

Argyle Self-Storage Development Land

D-FW Metroplex (Apx. 8.79 Acres)



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11-2-2015

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Tim A. Speck	432723	Tim.speck@marcusmillichap.com	972-755-5200
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Mark McCoy	663460	mark.mccoy@marcusmillichap.com	817-932-6100
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Buyer/Tenant/Seller/Landlord Initials

Date

Agent Disclaimers // Argyle Self-Storage Development Land

** A Karr-Cunningham Storage Team Confidentiality / Registration Agreement must be executed by the prospective purchaser before the Offering Memorandum and back-up documentation can be viewed, and also before an offer submitted by a prospective purchaser will be considered.

** All property tours / visits must be scheduled through the Karr-Cunningham Storage Team.

** Prospective purchasers are strongly encouraged to have been present on a formal property tour before submitting an offer.

** Contact with on-site management and/or ownership is strictly prohibited. Please contact the Karr-Cunningham Storage Team with any questions.



EXCLUSIVELY LISTED BY

Brandon Karr

Senior Managing Director Investments

Office: Fort Worth

Direct: 817.932.6163

Brandon.Karr@marcusmillichap.com

Marcus & Millichap
KARR-CUNNINGHAM STORAGE TEAM



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SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT OVERVIEW

INVESTMENT HIGHLIGHTS

Marcus & Millichap
KARR-CUNNINGHAM STORAGE TEAM

PURCHASE PRICE
\$3,095,000

SITE DESCRIPTION

Lot Size	Apx. 8.79 Acres (Three Parcels)
Price per SF	\$8.08
Median Household Income (3 mi.)	\$128,291
Highway Access	0.45 Miles to Interstate-35
Street Frontage	FM 407
Nearest Off-Ramp (I-35)	FM 407 (0.50 mi.)
Denton CAD Parcel IDs	465182; 465183; 465184

Marcus & Millichap is pleased to offer for purchase the Argyle Self-Storage Development Land opportunity, which consists of approximately 8.79 acres of raw land in Argyle, Texas. The three commercial lots are located in the Argyle Extraterritorial Jurisdiction (ETJ) and come with no zoning restrictions. Access to the nearest Interstate-35 on-ramp / off-ramp is located less than half of one mile to the west of the property, and TxDOT is currently holding public meetings to discuss their upcoming expansion of Farm-to-Market 407. The department says the project, which will begin at Bill Cook Road and terminate at Farm-to-Market 1830 (approximately 11.5 miles in length), will widen the existing two-lane rural, undivided roadway into a six-lane, urban divided facility to improve safety, mobility, and access as population and economic growth continue their steady march upward. In fact, the first portion of the Farm-to-Market 407 project will likely begin at Gateway Drive (the cross street located adjacent to the Subject Property (preliminary letting date is set for Summer 2024)).

The Argyle population has grown by more than 20 percent during the past few years, and a variety of new residential, industrial, and commercial developments are currently underway and/or in the planning stages. In fact, the Harvest master planned community (located on Farm-to-Market 407 adjacent to the west side of Interstate-35 and owned by the Perot family’s Hillwood Communities) will feature (upon completion) more than 4,000 single-family residential units, and was one of the top-selling master-planned communities in the United States during the first half of 2023. Centurion American is delivering a residential community – Argyle Landing – that will bring 700 residential lots to an approximate 220-acre tract that lies adjacent to the Argyle Self-Storage Development Land site. To accommodate the rapidly increasing population, a number of commercial developments are underway or in the planning stages as well. The concept plan for the Heath Tract development, a 240-acre property on the northeast corner of the Farm-to-Market 407 / Interstate-35 intersection, will include a 250,000 square-foot “Super Wal-Martesque” business, a home improvement store, full-service and fast-food restaurants, three smaller big-box stores, a hotel, several office buildings, a large park, and approximately 60 one-acre residential lots.

Investment Highlights

- City of Argyle: 20% Year-over-Year 2022 / 2023 Population Growth (source: North Central Texas Council of Governments)
- Booming Population: 2022 / 2023 Year-over-Year Denton Co. Growth 420% Higher than Dallas Co., 165% Higher than Tarrant Co. (Source: NCTCOG)
- Located in Argyle ETJ: No Zoning Restrictions (Preliminary Four-Story Climate-Controlled Facility Site Plan Pictured in Offering Memorandum)
- Upcoming TxDOT Roadway Expansion: FM 407 Widening from Two-Lane Rural Undivided Road to Six-Lane Divided Urban Street
- Strong Demographic Profile: Approximately \$130,000 Median Household Income (1-mile, 3-mile, 5-mile Radius)
- More than 13,000 Residential Lots and 5,000 Multifamily Units in Various Stages of Development / Planning (5-mile radius)
- Submarket Avg. \$1.75 / RSF “Street Rates”
- Submarket Physical Occupancy Apx. 92%

SECTION 2

Property Information

REGIONAL MAP

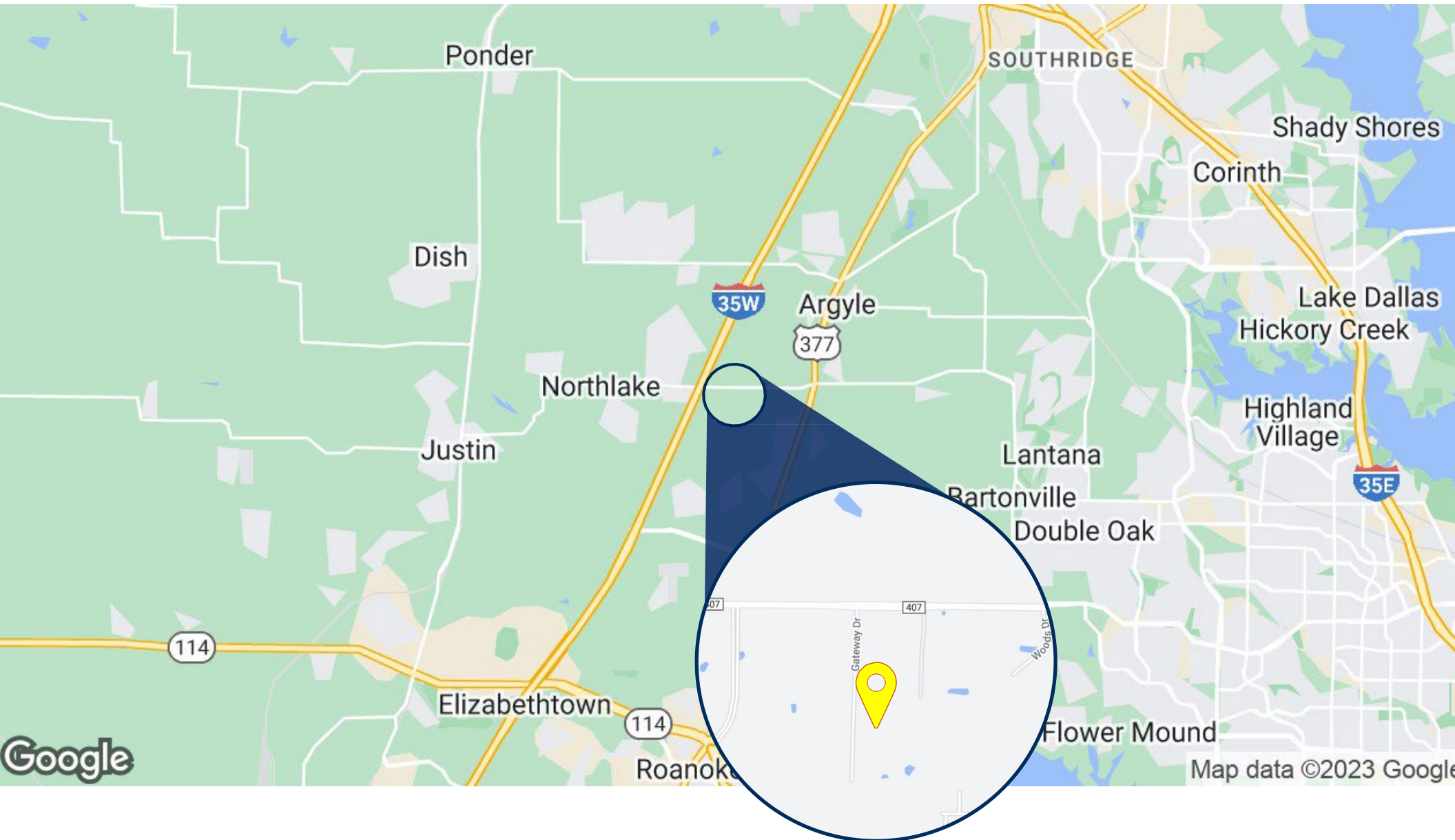
LOCAL MAP

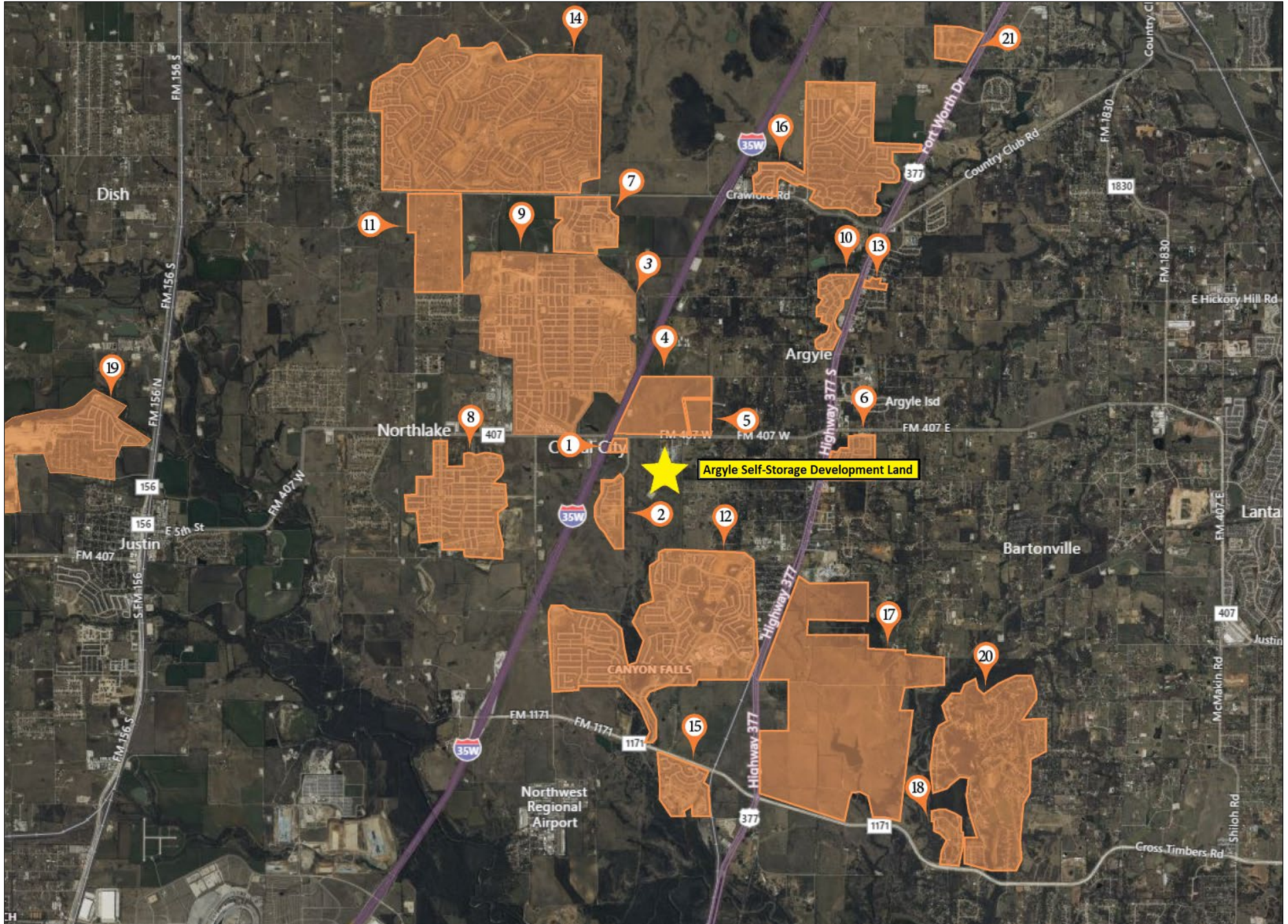
DEVELOPMENT RESEACH MAPS

Argyle Self-Storage Development Land // REGIONAL MAP

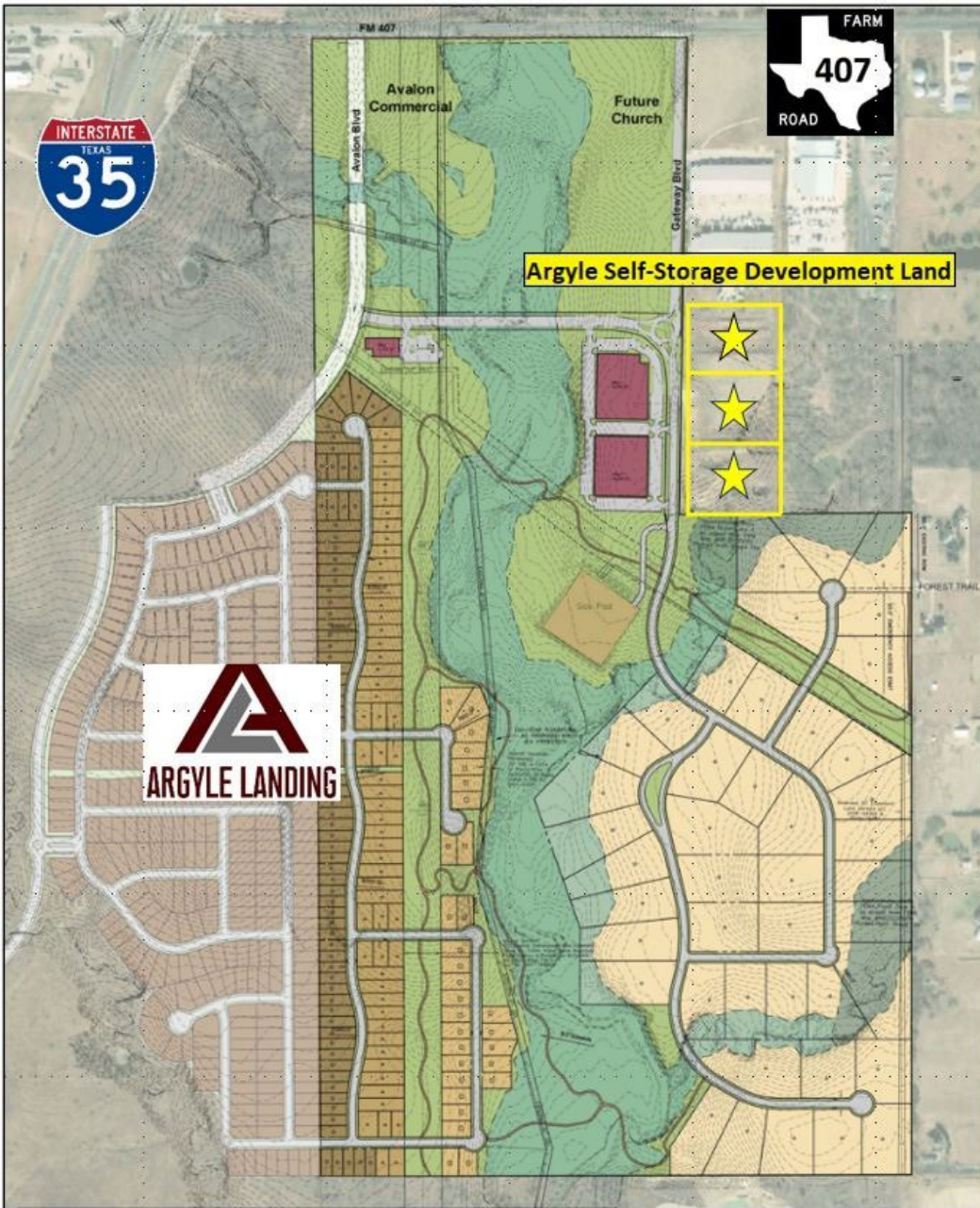


LOCAL MAP // Argyle Self-Storage Development Land





1. Fast Lane Car Wash
 - FM 407 – Avalon Blvd. (Apx. 3 acres)
 - Self-serve car wash under construction
 - 0.39 mi. from Subject Property
2. Avalon at Argyle Landing
 - 700 single-family lots
 - 0.43 mi. from Subject Property
3. Harvest by Hillwood
 - 1,200 Acres - 4,000 homes upon completion
 - 2 on-site elementary schools (2 school districts)
 - 0.81 mi. from Subject Property
4. Heath Tract Development - Proposed
 - Apx. 240-acre development
 - 250,000 sq. ft. big box store
 - Full-service restaurants, fast food restaurants
 - Hotel, office buildings
 - 60 one-acre-minimum residential lots
 - 0.87 mi. from Subject Property
5. New Middle School (#1) & Elementary School (#5)
 - 50 acres FM 407/I-35
 - Middle school projected to open August 2025
 - Elementary school projected to open in 2026
 - 0.60 mi. from Subject Property
6. Waterbrook
 - Over 280 single-family homes
 - 1.78 mi. from Subject Property
7. The Ridge at Northlake
 - Phase 3 in progress
 - Apx. 1,000 when completed (total project)
 - 1.93 mi. from Subject Property
8. Pecan Square
 - 1,200-acre community
 - 3,100 homes upon completion
 - 1.95 mi. from Subject Property
9. Argyle ISD Elementary School (#4)
 - 23 acres donated by Hillwood Properties
 - Built for an 850-student capacity
 - 2.16 mi. from Subject Property
10. Lakes of Argyle
 - Apx. 2/3 already sold
 - 142 single-family homes
 - 2.24 mi. from Subject Property
11. The Highland of Northlake
 - 363 acres of single-family land
 - 220 single-family residential lots
 - 2.42 mi. from Subject Property
12. Canyon Falls
 - 1,199 acre master-planned community
 - 400 acres of parks, trails, recreational amenities
 - 2.48 mi. from Subject Property
13. Technology Center
 - Approximately 10 acres of land
 - One main building (15,000 sq. ft.)
 - 8 office buildings
 - Walking trail and restaurant space
 - 2.49 mi. from Subject Property
14. Robson Ranch Texas
 - 55+ retirement community
 - 2.51 mi. from Subject Property
15. Trailwood
 - 92% sold of 300+ lots
 - 2.55 mi. from Subject Property
16. Country Lakes
 - 84 single-family homes
 - 2.73 mi. from Subject Property
17. Furst Ranch
 - 1,066-acre mixed-use development
 - 5,000 multi-family units
 - 3,000 single-family homes
 - 1,000 residences for seniors
 - 8 million sq. ft. of commercial space
 - US 377 & Cross Timbers Rd
 - 3.42 mi. from Subject Property
18. Pepper Creek Ranch
 - 50 homes on apx. 1 acre lots
 - 4.34 mi. from Subject Property
19. Timberbrook
 - Selling phase 3B (300 single-family homes)
 - 4.47 mi. from Subject Property
20. Montalcino Estates
 - Gated residential community
 - 116+ 1 acre lot single-family homes
 - 4.56 mi. from Subject Property
21. Sagebrook
 - 173 single-family homes
 - 4.57 mi. from Subject Property



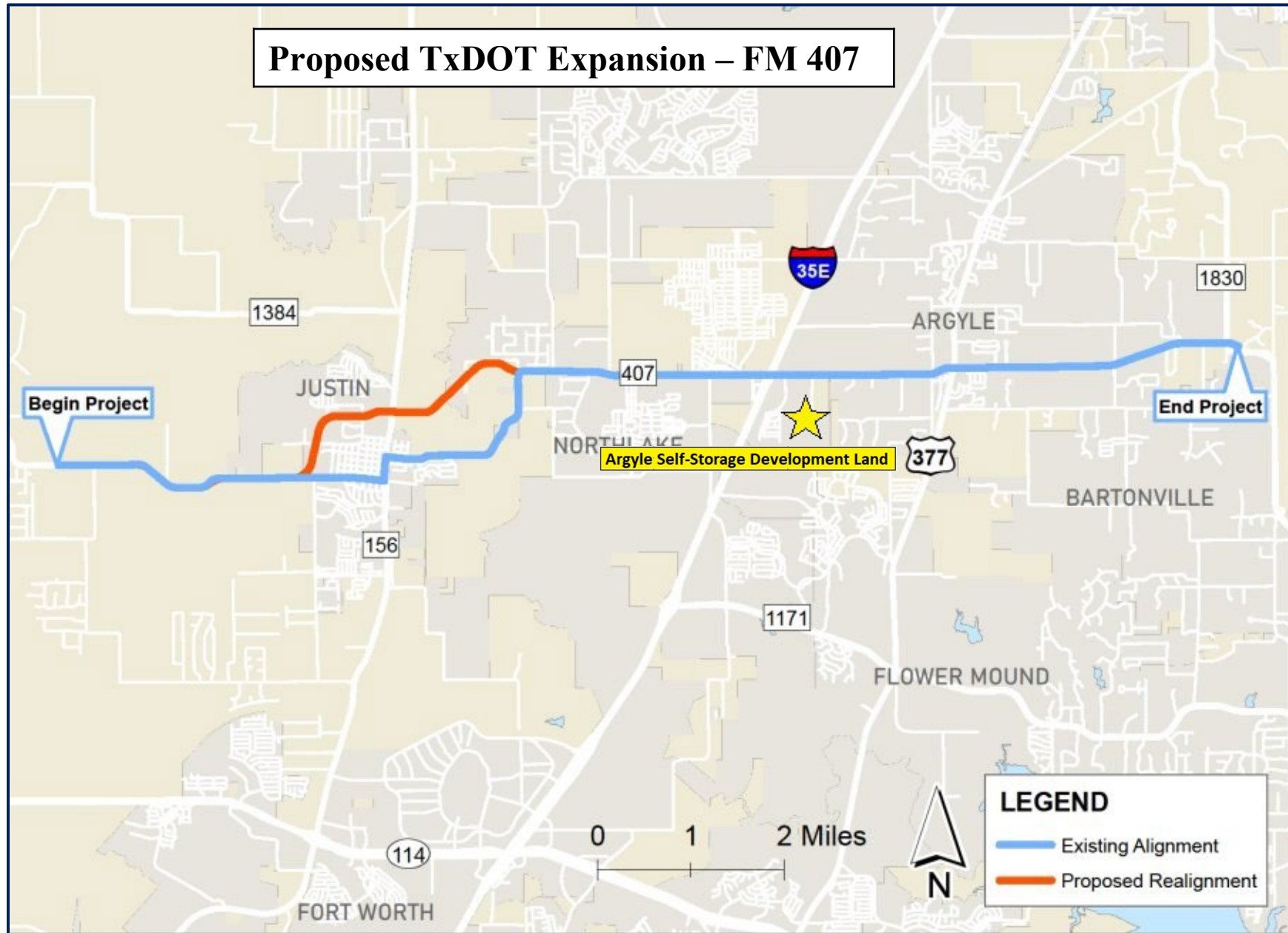
ARGYLE

CONSTRUCTION IN ARGYLE
Some major construction projects and delays of others have contributed to increased traffic in Argyle.

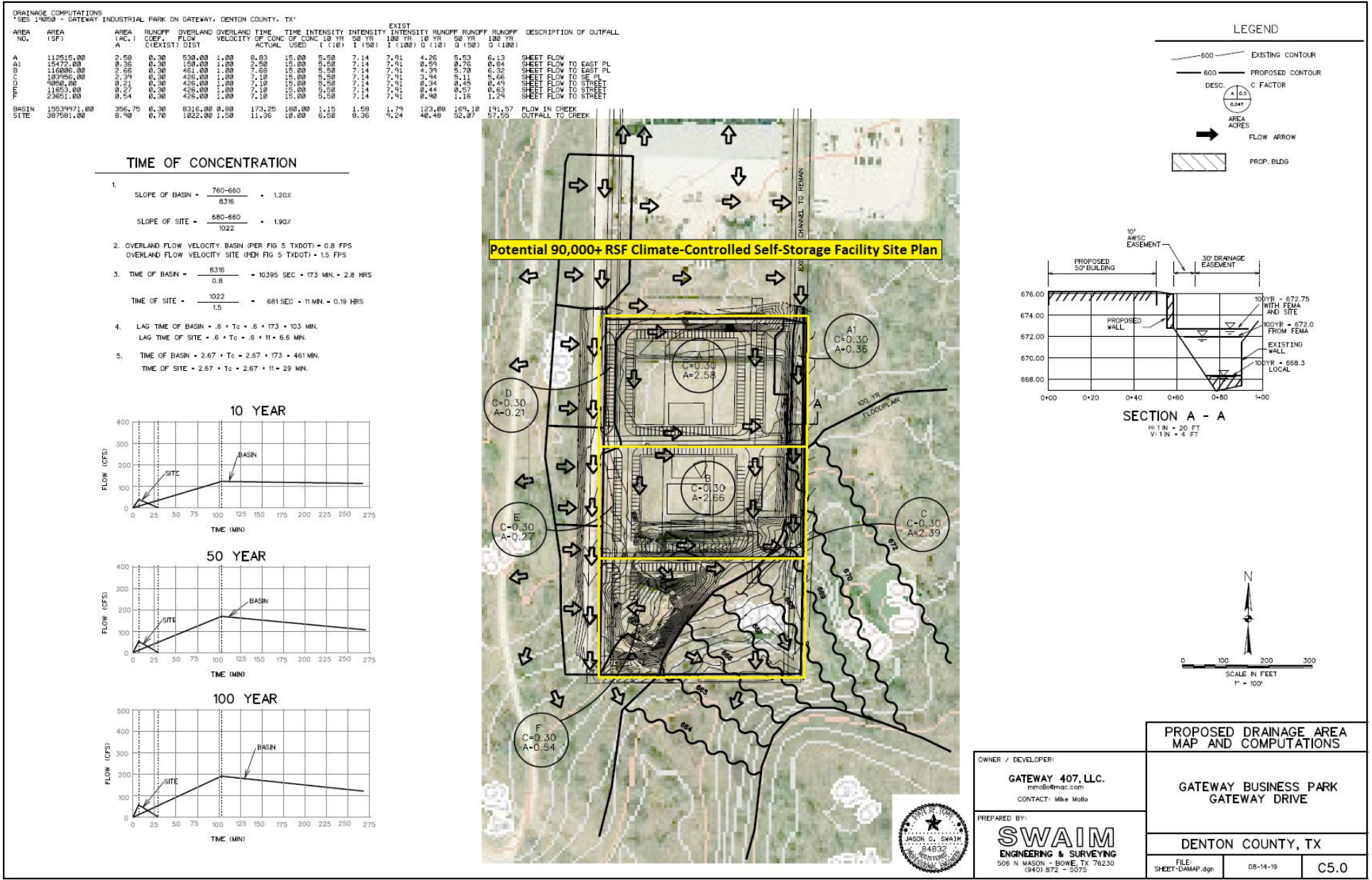
- 1 US 377 widening**
The road will be expanded to two lanes on either side, and sidewalks and turn lanes will be installed.
Cost: \$111.92 million
Estimated completion: TBD
- 2 FM 407 widening**
FM 407 will be expanded to three lanes on either side, and sidewalks and medians will be installed.
Cost: \$56.8 million
Estimated timeline: mid-2023-TBD
- 3 Hickory Hill Road and C. Taylor Road reconstruction**
A The existing asphalt and base material will be replaced. **B** The existing asphalt and base material will be replaced.
Cost: \$2.99 million
Estimated completion: August 2023
- 4 Stonecrest Road reconstruction**
Southbound and northbound lanes will be reconstructed.
Cost: \$2.53 million
Estimated completion: early 2023

SOURCE: TOWN OF ARGYLE/COMMUNITY IMPACT

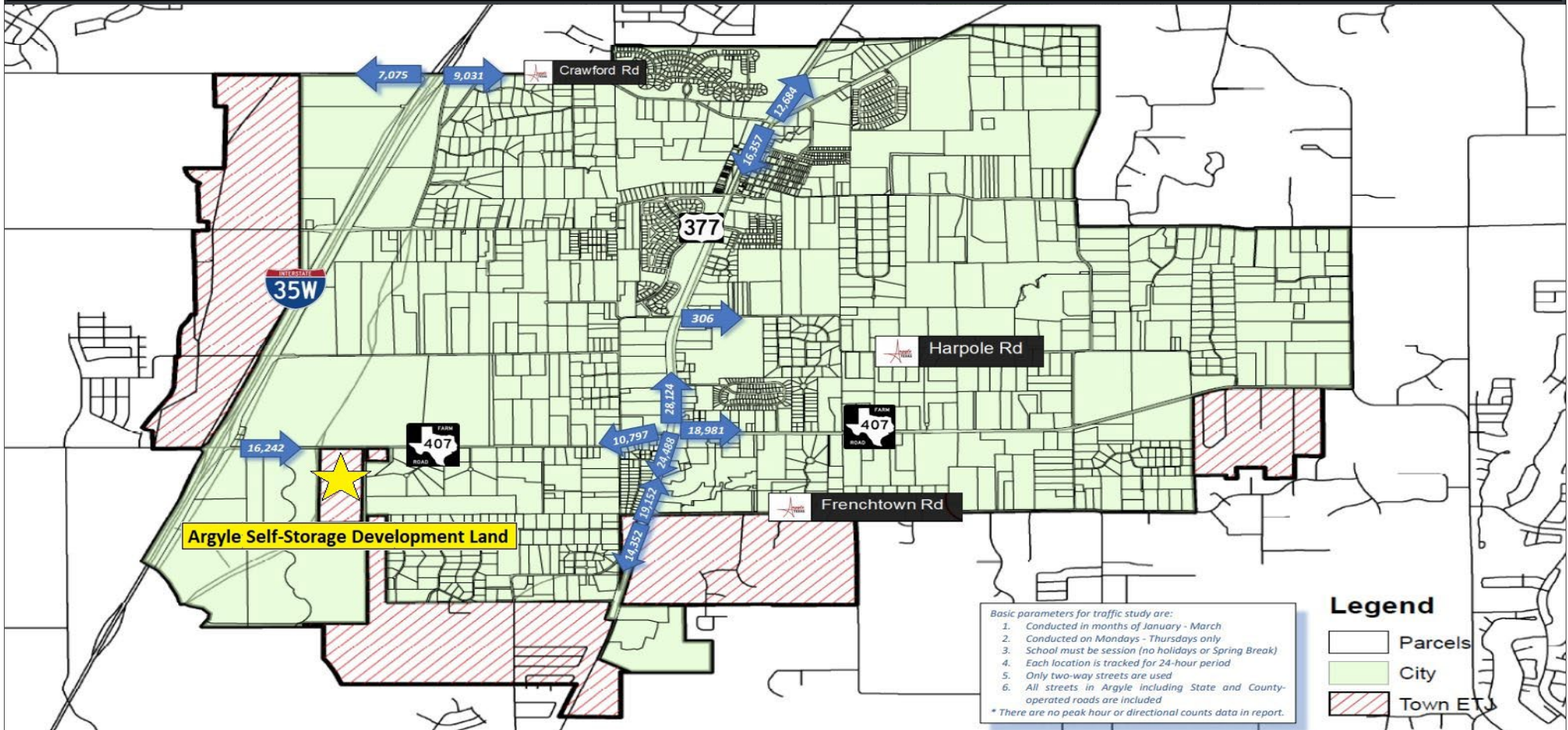
**Please click the image below for more details



DEVELOPMENT MAP // Argyle Self-Storage Development Land



Daily Traffic Counts (2021)



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**Closed 1,994
debt and equity
financings
in 2022**



**National platform
operating
within the firm's
brokerage offices**



**\$7.18 billion
total national
volume in 2022**



**Access to more
capital sources than
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**Marcus & Millichap
Capital Corporation**

**Sunny Sajnani
Senior Managing Director
(979) 64-8808
ssajnani@ipausa.com**

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debt/equity sources,
processing, and closing
buyer's finance alternatives**

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predictable closings**




SECTION 4

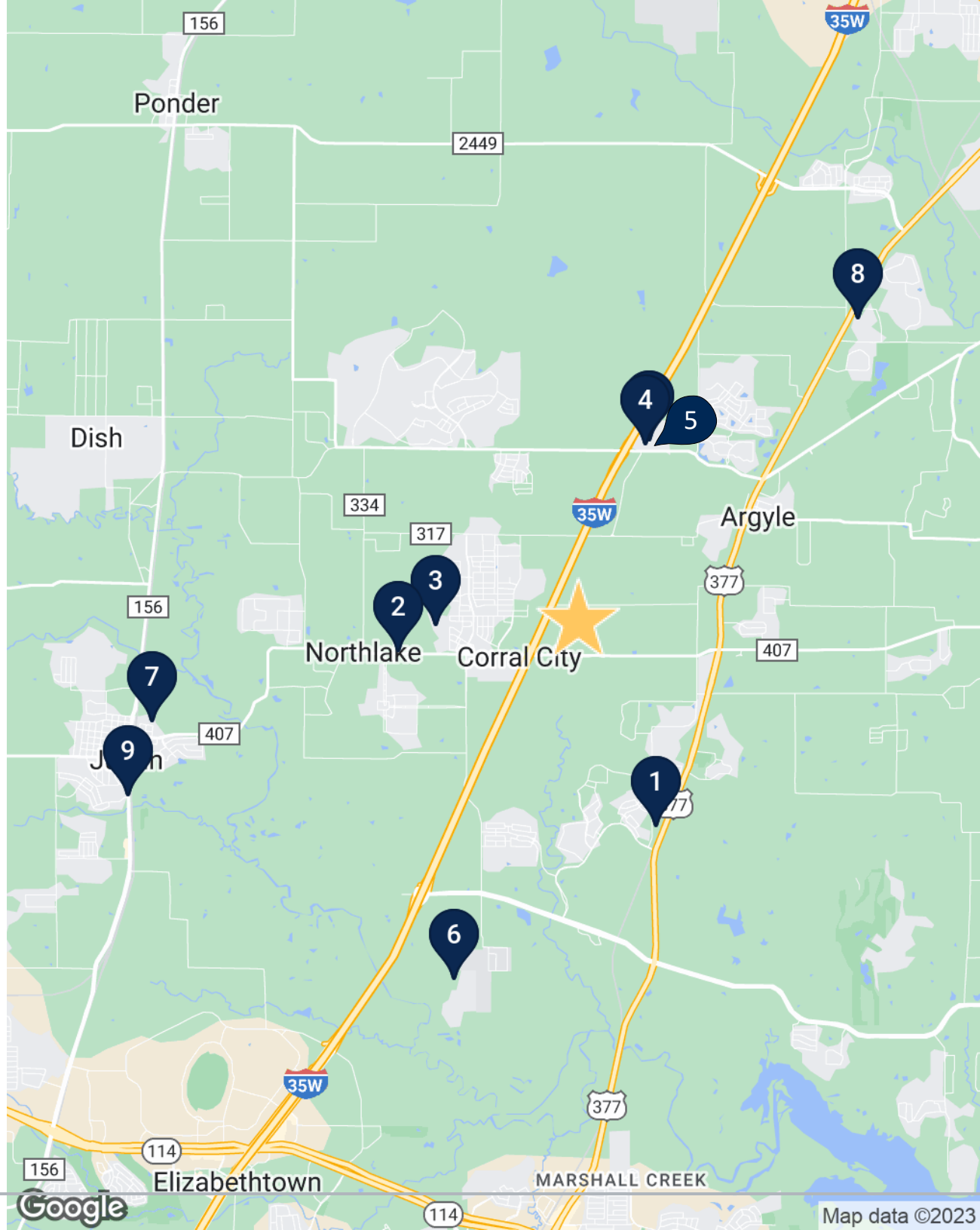
Rent Comparables

RENT COMPS MAP

RENT COMPS

RENT COMPS MAP

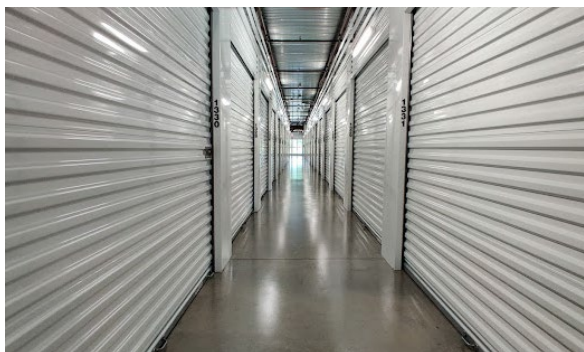
-  Argyle Self-Storage Development Land
-  1 Public Storage
-  2 Sunbelt Self Storage
-  3 Hilltop Storage Solutions
-  4 SpareBox Storage
-  5 SpareBox Storage
-  6 Northlake RV & Boat Storage
-  7 Silver Spur Storage
-  8 Storage King USA
-  9 JTX Storage



Argyle Self-Storage Development Land // RENT COMPS

1 Public Storage
6404 Stonecrest Road Argyle, TX 76226

 Year Built 2020



Distance from Subject Property: 1.81 mi.

PROPERTY INFORMATION

Year Renovated: N/A

Rentable SF: 93,600 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 5 x 10	50 SF	N/A	N/A
Non-CC 10 x 10	100 SF	N/A	N/A
Non-CC 10 x 15	150 SF	N/A	N/A
Non-CC 10 x 20	200 SF	N/A	N/A
CC 5 x 10	50 SF	\$129	\$2.58
CC 10 x 10	100 SF	Sold Out	Sold Out
CC 10 x 15	150 SF	\$197	\$1.31
CC 10 x 20	200 SF	\$312	\$1.56
Covered Parking	- SF	N/A	N/A
Enclosed Parking	- SF	N/A	N/A

2 Sunbelt Self Storage
1690 Farm-to-Market 407 Northlake, TX 76247

 Year Built 2019



Distance from Subject Property: 1.81 mi.

PROPERTY INFORMATION

Year Renovated: N/A

Rentable SF: 78,750 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 5 x 10	50 SF	\$79	\$1.58
Non-CC 10 x 10	100 SF	\$144	\$1.44
Non-CC 10 x 15	150 SF	\$159	\$1.06
Non-CC 10 x 20	200 SF	\$189	\$0.95
CC 5 x 10	50 SF	\$74	\$1.48
CC 10 x 10	100 SF	\$149	\$1.49
CC 10 x 15	150 SF	\$189	\$1.26
CC 10 x 20	200 SF	\$249	\$1.25
Covered Parking	- SF	N/A	N/A
Enclosed Parking - 12 x 30	360 SF	\$369	\$1.03

RENT COMPS // Argyle Self-Storage Development Land

3 Hilltop Storage Solutions
8356 Thompson Road Justin, TX 76247

 Year Built 2018



Distance from Subject Property: 1.48 mi.

PROPERTY INFORMATION

Year Renovated: N/A

Rentable SF: 43,425 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 5 x 10	50 SF	N/A	N/A
Non-CC 10 x 10	100 SF	N/A	N/A
Non-CC 10 x 15	150 SF	N/A	N/A
Non-CC 10 x 20	200 SF	N/A	N/A
CC 5 x 10	50 SF	N/A	N/A
CC 10 x 10	100 SF	N/A	N/A
CC 10 x 15	150 SF	N/A	N/A
CC 10 x 20	200 SF	N/A	N/A
Covered Parking – 12 x 45 w/ elec.	540 SF	\$240	\$0.44
Enclosed Parking	- SF	N/A	N/A

4 SpareBox Storage
812 Crawford Road Argyle, TX 76226

 Year Built 2018



Distance from Subject Property: 2.25 mi.

PROPERTY INFORMATION

Year Renovated: N/A

Rentable SF: 95,116 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 5 x 10	50 SF	\$79	\$1.58
Non-CC 10 x 10	100 SF	\$109	\$1.09
Non-CC 10 x 15	150 SF	\$139	\$0.93
Non-CC 10 x 20	200 SF	\$199	\$1.00
CC 5 x 10	50 SF	\$74	\$1.48
CC 10 x 10	100 SF	\$139	\$1.39
CC 10 x 15	150 SF	Sold Out	Sold Out
CC 10 x 20	200 SF	Sold Out	Sold Out
Covered Parking	- SF	N/A	N/A
Enclosed Parking – 14 x 35	490 SF	\$329	\$0.67

Argyle Self-Storage Development Land // RENT COMPS

5 SpareBox Storage
808 Crawford Road Argyle, TX 76226

 Year Built 2022



Distance from Subject Property: 2.26 mi.

PROPERTY INFORMATION

Year Renovated: N/A Rentable SF: 40,509 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 5 x 10	50 SF	N/A	N/A
Non-CC 10 x 10	100 SF	N/A	N/A
Non-CC 10 x 15	150 SF	N/A	N/A
Non-CC 10 x 20	200 SF	Sold Out	Sold Out
CC 5 x 10	50 SF	N/A	N/A
CC 10 x 10	100 SF	N/A	N/A
CC 10 x 15	150 SF	N/A	N/A
CC 10 x 20	200 SF	N/A	N/A
Covered Parking	- SF	N/A	N/A
Enclosed Parking - 14 x 35	490 SF	\$329	\$0.67

6 Northlake RV & Boat Storage
1801 Whyte Road Roanoke, TX 76262

 Year Built 2021



Distance from Subject Property: 3.49 mi.

PROPERTY INFORMATION

Year Renovated: 2022 Rentable SF: 87,830 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 5 x 10	50 SF	N/A	N/A
Non-CC 10 x 10	100 SF	N/A	N/A
Non-CC 10 x 15	150 SF	N/A	N/A
Non-CC 10 x 20	200 SF	N/A	N/A
CC 5 x 10	50 SF	N/A	N/A
CC 10 x 10	100 SF	N/A	N/A
CC 10 x 15	150 SF	N/A	N/A
CC 10 x 20	200 SF	N/A	N/A
Covered Parking - 12.5 x 43	538 SF	\$240	\$0.45
Enclosed Parking	- SF	N/A	N/A

RENT COMPS // Argyle Self-Storage Development Land

7 Silver Spur Storage
213 East 7th Street Justin, TX 76247

 Year Built 2005



Distance from Subject Property: 4.41 mi.

PROPERTY INFORMATION

Year Renovated: N/A

Rentable SF: 29,050 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 5 x 10	50 SF	\$65	\$1.30
Non-CC 10 x 10	100 SF	\$95	\$0.95
Non-CC 10 x 15	150 SF	\$110	\$0.73
Non-CC 10 x 20	200 SF	\$125	\$0.63
CC 5 x 10	50 SF	\$120	\$2.40
CC 10 x 10	100 SF	\$135	\$1.35
CC 10 x 15	150 SF	\$170	\$1.13
CC 10 x 20	200 SF	N/A	N/A
Covered Parking - 12 x 40	480 SF	\$165	\$0.34
Enclosed Parking	- SF	N/A	N/A

8 Storage King USA
7433 Fort Worth Drive Argyle, TX 76226

 Year Built 2014



Distance from Subject Property: 4.51 mi.

PROPERTY INFORMATION

Year Renovated: 2016

Rentable SF: 67,375 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 5 x 10	50 SF	Sold Out	Sold Out
Non-CC 10 x 10	100 SF	\$85	\$0.85
Non-CC 10 x 15	150 SF	N/A	N/A
Non-CC 10 x 20	200 SF	\$189	\$0.95
CC 5 x 10	50 SF	\$74	\$1.48
CC 10 x 10	100 SF	\$108	\$1.08
CC 10 x 15	150 SF	\$200	\$1.33
CC 10 x 20	200 SF	\$229	\$1.15
Covered Parking - 12 x 35	420 SF	\$189	\$0.45
Enclosed Parking - 14 x 35	490 SF	\$367	\$0.75

Argyle Self-Storage Development Land // RENT COMPS

9 JTX Storage
 103 Hardeman Boulevard Justin, TX 76247

 Year Built 2021



Distance from Subject Property: 4.78 mi.

PROPERTY INFORMATION

Year Renovated: N/A Rentable SF: 90,775 SF

UNIT TYPE	SF/UNIT	RENT	RENT/SF
Non-CC 5 x 10	50 SF	N/A	N/A
Non-CC 10 x 10	100 SF	\$110	\$1.10
Non-CC 10 x 15	150 SF	\$135	\$0.90
Non-CC 10 x 20	200 SF	\$169	\$0.85
CC 5 x 10	50 SF	\$71	\$1.42
CC 10 x 10	100 SF	\$121	\$1.21
CC 10 x 15	150 SF	\$145	\$0.97
CC 10 x 20	200 SF	\$219	\$1.10
Covered Parking	- SF	N/A	N/A
Enclosed Parking - 12 x 35 w/ elec.	420 SF	\$345	\$0.82

SECTION 5

Market Overview

MARKET OVERVIEW

DEMOGRAPHICS

TRAFFIC COUNT MAP

DALLAS-FORT WORTH

The Dallas-Fort Worth Metroplex is the fourth-most populous metro in the nation, with an aggregate of 7.9 million residents. It is composed of 13 counties, stretching nearly 10,000 square miles. The core cities of Dallas and Fort Worth house approximately 1.4 million and 990,000 residents, respectively. Strong corporate relocations and the resulting job gains continue to draw new residents to the region, which has added more than 315,000 more people since the onset of the COVID-19 health crisis. In keeping with historical trends, Collin and Denton counties have received the majority of growth. To accommodate the additional roadway traffic, the region's transportation network is continually evolving. The expansion of the transportation network is vital to supporting the substantial developments in housing, retail and industrial, allowing commuters to access the metro's numerous corporations and expanding array of industries.

METRO HIGHLIGHTS



LARGE CORPORATE BASE

The Metroplex is home to 24 Fortune 500 companies and many regional headquarters, drawing workers and residents.



SUBSTANTIAL POPULATION GAINS

Dallas-Fort Worth was the sixth-fastest growing major metro over the past decade, a trend that is set to continue for the near future.



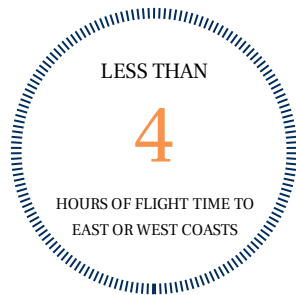
MAJOR DISTRIBUTION CENTER

The area's extensive network of rail and highways, along with the International Inland Port of Dallas and multiple airports, solidify its status as a national distribution hub.

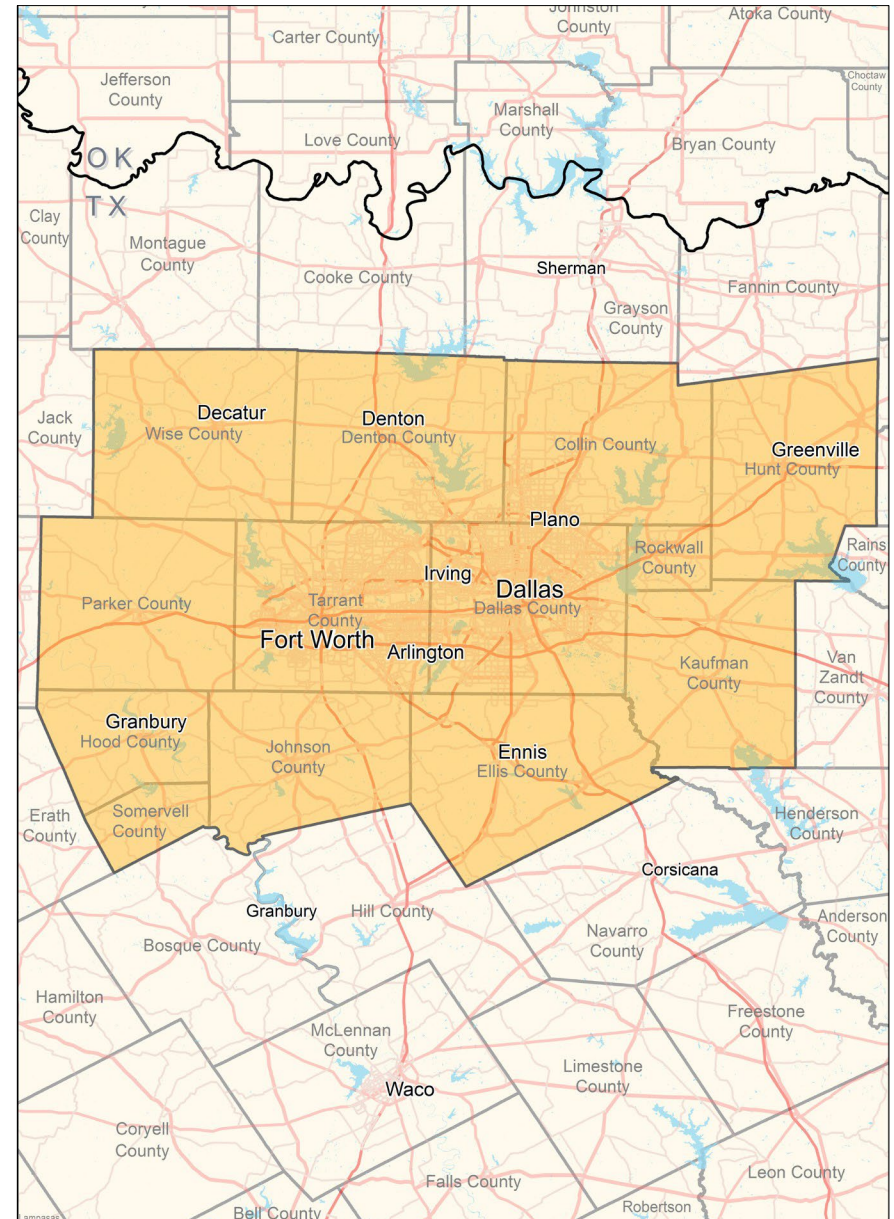


TRANSPORTATION

- The area is connected to the rest of the nation by way of Interstates 20, 30, 35, 45, 345, 635 and 820, along with other major thoroughfares.
- Dallas Area Rapid Transit covers Dallas and 12 surrounding cities, consisting of buses and a light rail system. Trinity Railway Express and Amtrak provide passenger rail service.
- Freight-serving lines in the region include Union Pacific, BNSF and Kansas City Southern. BNSF is headquartered in Fort Worth. Via rail to Houston Port, and Highways 20 and 45, the International Inland Port of Dallas connects the region to global markets and trade.
- Two airports that service passengers are Dallas/Fort Worth International and Dallas Love Field, while Fort Worth Alliance is the center of a major cargo alliance. There are also 13 smaller airports in the area.
- The Alliance Global Logistics Hub is one of two intermodal facilities in Texas that connects road, rail and air.



MILES OF A LIGHT RAIL SYSTEM
SERVING DALLAS AND
SURROUNDING CITIES



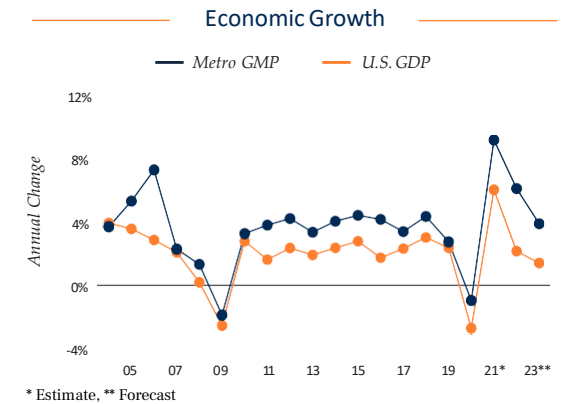
Argyle Self-Storage Development Land // MARKET OVERVIEW

ECONOMY

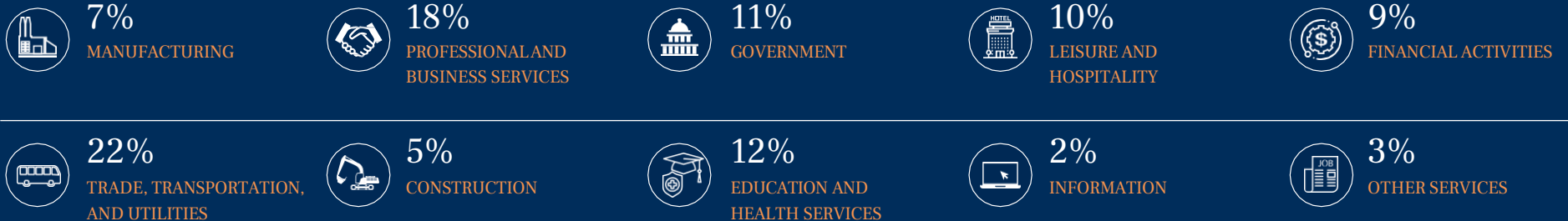
- The Metroplex’s central location, temperate climate, no state income tax and a right-to-work labor policy attract employers.
- Dallas-Fort Worth is one of the nation’s largest employment markets, with nearly 4.2 million jobs at the onset of 2023. The local labor force has doubled since 1990.
- The region is home to numerous Fortune 500 companies in a variety of sectors, including American Airlines Group, Southwest Airlines, Fluor, AT&T, Tenet Healthcare, Kimberly-Clark and D.R. Horton.
- The area is forecast to add the second-highest number of new positions in 2023, behind only New York.
- Economic expansion will be further fueled by a rise in financial services and high-tech companies.

MAJOR AREA EMPLOYERS

- Frito-Lay Inc.
- Woot Services LLC
- Texas Health Resources
- Texas Instruments
- ExxonMobil Oil Corp
- Lockheed Martin
- Verizon Business Network Services
- JPMorgan Chase
- Boeing Company
- UT Southwestern Medical Center



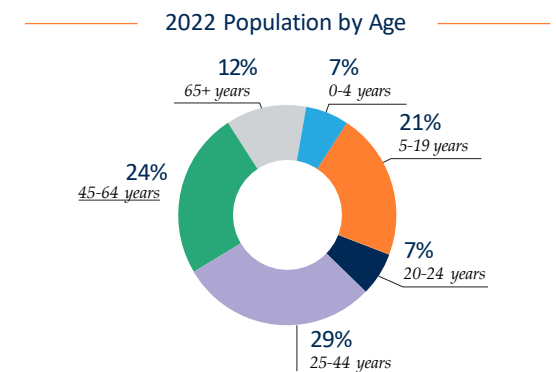
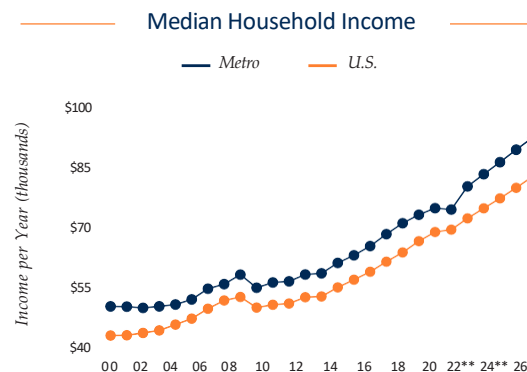
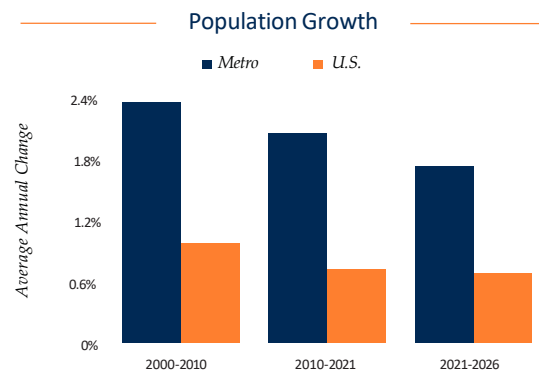
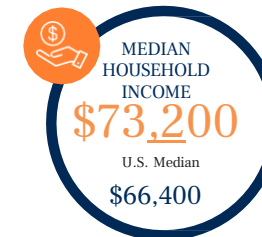
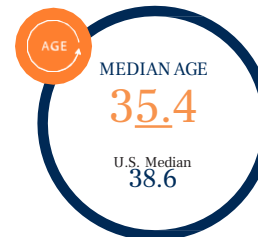
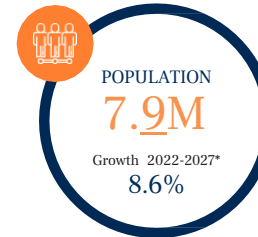
SHARE OF 2022 TOTAL EMPLOYMENT



DEMOGRAPHICS

- Roughly 679,400 new people are expected through 2027, fueled by robust job growth, natural increases and north-to-south migration.
- The Metroplex is projected to add 266,800 households during the same period, generating the need for additional housing options.
- A younger population resides in the Metroplex, indicated by a median age that is below that of the U.S. measure.
- An educated populace translates to a skilled labor pool and higher incomes. Almost 34 percent of residents ages 25 and older have at least a bachelor's degree, exceeding the U.S. average. The median income is \$6,800 above the national level.
- Given the market's younger median age, approximately 60 percent of residents owned their homes in 2020 — providing a vibrant rental market.

QUICK FACTS



** Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

QUALITY OF LIFE

The Metroplex provides residents with an unparalleled lifestyle at a reasonable cost. The region continually ranks high for its affordability, when compared with other large metros. A temperate climate provides ample opportunities for outdoor enthusiasts to enjoy. The region has many golf courses and activities at the metro's several reservoirs. Dallas-Fort Worth hosts professional teams in baseball, football, hockey and basketball.

Numerous educational institutions contribute to a continued supply of educated workers. The University of Texas at Dallas, University of North Texas, Texas Woman's University, Denton, Southern Methodist University, Texas Christian University, and the University of Texas at Arlington are among the numerous higher education institutions in the region. Metroplex residents are proximate to nationally-recognized health centers, including Parkland Memorial Hospital, Baylor University Medical Center and Texas Health Harris Methodist Hospital Fort Worth. Four medical schools also contribute to Dallas-Fort Worth's excellent health care network.

\$383,200

MEDIAN HOME PRICE

150+

VARIOUS MUSEUMS AND ART GALLERIES

150

PUBLIC AND PRIVATE GOLF COURSES

SPORTS

Baseball	MLB	TEXAS RANGERS
Football	NFL	DALLAS COWBOYS
Basketball	NBA	DALLAS MAVERICKS
Ice Hockey	NHL	DALLAS STARS
Soccer	MLS	FC DALLAS
Basketball	WNBA	DALLAS WINGS

EDUCATION

- UNIVERSITY OF TEXAS AT DALLAS
- UNIVERSITY OF NORTH TEXAS AT DALLAS
- SOUTHERN METHODIST UNIVERSITY
- TEXAS CHRISTIAN UNIVERSITY
- UNIVERSITY OF DALLAS
- TEXAS WOMAN'S UNIVERSITY, DENTON

ARTS & ENTERTAINMENT

- PEROT MUSEUM OF NATURE AND SCIENCE
- THE MODERN ART MUSEUM OF FORT WORTH
- KIMBELL ART MUSEUM
- DALLAS ZOO

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

DEMOGRAPHICS // Argyle Self-Storage Development Land

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	3,054	16,942	36,117
2022 Estimate			
Total Population	2,231	13,271	28,533
2010 Census			
Total Population	712	6,253	14,002
2000 Census			
Total Population	372	2,997	7,069
Daytime Population			
2022 Estimate	1,342	9,452	21,142
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	1,035	6,291	13,540
2022 Estimate			
Total Households	754	4,928	10,686
Average (Mean) Household Size	2.9	2.7	2.7
2010 Census			
Total Households	227	2,295	5,157
2000 Census			
Total Households	120	1,066	2,469

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$250,000 or More	10.5%	15.0%	13.7%
\$200,000-\$249,999	6.8%	11.1%	10.0%
\$150,000-\$199,999	15.7%	16.3%	15.6%
\$125,000-\$149,999	8.0%	9.0%	9.0%
\$100,000-\$124,999	15.3%	12.9%	13.9%
\$75,000-\$99,999	13.1%	10.9%	11.2%
\$50,000-\$74,999	13.1%	10.8%	11.8%
\$35,000-\$49,999	6.7%	5.2%	5.8%
\$25,000-\$34,999	4.2%	3.8%	3.6%
\$15,000-\$24,999	2.8%	2.3%	2.5%
Under \$15,000	3.8%	2.8%	3.0%
Average Household Income	\$152,497	\$181,052	\$172,633
Median Household Income	\$110,026	\$128,291	\$121,558
Per Capita Income	\$51,530	\$67,239	\$64,696

Argyle Self-Storage Development Land // DEMOGRAPHICS

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate	2,231	13,271	28,533
0 to 4 Years	4.7%	3.5%	3.4%
5 to 14 Years	12.7%	11.4%	10.7%
15 to 17 Years	5.2%	5.2%	4.8%
18 to 19 Years	2.7%	3.0%	2.7%
20 to 24 Years	4.9%	5.5%	5.1%
25 to 29 Years	4.9%	4.5%	4.2%
30 to 34 Years	5.9%	4.5%	4.3%
35 to 39 Years	6.5%	4.7%	4.5%
40 to 49 Years	15.1%	13.4%	12.9%
50 to 59 Years	16.3%	16.7%	16.8%
60 to 64 Years	6.8%	7.9%	8.5%
65 to 69 Years	5.5%	7.7%	8.5%
70 to 74 Years	4.2%	5.5%	6.1%
75 to 79 Years	2.5%	3.6%	4.1%
80 to 84 Years	1.2%	1.7%	2.0%
Age 85+	0.8%	1.1%	1.4%
Median Age	41.8	46.4	48.3

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2022 Estimate Population Age 25+	1,557	9,470	20,910
Elementary (0-8)	1.8%	1.5%	1.5%
Some High School (9-11)	3.1%	2.1%	2.4%
High School Graduate (12)	18.3%	16.5%	17.0%
Some College (13-15)	23.2%	22.3%	23.0%
Associate Degree Only	6.3%	6.3%	6.6%
Bachelor's Degree Only	31.7%	33.5%	32.6%
Graduate Degree	15.6%	17.9%	16.9%
HOUSING UNITS			
	1 Mile	3 Miles	5 Miles
Occupied Units			
2027 Projection	1,040	6,352	13,699
2022 Estimate	766	5,007	10,881
Owner Occupied	597	4,285	9,314
Renter Occupied	157	643	1,371
Vacant	12	80	195
Persons in Units			
2022 Estimate Total Occupied Units	754	4,928	10,686
1 Person Units	17.2%	17.0%	17.9%
2 Person Units	33.2%	39.7%	41.4%
3 Person Units	17.8%	15.8%	15.3%
4 Person Units	19.0%	15.6%	14.5%
5 Person Units	7.7%	7.2%	6.7%
6+ Person Units	5.2%	4.6%	4.2%

DEMOGRAPHICS // Argyle Self-Storage Development Land



POPULATION

In 2022, the population in your selected geography is 28,533. The population has changed by 303.6 percent since 2000. It is estimated that the population in your area will be 36,117 five years from now, which represents a change of 26.6 percent from the current year. The current population is 49.7 percent male and 50.3 percent female. The median age of the population in your area is 48.3, compared with the U.S. average, which is 38.6. The population density in your area is 363 people per square mile.



HOUSEHOLDS

There are currently 10,686 households in your selected geography. The number of households has changed by 332.8 percent since 2000. It is estimated that the number of households in your area will be 13,540 five years from now, which represents a change of 26.7 percent from the current year. The average household size in your area is 2.7 people.



INCOME

In 2022, the median household income for your selected geography is \$121,558, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 67.7 percent since 2000. It is estimated that the median household income in your area will be \$140,261 five years from now, which represents a change of 15.4 percent from the current year.

The current year per capita income in your area is \$64,696, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$172,633, compared with the U.S. average, which is \$96,357.



EMPLOYMENT

In 2022, 21,487 people in your selected area were employed. The 2000 Census revealed that 69.7 percent of employees are in white-collar occupations in this geography, and 30.3 percent are in blue-collar occupations. In 2022, unemployment in this area was 2.0 percent. In 2000, the average time traveled to work was 31.5 minutes.



HOUSING

The median housing value in your area was \$402,125 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 2,121 owner-occupied housing units and 349 renter-occupied housing units in your area. The median rent at the time was \$495.



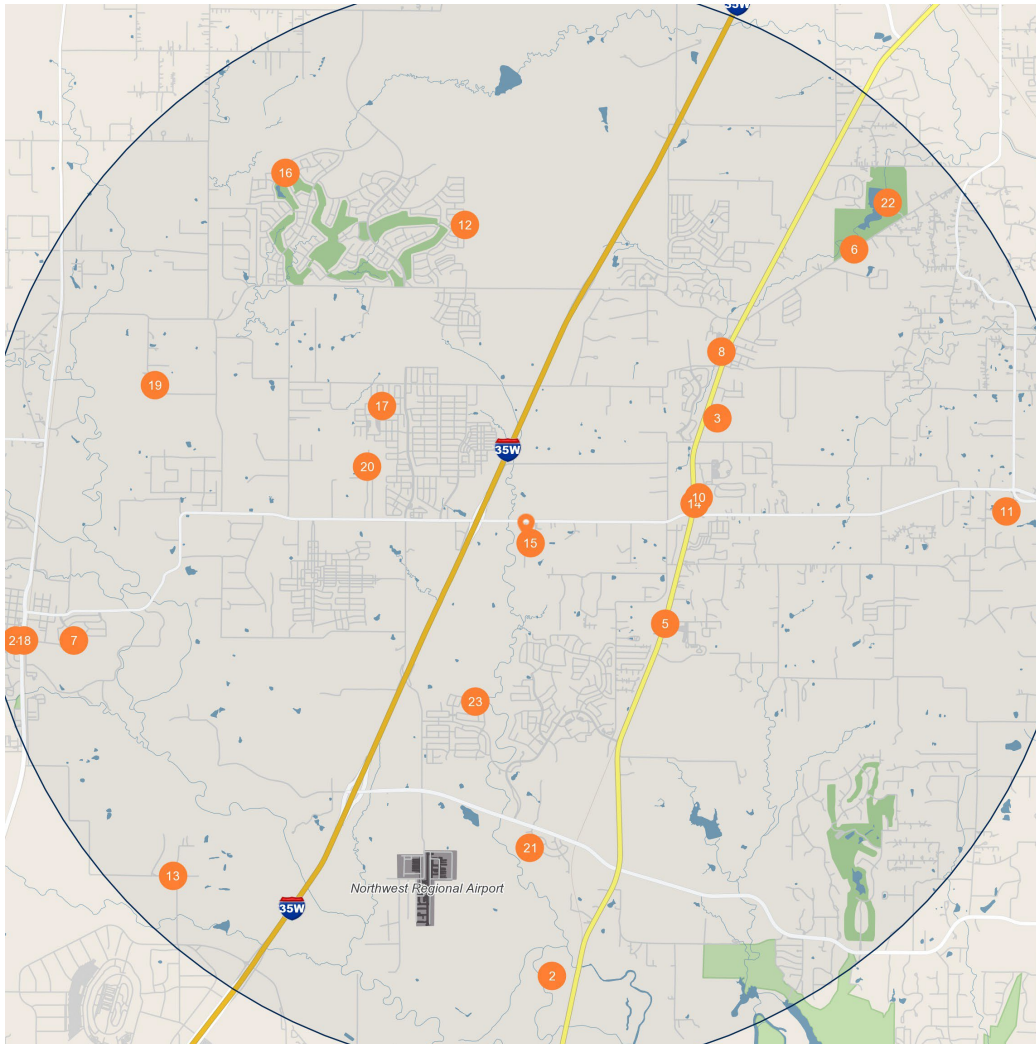
EDUCATION

The selected area in 2022 had a higher level of educational attainment when compared with the U.S. averages. 16.9 percent of the selected area's residents had earned a graduate degree compared with the national average of only 12.3 percent, and 32.6 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was lower than the nation's at 6.6 percent vs. 8.4 percent, respectively.

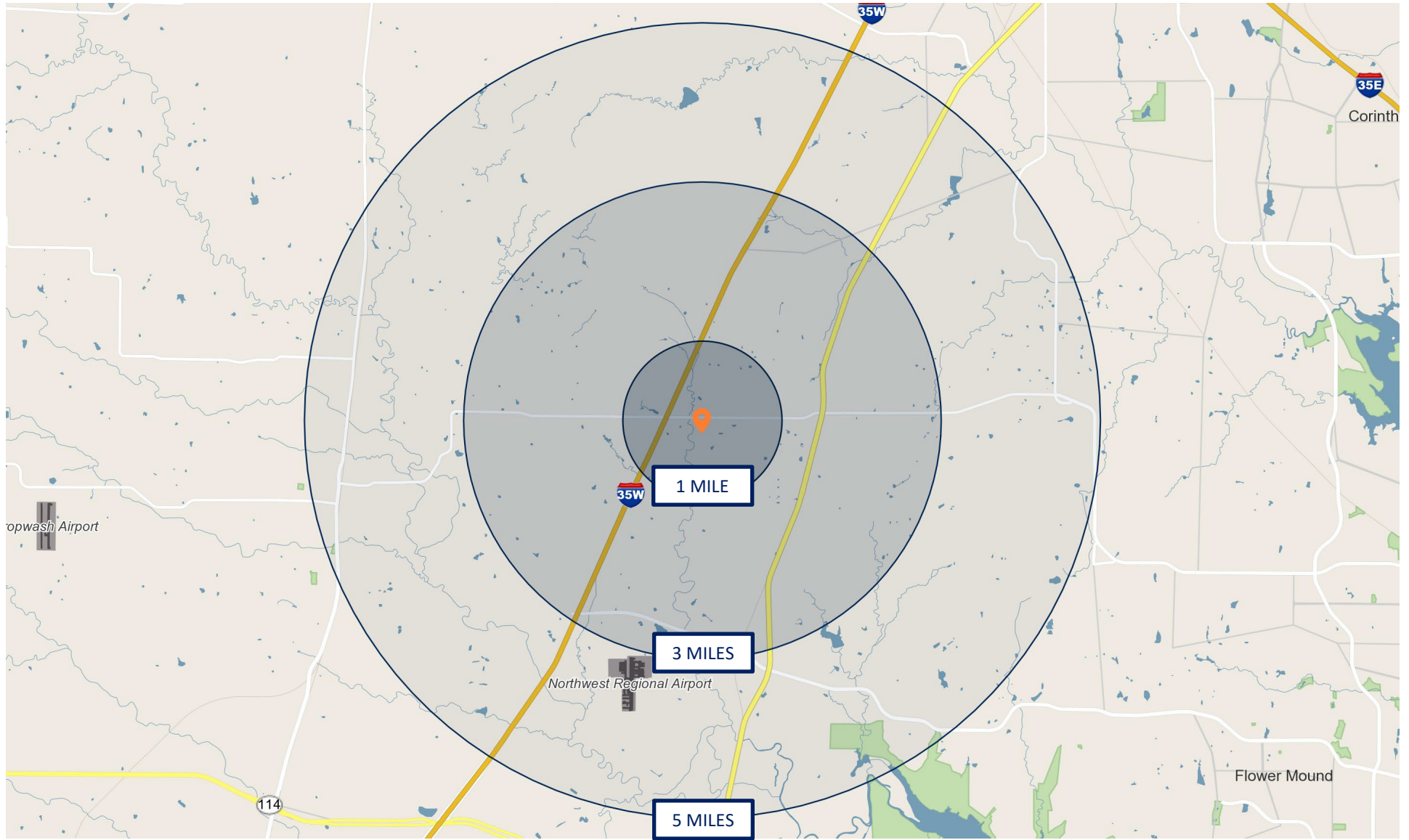
The area had fewer high-school graduates, 17.0 percent vs. 27.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 23.0 percent in the selected area compared with the 20.4 percent in the U.S.

Argyle Self-Storage Development Land // DEMOGRAPHICS



Major Employers		Employees
1	Denmiss LLC	762
2	Duininck Inc	493
3	Fastera Group LP	250
4	US Trinity Energy Services LLC-Trinity Energy Services	250
5	Cross Timbers Community Church-Crosstimbers Church	100
6	Diamond Mountain Centers LP-Sante Center For Healing	100
7	Longmeadow Nursing Center-Ihs of Longmeadow At Justin	90
8	Argyle Independent School Dst-Argyle High School	80
9	Justin Operating Company LLC-Longmeadow Healthcare Center	78
10	SBS Leaseco Chandler LLC-CHANDLER NURSING CENTER	75
11	Advanced Lightning Tech Ltd-A L T	66
12	Delta Industries Inc	63
13	Lane Construction Corporation	63
14	Earls 377 LLC-Earls 377 Pizza	60
15	Govision LLC-Govision	60
16	Johnson Rd Exec Off Parc Assn	57
17	Safe Life Fire Protection LLC	57
18	Justin Disc Bots Cwboy Offtter-Wallace Salvage	57
19	Lone Star ADM Solutions LLC	57
20	Rafiana Services	57
21	Tranquility	57
22	New Denton Country Club	55
23	Evolve Spas LLC	55
24	Texas Environmental MGT Inc	50

DEMOGRAPHICS // Argyle Self-Storage Development Land



Argyle Self-Storage Development Land // TRAFFIC COUNT MAP





EXCLUSIVELY LISTED BY

Brandon Karr

Senior Managing Director Investments

Office: Fort Worth

Direct: 817.932.6163

Brandon.Karr@marcusmillichap.com

Marcus & Millichap
KARR-CUNNINGHAM STORAGE TEAM