

# OFFERING MEMORANDUM LIMESTONE INVESTMENT

DALLAS, TEXAS

**A FOUR-BUILDING, 86,250 SQUARE-FOOT INDUSTRIAL ASSET  
LOCATED IN DFW'S EAST DALLAS/MESQUITE SUBMARKET**



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# LIMESTONE INVESTMENT

DALLAS, TEXAS

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# FinialGroup

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# EXECUTIVE SUMMARY



**Finial Group** is pleased to offer to qualified investors the opportunity to acquire 11128 /11218 /11220 Limestone Drive and 11323 Allumbaugh Drive (the “Property”), a four-building, 86,250 square-foot industrial service facility that is located within DFW’s dominant East Dallas/Mesquite Industrial Market on 8.76 acres. The Property is 100% leased to two tenants: Binford Supply Inc. and BFK Enterprises has 3 years of weighted average lease term remaining and **IN-PLACE RENTS 20% - 30% BELOW MARKET.** With a location just inside I-635, in the heart of Texas’ major industrial market, the Property offers unparalleled access to surrounding demand drivers and national thoroughfares. The Property presents investors a unique opportunity to acquire at a discount to replacement cost while featuring a strong submarket with excellent access to labor along with stable tenancy and predictable cash flow.

## LIMESTONE INVESTMENT

DALLAS, TEXAS



**Strong Submarket  
with Excellent  
Access to Labor**



**Stable In-Place  
Cash Flow**



**100%  
Occupancy**



**Resilient Tenant  
Base**



**3.5 Year Wait  
with Mark-to-  
market Potential**



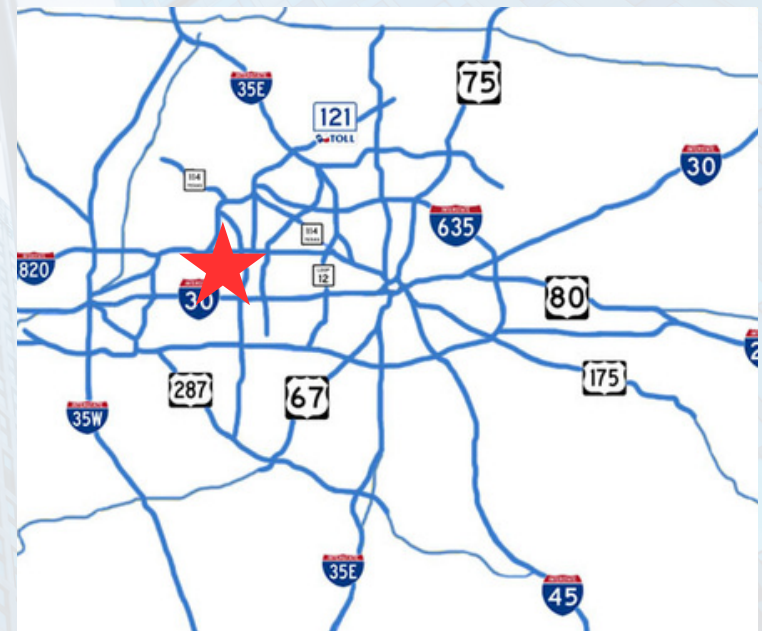
# PROPERTY OVERVIEW



## LIMESTONE INVESTMENT

DALLAS, TEXAS

Rentable Area	±86,250 SF
Land	±8.76 Acres
Clear Height	Building 1: 15' Building 2: 28' Building 3: 20' Building 4: 28''
Loading	Rear Load
Construction	Metal
Power	3-Phase Power
Year Built	1979/1984/1995/1999





### Property Features:

- ±86,250 SF
- 2 Wet Systems
- Pitched, Metal Roof System
- 1200 amps, 277/480 volt, 3-phase power
- T5 Commercial Lighting
- 15 Electrically Powered HVAC units; 12 Being Within the On-Site Commercial Buildings, and 3 Units Outside
- 35 Parking Spaces
- 8.76 acres
- Great truck access

This information contained herein was obtained from sources deemed to be reliable; however, Finial Group, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

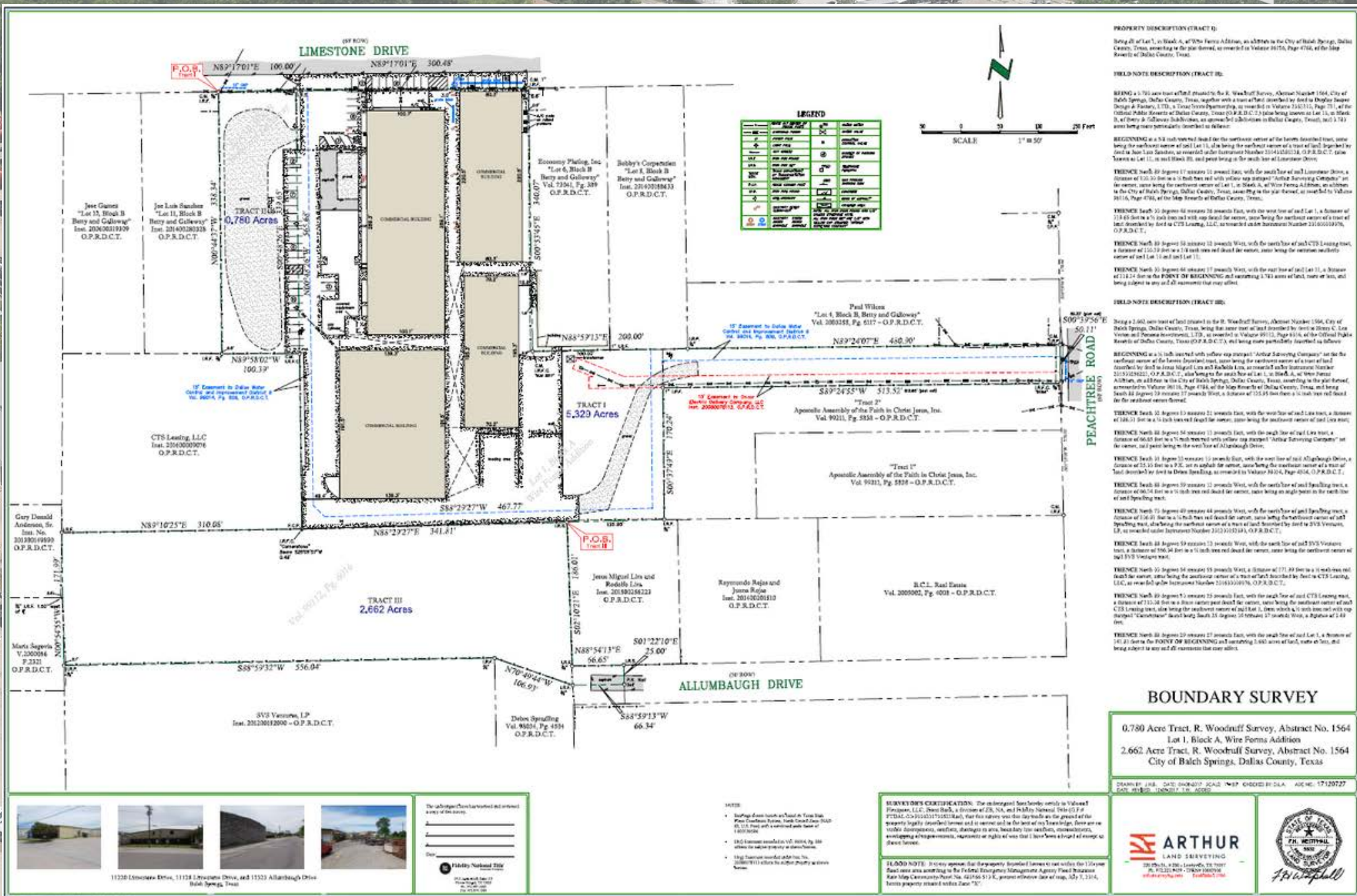




# PROPERTY OVERVIEW









# LOCATION OVERVIEW



## The Dallas/Fort Worth Metroplex

Texas and the Dallas/Fort Worth Metroplex are national leaders in population and employment growth and consistently outperform the national unemployment rate. The area's economic expansion is projected to continue into the future; the Dallas/Fort Worth market has a positive job growth forecast and a booming population. As the nation continues to improve economically, North Texas capitalizes on key industries and major employers through corporate relocations and local job growth, further evidenced by its selection as the #4 real estate market for 2021, according to Urban Land Institute / Pricewaterhouse Coopers.

The Dallas/Fort Worth Metropolitan Statistical Area (MSA) is comprised of two Metropolitan Divisions; Dallas on the east encompassing eight counties (Collin, Dallas, Delta, Denton, Ellis, Hunt, Kaufman, and Rockwall) and Fort Worth on the west encompassing four counties (Johnson, Parker, Tarrant, and Wise). The local economy is one of the most diverse in the country with major players in key long-term growth industries including aerospace/defense, transportation, healthcare, financial services, high technology, distribution and trade. The Metroplex, as the DFW area is referred to locally, ranks at or near the top of all U.S. metros for business relocations. In 2019, Forbes ranked Texas as number one in terms of growth prospects out of all 50 states; Texas boasts an annual GDP of \$1.9 trillion. DFW's economic structure has two predominant characteristics that provide the foundation for its strength. First, the DFW economy is well diversified, thereby minimizing the market risk against a downturn in any particular industry. Second, most of the Metroplex's principal industries are well positioned for expansion in the near future. The long-term outlook suggests the health and expansion of the DFW economy will continue for years to come, as the metro is projected second in the nation in absolute change in population growth and absolute change in job growth during the five-year period from 2020 ending in 2025, according to Oxford Economics.



**LIMESTONE INVESTMENT**

DALLAS, TEXAS



# LOCATION OVERVIEW

## Population

### DFW ANNUAL POPULATION GROWTH RATES

According to most recent estimates by the U.S. Census Bureau, Dallas/Fort Worth is the fourth largest metro region in the nation with an estimated population of 7.6 million people. In fact, the Dallas/Fort Worth region has more residents than 39 states. In each of the last two decades, the population of DFW has increased by more than one million people, and this decade, it has already reached one million people. Long into the future, the Dallas/Fort Worth region's population growth is anticipated to continue remarkable and outpace average national rates.

## Employment

### DFW ANNUAL JOB GROWTH RATES

The DFW unemployment rate for October 2020 is 6.0%, which is lower than the national average of 6.7%. The MSA had a decline in new jobs of 140,300 between August 2019 and August 2020 as a result of the COVID-19 closure. For the year ending in August 2020, of the 20 largest U.S. employment bases, DFW lost the fifth fewest jobs as a result of COVID-19 and came in second with the lowest percentage loss at 4.03%. With 14,000 new employment added in DFW throughout the course of the August 2020 timeframe, the Financial Activities industry led the way.

Industry	Total Employed			%	Growth	% Change
	April-20	%	April-19			
Professional and Business Services	597,400	17.25%	636,800	16.90%	(39,400)	-6.19%
Trade, Transportation, Utilities	761,800	22.00%	793,500	21.06%	(31,700)	-3.99%
Financial Activities	322,400	9.31%	309,700	8.22%	12,700	4.10%
Leisure and Hospitality	238,100	6.87%	401,500	10.66%	(163,400)	-40.70%
Manufacturing	277,700	8.02%	283,600	7.53%	(5,900)	-2.08%
Education and Health Services	408,200	11.79%	458,200	12.16%	(50,000)	-10.91%
Government	443,800	12.81%	448,200	11.89%	(4,400)	-0.98%
Mining, Logging, and Construction	222,800	6.43%	227,700	6.04%	(4,900)	-2.15%
Other Services	111,200	3.21%	127,300	3.38%	(16,100)	-12.65%
Information	80,000	2.31%	81,500	2.16%	(1,500)	-1.84%
Total Jobs	3,463,400	100%	3,768,000	100%	(304,600)	-8.08%

Sources: Bureau of Labor Statistics April 2020 Preliminary Numbers

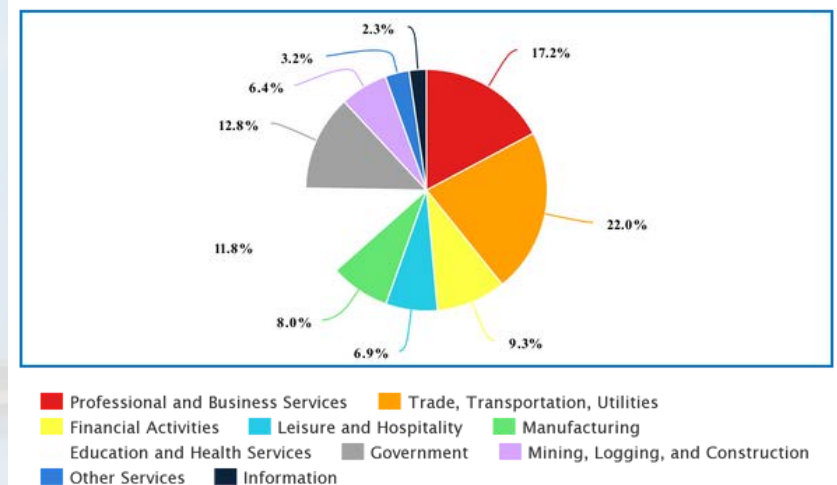
### ANNUAL POPULATION GROWTH RATES



### ANNUAL JOB GROWTH RATES



DFW EMPLOYMENT BY SECTOR





# CONTACT INFORMATION

## LIMESTONE INVESTMENT

DALLAS, TEXAS

**Finial Group** is a fully-integrated real estate firm that was formed to provide value oriented, execution driven investment, development, management, leasing and construction services. Our organizational structure allows us to provide unmatched service to our clients, investors and our partners. Our associates have experience and proven track records in every facet of commercial real estate.



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