500 TX-121 BUS
LEWISVILLE, TX 75057

FOR SALE

$3,970,000

6.72% CAP RATE

Single tenant industrial

New **five-year lease** with two five-year options

Brand new roof on both buildings (installed March 2019)

Approximately **$450,000 worth of improvements completed** in 2019

National tenant with 170 locations in North America



AXIS REALTY GROUP

PROPERTY OVERVIEW

Address	500 TX-121 BUS Lewisville, TX 75057
Property Type	Industrial with yard
Building Size	Building A: 25,000 SF Building B: 15,000 SF Total Size: 40,000 SF
Lot Size	+/- 5.54 acres
Year Built/Renovated	1963/2019
% Leased	100%
NOI	$266,000
Cap Rate	6.72%
Price	$3,970,000 ($99.25/SF)

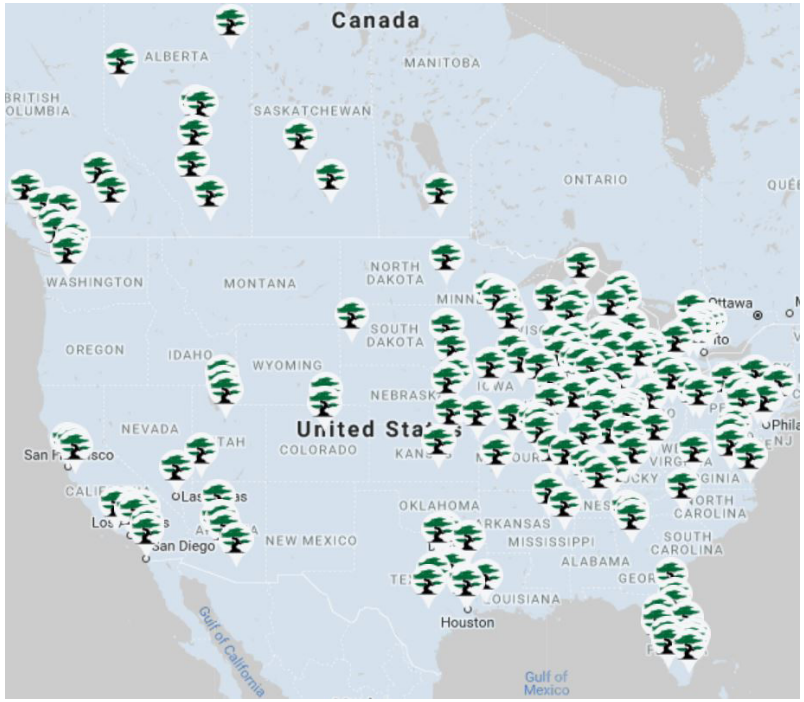
FINANCIAL OVERVIEW	Annual	PSF
Gross Rent	$300,000	$7.50
Taxes	$25,658	$0.64
Insurance	$7,700	$0.19
NOI	$266,642	$6.67

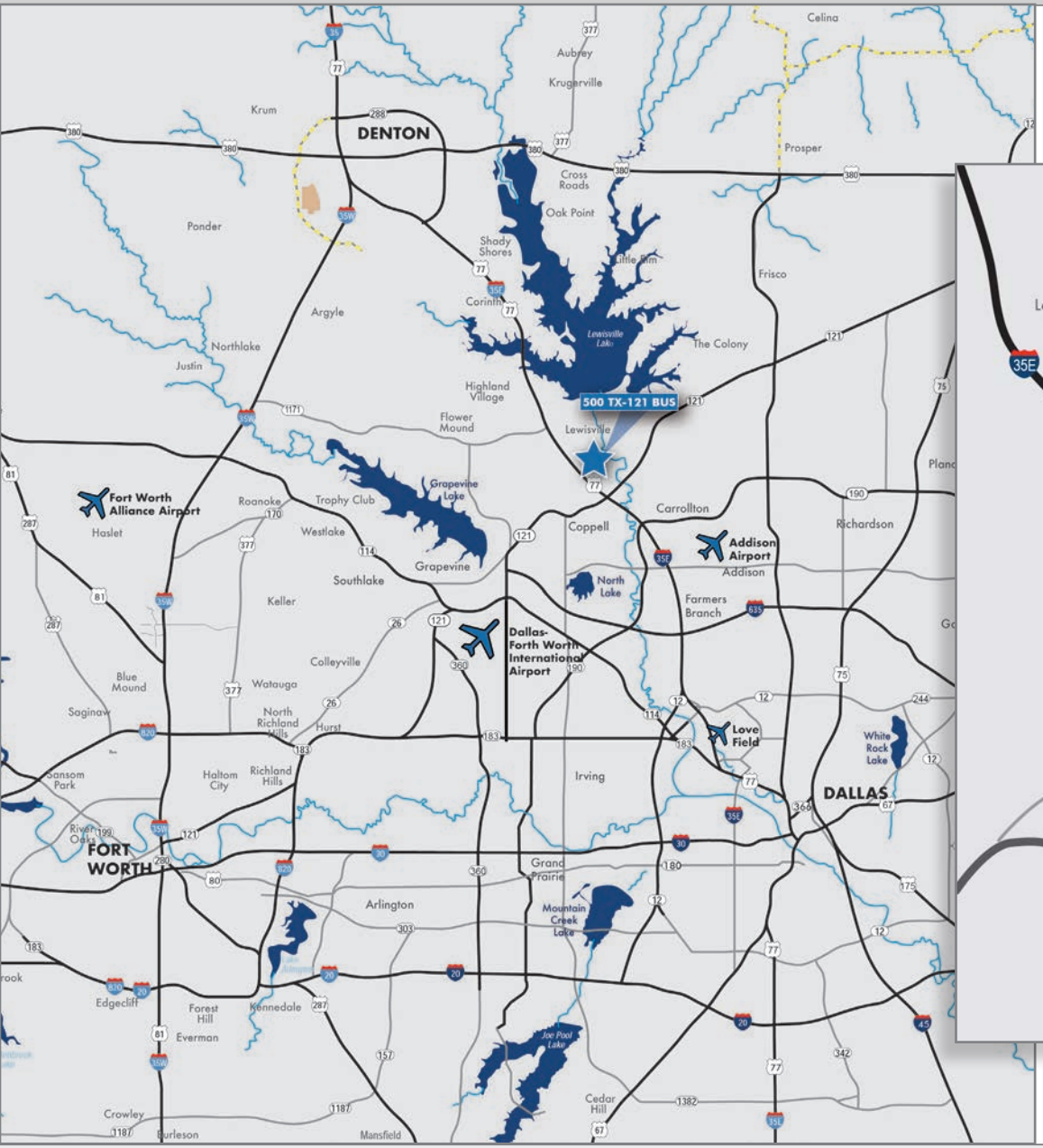


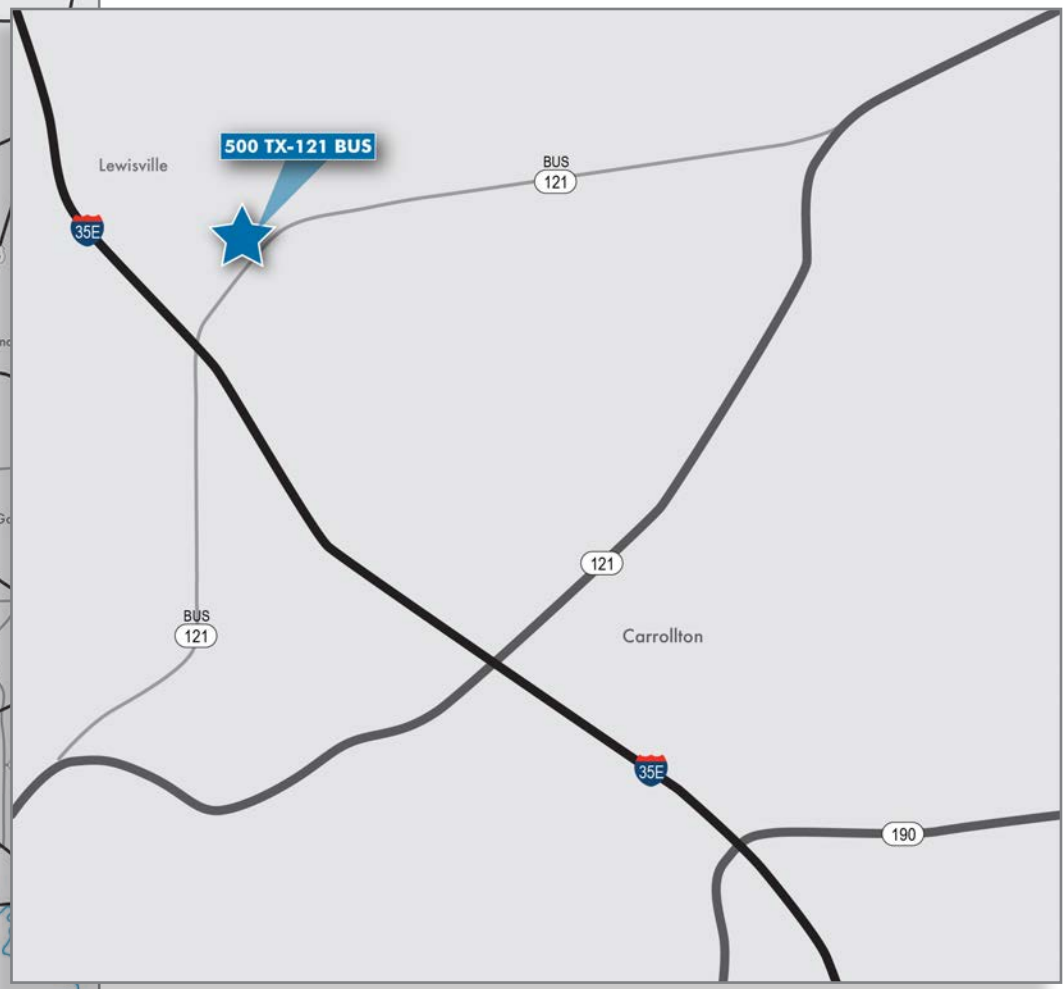
FOUNDATION BUILDING MATERIALS
40,000 SF | Expiration 12/31/2023

Foundation Building Materials (FBM) is an industry-leading building materials and construction products distribution company. With over 170 locations across the U.S. and Canada, FBM has an expansive North American reach with a mission to serve the changing needs of the professional construction trades. Individual FBM regions and locations are designed to be flexible enough to cater to the unique building materials requirements of each geographic market. Whether it's climate, building codes or varying types of construction, all FBM locations aim to reflect the local nature of the building materials business. At FBM values are important, from safety first and customer focus to valuing our employees, operating with integrity and pursuing excellence, our goal is to demonstrate our values in the way we conduct business each and every day. | WEBSITE






Celina
Aubrey
Krugerville
Krum
DENTON
Prosper
Cross Roads
Oak Point
Ponder
Shady Shores
Little Elm
Frisco
Corinth
Argyle
Lewisville Lake
The Colony
Northlake
Justin
Highland Village
500 TX-121 BUS
Flower Mound
Lewisville
Grapevine Lake
Fort Worth Alliance Airport
Trophy Club
Roanoke
Carrollton
Coppell
Richardson
Haslet
Westlake
Addison Airport
Addison
Grapevine
Southlake
North Lake
Farmers Branch
Keller
Dallas-Forth Worth International Airport
Colleyville
Blue Mound
Watauga
Saginaw
North Richland Hills
Hurst
Love Field
White Rock Lake
Irving
Haltom City
Richland Hills
DALLAS
FORT WORTH
Grand Prairie
Arlington
Mountain Creek Lake
Edgecliff
Forest Hill
Kennedale
Everman
Joe Pool Lake
Crowley
Burleson
Cedar Hill
Mansfield


Lewisville
500 TX-121 BUS
BUS
121
35E
121
BUS
121
Carrollton
35E
190

DALLAS/FORT WORTH OVERVIEW

Dallas-Fort Worth International Airport and Dallas Love Field Airport service

84.7 MILLION PASSENGERS PER YEAR

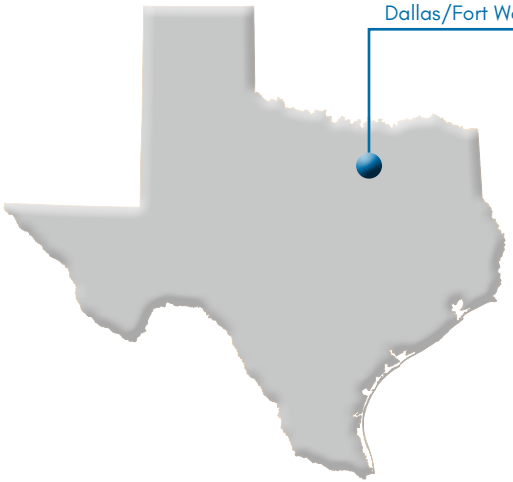


DFW DALLAS FORT WORTH INTERNATIONAL AIRPORT

248 destinations worldwide
69 million+ passengers/year

Dallas Love Field

Lead nation in growth past 10 years
15.7 million+ passengers/year



#1 STATE FOR DOING BUSINESS 15 YEARS IN A ROW
Chief Executive Magazine 2019

Forbes **#1** in Growth Prospects (as of 11/2018)

0% STATE AND LOCAL INCOME TAX RATE

3.8 MILLION
WORKERS (2Q 2019 - BLS.GOV)

3.3%
UNEMPLOYMENT RATE (2Q 2019 - BLS.GOV)

1.1 MILLION
Residents added to the region between 2010 and 2018

ALMOST 10 MILLION
Projected population of the region by 2030

4th LARGEST WORKFORCE IN AMERICA

181 COMPANIES
Ranked in the **INC. 5000** fastest-growing private companies that call Dallas/Fort Worth home



- **Unemployment rate of 3.2%**, adding over 107,000 jobs May 2018 to May 2019 (**2.9% job growth rate**)
- **132,000** new residents in 2017-2018 (U.S. Census)
- ULI's Emerging Trends "**#2 Top Market to Watch**" in 2017
- One of the largest **concentrations of corporate headquarters** in the country and has recently attraced a notable list of expansions and relocations spanning several diverse industries
- *Forbes* recently ranked Texas **#1 in Growth Prospects** out of all 50 states

	3-mile Radius	5-mile Radius	10-mile Radis
2018 Total Population	6,907	214,590	753,752
2023 Projected Population	7,845	243,199	851,686
Population Growth 2018-2023	13.58%	13.33%	12.99%
Average Age	34.50	36.00	36.30
2018 Total Households	2,181	79,536	286,321
Household Growth 2018-2023	13.07%	13.28%	12.79%
Median Household Income	$52,423	$82,076	$84,116
Average Household Size	3.10	2.70	2.60
Median Home Value	$87,768	$248,904	$272,520



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