE COMMUTE
57.7%	46.5%	67.6%

POPULATION	HOUSEHOLDS	MEDIAN AGE
297K	105K	33.8

PROJECTED POP. GROWTH 2024-2029	AVERAGE HOUSEHOLD INCOME	MEDIAN HOME VALUE
6.2%	\$80K	\$198K



SUBMARKET STATISTICS

“The South Central Fort Worth submarket remains one of the most active areas for flex industrial users, with sustained demand from contractors, automotive service, and small logistics operators seeking accessible infill space.”

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2025 AVERAGE
FLEX
RENT GROWTH
2.9%

SUBMARKET
FLEX
RENTABLE SF
2.3M

CURRENT AVERAGE
FLEX
VACANCY RATE
3.5%

SUBMARKET
FLEX SF
UNDER CONSTRUCTION
0

CURRENT FLEX
MARKET
ASKING RENT PSF
\$13.72

PROJECTED 2028
FLEX MARKET
ASKING RENT PSF
\$15.00



EXCLUSIVELY OFFERED BY

TY UNDERWOOD

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SLJ

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Dallas, Texas 75209
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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

SLJ Company, LLC	419172	llebowitz@sljcompany.com	214-520-8818
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Louis Harold Lebowitz	171613	llebowitz@sljcompany.com	214-520-8818
Designated Broker of Firm	License No.	Email	Phone
Charles Titus Underwood III	488370	tyunderwood@sljcompany.com	214-520-8818
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Alicia M Dunn	821776	adunn@sljcompany.com	214-520-8818
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date