



125-129 M&M Ranch Rd Granbury, TX

TWO BUILDINGS ★ OUTSIDE STORAGE ★ VALUE-ADD ★ ADDITIONAL LAND

125-129 M&M RANCH RD., GRANBURY, TX 76049

LanCarteCRE.com

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LanCarte Commercial Real Estate, LLC (including its affiliates, subsidiaries, related parties, successors, and assigns, hereinafter referred to singly and collectively as “LanCarte Commercial”) has been engaged as the exclusive listing representative (the “Representative”) by the Seller for the sale of 125-129 M&M Ranch Rd., Granbury, TX 76049 (the “Property”).

The Property is being offered for sale in an “as-is, where-is” condition and the Seller or the Representative make no representations or warranties as the accuracy of the information contained in this Investment Offering. The enclosed materials included highly confidential information and are being furnished solely for the purpose of review by prospective Purchasers of the interest described herein. Neither of enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with LanCarte Commercial as a “Registered Potential Investor” or as “Buyer’s Representative” for an identified “Registered Potential Investor”. The use of this Investment Offering and the information proved herein is subject to terms, provisions and limitations of the confidentiality agreement furnished by the Agent prior to delivery of this Investment Offering.

The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. They contain selected information regarding the Property and do not purport to be all inclusive or to contain all of the information which a prospective investor may need to conduct its due diligence. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty,

express or implied, is being made by the Representative or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. All financial projections are based on assumptions and no assurances can be made that the results will be achieved. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, nor do they constitute legal analysis of such documents. Neither the Representative or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein, or any other written or oral communications, or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein. The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. The Seller and the Representative each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This Investment Offering is made subject to omissions, corrections or errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Representative is not authorized to make any representations or agreements on behalf of the Seller.

The Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property

has been fully executed, delivered and approved by the Seller and any conditions to the Seller’s obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to the Representative or the Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Representative; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Representative or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to LanCarte Commercial.

The Seller will be responsible for any commission due to the Representative in connection with a sale of the Property. Each prospective purchaser will be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent. Any Buyer’s Representative must provide a registration signed by the prospective investor acknowledging said agent’s authority to act on its behalf.

LanCarte Commercial Real Estate, LLC (“LanCarte Commercial”) is the exclusive listing agent of 125 & 129 M&M Ranch Rd, Granbury TX (the “Property”). The prospective Purchaser will be selected by the Seller in its sole discretion based on a variety of factors including, but not limited to:

OFFERING PRICE

ABSENCE OF CONTINGENCIES

DUE DILIGENCE & CLOSING TIME

FINANCIAL STRENGTH & TRACK RECORD

PROOF OF FUNDS FOR A FINANCED OR ALL-CASH TRANSACTION

EARNEST MONEY DEPOSIT(S) & TIMING TO BECOME NONREFUNDABLE

CONFIRMATION OF FULL UNDERWRITING BASED ON MATERIALS PROVIDED

PROPERTY INQUIRIES / TOURS & PROSPECTIVE PURCHASERS

All Property inquiries should be directed to LanCarte Commercial. All property tours will be done during due diligence after a letter of intent has been agreed upon and are by appointment only, to be scheduled through LanCarte Commercial. Ownership will be selling the property in an “As Is, Where Is” condition. Offers will be responded to on a “First Come, First Served” basis. No formal call for offers date is currently contemplated; however, this is subject to change based on ownership’s discretion and demand.

CONTACTS

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INVESTMENT SUMMARY

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OFFERING PRICE	\$3,350,000
NET OPERATING INCOME	\$261,953
CAP RATE	7.80%
TENANTS	Five (5)
BUILDING SF	34,200
YEAR BUILT	2000
COUNTY/MARKET	Hood County GRANBURY ETJ
ADDRESS	125-129 M&M Ranch Rd GRANBURY TX
VALUE-ADD COMPONENT	Mark-to-Market Rents + Additional Land

LanCarte Commercial, as the Exclusive Investment Advisor, is delighted to present the opportunity to acquire the fee-simple interest of a multi-tenant net-lease warehouse (the “Property”/“Investment”). This Property is situated at 125-129 M&M Ranch Rd, within the Extraterritorial Jurisdiction (ETJ) of Granbury, southwest of Fort Worth. The Property is leased to five (5) tenants: Kickin’A Custom Homes, Star AC, Industrial Solutions + Innovations, LLC, Nano Labs, and Encore Oil Field Services.

Executive Summary

INVESTMENT HIGHLIGHTS

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TENANT TENURE + RENTAL GROWTH + VALUE ADD OPPORTUNITY

The Investment is located in an underserved industrial market with favorable features with tenant demands. The growth of this submarket has increased over 10% YOY with little to no development of similar product. The remaining vacancy and two tenants with upcoming renewals that are below market rates provide an opportunity to add value and generate pro-forma returns north of 8.50% cap rate at the current list price basis with levered IRR of 19.48%. The Property sits on 5.3 Acres which can further added value for either iOS (industrial outside storage or future development of similar product.

CRITICAL MASS

The investment offers a critical mass of shallow bay industrial product to complement existing holdings or establish an immediate presence in one of the regions fastest growing sub markets with little supply.

STABLE IN-PLACE CASH FLOW

The portfolio is 100% occupied offering steady in-place cash flow with value-add opportunity through mark-to-market and existing lease up.

IMMEDIATE OPPORTUNITY TO INCREASE NOI SIGNIFICANTLY

With the majority of the tenant roster under market rents and low WALT on these tenants, a new investor will have the immediate opportunity to push rates to market.

LIMITED SHALLOW BAY CONSTRUCTION VS BULK

Small bay industrial defined as 50k SF or less only accounts for 4% of the 28.2M square feet under construction throughout the DFW metroplex.

BELOW REPLACEMENT COST

The Investment allows a Purchaser to acquire a multi-tenant industrial center well below replacement cost, especially given the cost of capital in the current capital market environment. Demand for existing buildings and second-generation space has skyrocketed as developers have been sidelined with rising costs associated with land, construction, and overall deal dynamics.

LOCATION HIGHLIGHTS

The Property enjoys an excellent location just off the highly trafficked US HWY 377, with a daily vehicle count of over 40,422. It is adjacent to Acton Circle Business Park, Shottenkirk Chrysler Dodge Jeep and Toyota, newly constructed \$15 million Freestanding Emergency Facility (FSED) operating 24/7, and a future Allsups which will be located on the SW corner of 377 and M&M Ranch Rd. Additionally, the Property is near new housing developments on 377, De Cordova Bend, Granbury, Godley, and surrounding municipalities. The Property is also in close proximity to Key Amenities such as to Luton Ranch, an HEB-anchored retail development surrounded by national retailers including Marshalls, Ross, Bath and Body Works, Michaels, James Avery, Take5, Mattress Firm, Starbucks, AT&T, Christian Brothers, T-Mobile among others as well as Regional Bank Leader Prosperity Bank. Hood County has average household income of \$65,015 and a growing population of 65,209.



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ASSET SUMMARY

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SQUARE FOOTAGE **34,200 SF**

NUMBER OF BUILDINGS **Two**
ONE – 18,000 SF
ONE – 16,200 SF

YEAR BUILT **2000**

LAND AREA **+/- 5.3 Acres**

LOADING **12'x14' Grade Level Doors**

CLEAR HEIGHT **18'-16' Clear**

CLEAR SPAN **No Columns**



Property Details

SITE PLAN

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BUILDING 129

BUILDING 125

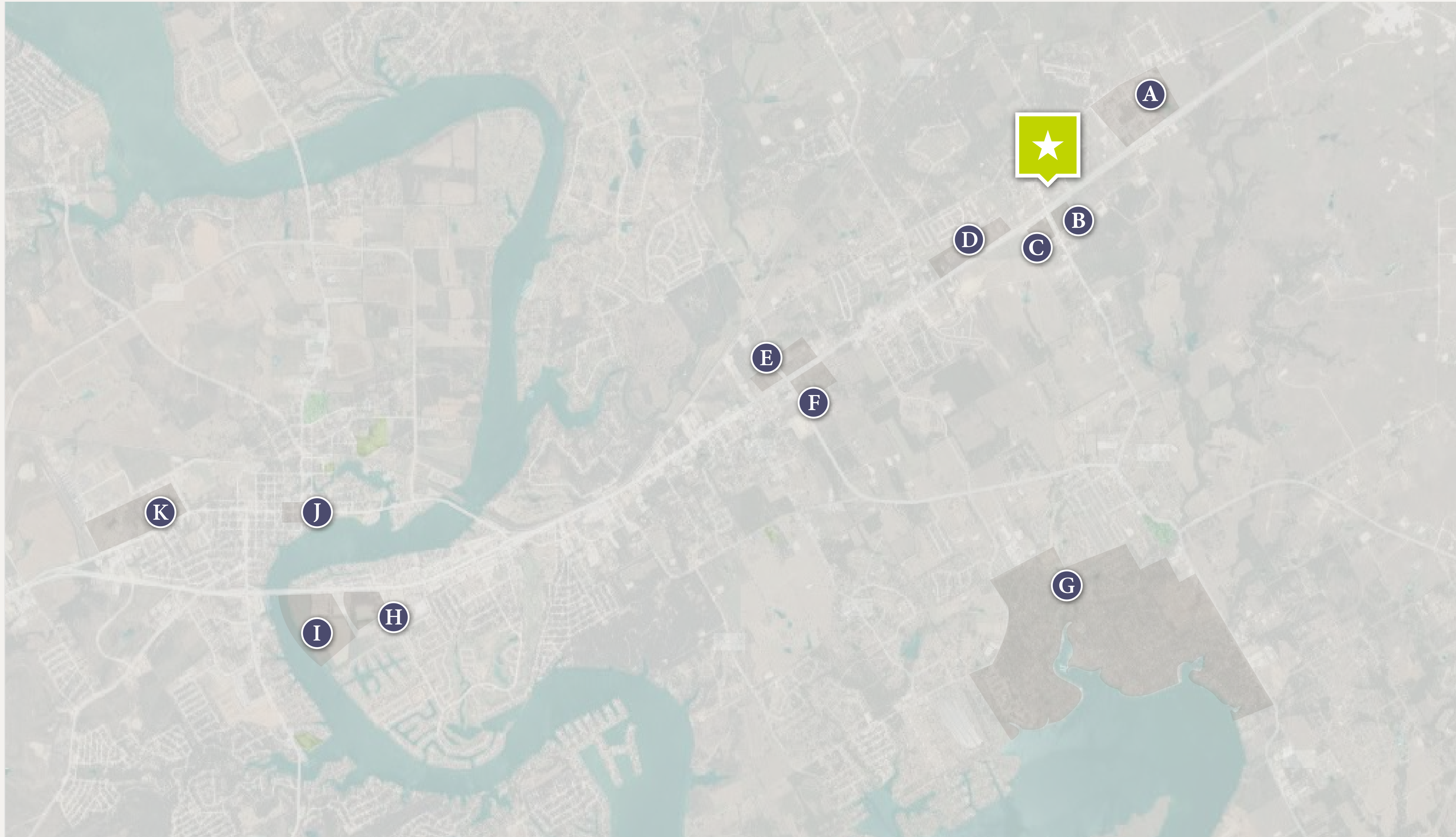
ADDITIONAL LAND

M&M RANCH ROAD

Property Details








LOCATION MAP

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 **SUBJECT PROPERTY**

ATTRACTIONS

-  **ACTON CIRCLE INDUSTRIAL CORRIDOR**
-   **LAKE GRANBURY MEDICAL CENTER**
-   **ALLSUP'S**
-   **SHOTTENKIRK**
-   **H-E-B**
-   **KROGER**
-   **THE CLUBHOUSE AT LAKE GRANBURY**
-   **LOWE'S HOME IMPROVEMENT**
-   **REALTY CAPITAL**
-   **THE LAKES AT GRANBURY**
-   **GRANBURY**

DISTANCES

FORT WORTH
25 MIN

DFW AIRPORT
60 MIN

Property Details

EXTERIOR PHOTOS

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TEXAS

NORTH TEXAS

Financial Overview



Texas stands out as a magnet for both residents and businesses, fueled by its favorable economic environment.

KEY HIGHLIGHTS INCLUDE

TAX ADVANTAGES

No corporate or personal income tax, coupled with low land and energy costs, translate to lower operating expenses for businesses and a more affordable living for employees.

BUSINESS ENVIRONMENT

Recognized as the best state for business by Chief Executive Magazine for 18 consecutive years, Texas offers an unparalleled ecosystem for business success.

EDUCATION EXCELLENCE

Texas boasts the highest number of Tier One Public Universities in the nation, with a significant increase in rankings over the past 13 years, reflecting a commitment to educational excellence.

EXPONENTIAL GROWTH

Texas leads state-to-state migration, with over 102,000 individuals relocating from California in 2022 alone, contributing to the state's lowest outmigration rate.

POPULATION GROWTH

U-Haul identifies Texas as the top growth state, witnessing the largest gain in one-way truck rentals for three consecutive years, indicating sustained population influx.

Texas is as a premier destination for businesses and individuals alike, offering a combination of tax advantages, economic opportunities, and educational excellence that sets it apart as the top choice for growth and prosperity.

Market Overview

NORTH TEXAS

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Situated centrally within a four-hour flight to either coast, the Dallas-Fort Worth region is renowned for its exceptional quality of life and economic opportunities.

PRIME LOCATION

Strategically located with easy access to both coasts, making it an ideal hub for business, living, and investment.

METRO SIZE

Ranked as the fourth-largest metro area in the U.S., with a projected population expected to reach 11.2 million by 2045, indicating sustained growth and economic vibrancy.

JOB GROWTH

The Dallas-Fort Worth region experienced robust job growth in 2023, with a net gain of 139,700 jobs, solidifying its position as a leading job market and economic powerhouse.

The Dallas-Fort Worth region offers unparalleled advantages as a thriving economic center and desirable place to live, work, and invest, making it a top choice for individuals and businesses seeking growth and opportunity.





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TENANT OVERVIEW

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Kickin' A Custom Homes 7,200 SF

(DBA G.E.T) G.E.T. is the premier luxury chauffer shuttle service for Airport pick up/ drop offs, weddings, corporate travel, date nights and concert and special events.

kickina-tx.com

Star AC Supply 3,600 SF

Texas HQ is in Great Southwest sub market- this location services the growing Granbury area. Star AC Supply LLC is a wholesale distributor of heating and air conditioning equipment, replacement parts, and installation supplies servicing air conditioning contractors in North Texas. Centrally located in the Dallas-Ft Worth area with stores in Arlington, Azle, Cleburne, Forney and Granbury.

staracsupply.com

Industrial Solutions + Innovations, LLC 3,600 SF

Founded in 2002, ISL is a solution provider focused on delivering answers to the complex questions and challenges faced by piping and vessel fabricators and contractors.

isi-llc.com

Encore 18,000 SF

Serving the O&G industry since 2008. ENCORE OFS leases 18,000 sf within the investment and additional sf throughout the area. They offer a myriad of oilfield services including Packaging and fabrication, machine shops overhaul and maintenance, field services for trucking and midstream operations, environmental services, and part sales.

encoreofs.com

NanoLabs 1,800 SF

A water soluble CBD powder manufacturer powered by their proprietary Tru-Nano Technology. Since 2012, Nano Hemp Tech Labs has been leading nano emulsified cannabinoids with a collective 25 years of experience.

nanolabshemp.com

Property Details

TENANT OVERVIEW

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TENANT EXPIRATIONS

2025

6 Encore Oilfield Services

2026

1 NanoLabs

3 Kickin' A Custom Homes

4 Star AC Supply

5 Kickin' A Custom Homes

2027

2 Industrial Solutions + Innovations, LLC

1 NanoLabs

2 Industrial Solutions + Innovations, LLC

3 Kickin' A Custom Homes

4 Star AC Supply

5 Kickin' A Custom Homes

6 Encore Oilfield Services

Financial Overview

RENT ROLL

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TENANT	UNIT #	SF	LEASE START	LEASE END	TERM	CURRENT RATE	LEASE TYPE	ANNUAL BUMPS	MONTHLY BASE RENT	ANNUAL BASE RENT
Kickin'A Custom Homes	1-2, 5-6	7,200	5/1/23	6/30/26	38	\$8.40	NNN	5.00%	\$5,040.00	\$60,480.00
			7/1/25	6/30/26		\$8.82			\$5,292.00	\$63,504.00
Star AC Supply	102	3,600	3/20/23	4/30/26	37	\$8.28	NNN	3.50%	\$2,484.00	\$29,808.00
			5/1/25	4/30/26		\$8.57			\$2,571.00	\$30,852.00

* Three (3) year renewal at FMV and annual increases at 3%

Financial Overview

RENT ROLL

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TENANT	UNIT #	SF	LEASE START	LEASE END	TERM	CURRENT RATE	LEASE TYPE	ANNUAL BUMPS	MONTHLY BASE RENT	ANNUAL BASE RENT
Industrial Solutions & Innovations, LLC	7-8	3,600	11/1/24	10/31/27	36	\$8.25	NNN	5%	\$2,475.00	\$29,700.00
			11/1/25	10/31/26		\$8.66			\$2,598.75	\$31,185.00
			11/1/26	10/31/27		\$9.10			\$2,728.69	\$32,744.25
Nano Labs	9	1,800	12/1/23	11/30/26	36	\$9.45	NNN	5.00%	\$1,417.50	\$17,010.00
			12/1/25	11/30/26		\$9.92			\$1,488.00	\$17,856.00
Encore Oilfield Services	1-10	18,000	1/1/24	12/31/25	24	\$6.75	NNN		\$10,125.00	\$121,500.00

Financial Overview

INCOME & EXPENSE

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TENANT RENTAL INCOME - FORWARD 12 MONTHS AS OF 12/1/2024	SUITE	LEASE TYPE	SF	ANNUAL RENT
Kickin'A Custom Homes	1-2, 5-6	Net	7,200	\$62,244.00
Star AC Supply	3-4	Net	3,600	\$30,417.00
Industrial Solutions & Innovations, LLC	7-8	Net	3,600	\$29,824.00
Nano Labs	9	Net	1,800	\$17,010.00
Encore Oilfield Services	1-10	Net	18,000	\$121,500.00
Total Base Rental Revenue			34,200	\$260,995.00
Expense Recoveries NNN Reimbursements				Annual \$98,154.00
Total Expense Recoveries				\$98,154.00
Potential Gross Revenue				\$260,995.00
EXPENSE SUMMARY				ANNUAL RENT
Insurance				15,732
Property Taxes				28,386
CAM				54,036
Total Operating Expenses				98,154
In-Place Net Operating Income				260,995

Financial Overview

CASH FLOW

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FORECAST

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11	
For the Years Ending	Nov-2025	Nov-2026	Nov-2027	Nov-2028	Nov-2029	Nov-2030	Nov-2031	Nov-2032	Nov-2033	Nov-2034	Nov-2035	Total

RENTAL REVENUE

Potential Base Rent	260,995	295,592	314,472	331,938	348,535	365,962	362,512	370,189	384,807	404,048	424,250	3,863,300
Scheduled Base Rent	260,995	295,592	314,472	331,938	348,535	365,962	362,512	370,189	384,807	404,048	424,250	3,863,300
Total Rental Revenue	260,995	295,592	314,472	331,938	348,535	365,962	362,512	370,189	384,807	404,048	424,250	3,863,300

OTHER TENANT REVENUE

Total Expense Recoveries	98,154	101,099	104,132	107,256	110,473	113,787	117,201	120,717	124,339	128,069	131,911	1,257,136
Total Other Tenant Revenue	98,154	101,099	104,132	107,256	110,473	113,787	117,201	120,717	124,339	128,069	131,911	1,257,136
Total Tenant Revenue	359,149	396,691	418,603	439,194	459,008	479,749	479,713	490,906	509,146	532,116	556,161	5,120,437
Effective Gross Revenue	359,149	396,691	418,603	439,194	459,008	479,749	479,713	490,906	509,146	532,116	556,161	5,120,437

CONTINUED

Financial Overview

CASH FLOW

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FORECAST

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11	
For the Years Ending	Nov-2025	Nov-2026	Nov-2027	Nov-2028	Nov-2029	Nov-2030	Nov-2031	Nov-2032	Nov-2033	Nov-2034	Nov-2035	Total

OPERATING EXPENSES

Insurance	15,732	16,204	16,690	17,191	17,707	18,238	18,785	19,348	19,929	20,527	21,142	201,492
Property Taxes	28,386	29,238	30,115	31,018	31,949	32,907	33,894	34,911	35,959	37,037	38,148	363,562
CAM	54,036	55,657	57,327	59,047	60,818	62,643	64,522	66,457	68,451	70,505	72,620	692,082
Total Operating Expenses	98,154	101,099	104,132	107,256	110,473	113,787	117,201	120,717	124,339	128,069	131,911	1,257,136
Net Operating Income	260,995	295,592	314,472	331,938	348,535	365,962	362,512	370,189	384,807	404,048	424,250	3,863,300

LEASING COSTS

Tenant Improvements	0	6,674	0	0	0	0	7,737	0	0	0	0	14,412
Leasing Commissions	0	18,947	4,060	0	0	0	21,965	4,706	0	0	0	49,679
Total Leasing Costs	0	25,622	4,060	0	0	0	29,703	4,706	0	0	0	64,090
Total Leasing & Capital Costs	0	25,622	4,060	0	0	0	29,703	4,706	0	0	0	64,090



LANCARTE
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Relentlessly Pursuing What Matters

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