HELMS TRAIL

FORNEY, TEXAS

SMALL BAY INDUSTRIAL OFFERING SUMMARY



STREAM®

Industrial & Land Mixed-Use Offering in DFW Metroplex, Forney, Texas

2 Industrial Buildings, Cell Tower Income and Excess Land

Multi-Tenant Small Bay Industrial Buildings

72,000 SF
85.4% Occupied

Est. 7.5 Acres of Developable Land

HELMS TRAIL

FORNEY, TEXAS

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TABLE OF CONTENTS

01 Property Information

02 Financial Summary

03 Market Information

01

Property Information



HELMS TRAIL

FORNEY, TEXAS

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OFFERING SUMMARY

Stream Realty Partners is pleased to present to qualified investors the opportunity to acquire Helms Trail Industrial, Forney, TX, an industrial and land property consisting of two small bay industrial buildings totaling 72,000 SF, a cell tower, and excess land. The two industrial buildings, built in 2003, are 85% leased to a diverse mix of tenants with varied lease expirations, providing flexibility and upside potential.

The property presents a unique investment opportunity to generate risk-adjusted yields, long-term income stability, and the potential for lease structure optimization. Helms Trail Industrial is strategically located along Interstate 20 in Forney, TX, a rapidly expanding market within the Dallas-Fort Worth Metroplex. The site benefits from Kaufman County zoning, allowing for greater flexibility in land use and future development opportunities. Additionally, the ability to convert existing industrial leases from gross to triple net (NNN) presents an opportunity to further enhance returns.

INVESTMENT SUMMARY

PRIME LOCATION:
Frontage along Interstate 20, ensuring high visibility and accessibility and accessibility in the Dallas / Fort Worth Metro area.

STABLE & GROWING CASH FLOW:
85% leased industrial facilities provide consistent revenue streams along with rent appreciation.

LEASE OPTIMIZATION POTENTIAL:
Opportunity to transition industrial leases from gross to triple net (NNN) for increased investor returns.

ZONING ADVANTAGE:
Located within Kaufman County, offering regulatory flexibility for future development.

MARKET OVERVIEW

The Forney, TX submarket, part of Kaufman County, is experiencing rapid economic and population growth, fueled by its proximity to Dallas and its expanding industrial and commercial sectors. Kaufman County saw a 40% population increase from 2010 to 2020, making it one of the fastest-growing counties in Texas.

The Dallas-Fort Worth Metroplex (DFW) is the 4th largest metro area in the U.S., with 7.9 million residents and an 8.64% projected growth rate, reaching 8.47 million by 2028. The I-20 corridor continues to attract industrial, logistics, and commercial developments, ensuring strong tenant demand and long-term appreciation potential

OFFERING SUMMARY

	Total
Sale Price[1]:	$9,850,000 ($127/SF) – Est. 7.2% Year 1 Cap Rate
Total Building Area:	72,000SF
Total Land Area:	19.45 Acres
Developable Land Area:	7.5 Acres (est.)
Occupancy:	85.4%

(1) Assumes allocation to developable land within Sale Price

DEMOGRAPHICS

	1 Mile	3 Miles	10 Min Drive
Total Households:	559	10,991	11,626
Total Population:	1,827	36,225	38,495
Avg. HH Income:	$100,532	$94,281	$94,466



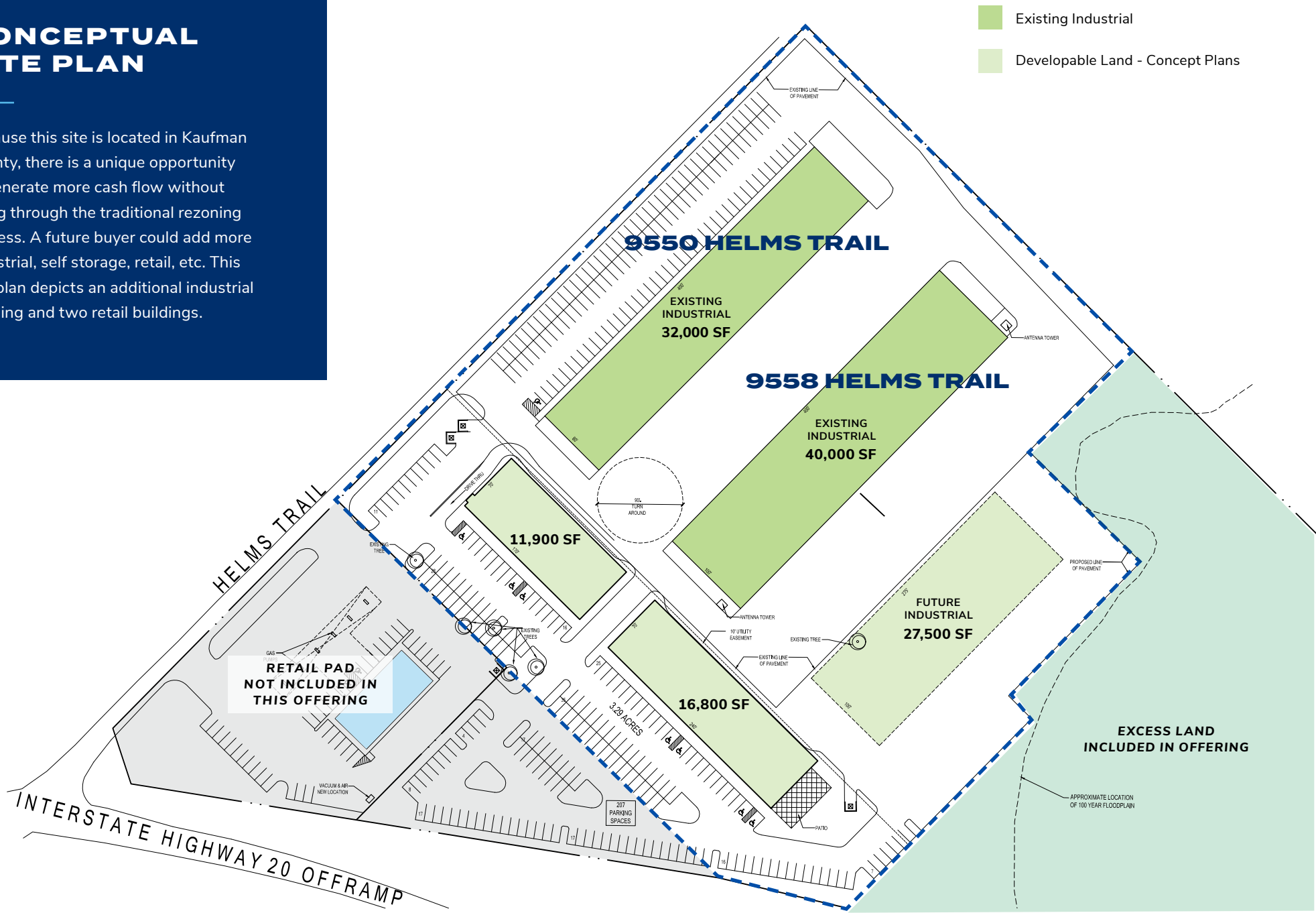


PROPERTY LOCATION

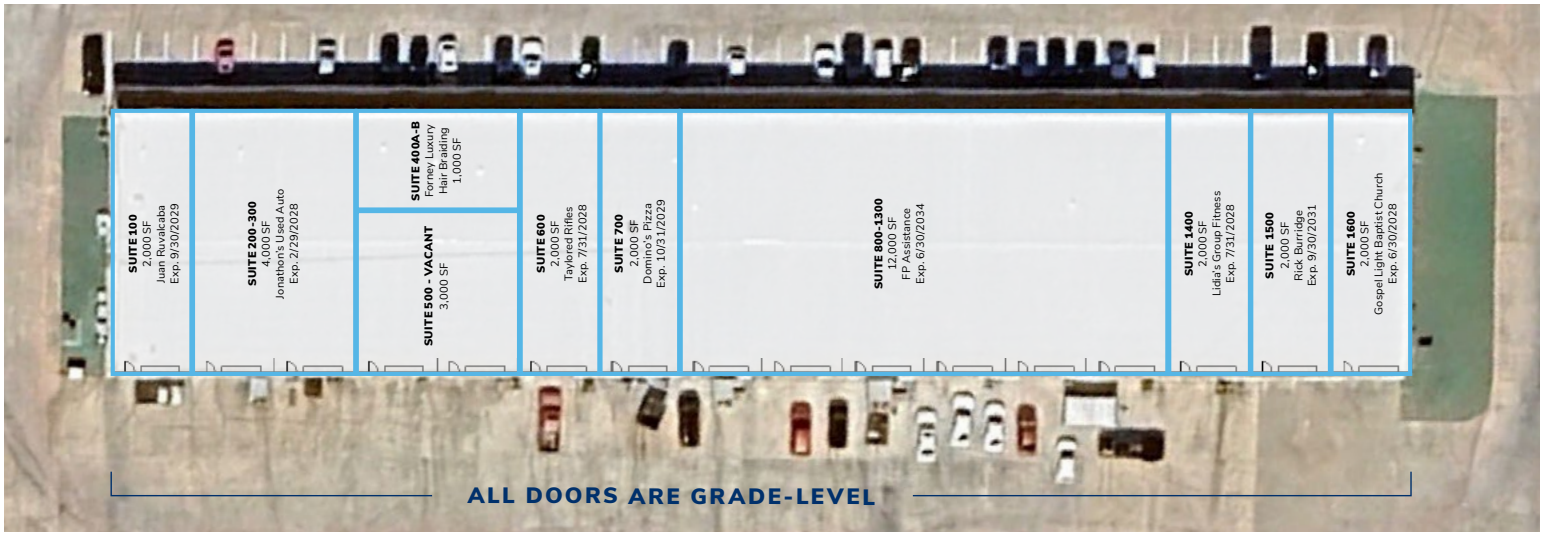
Helms Trail Industrial, Forney, Texas 75126

CONCEPTUAL SITE PLAN

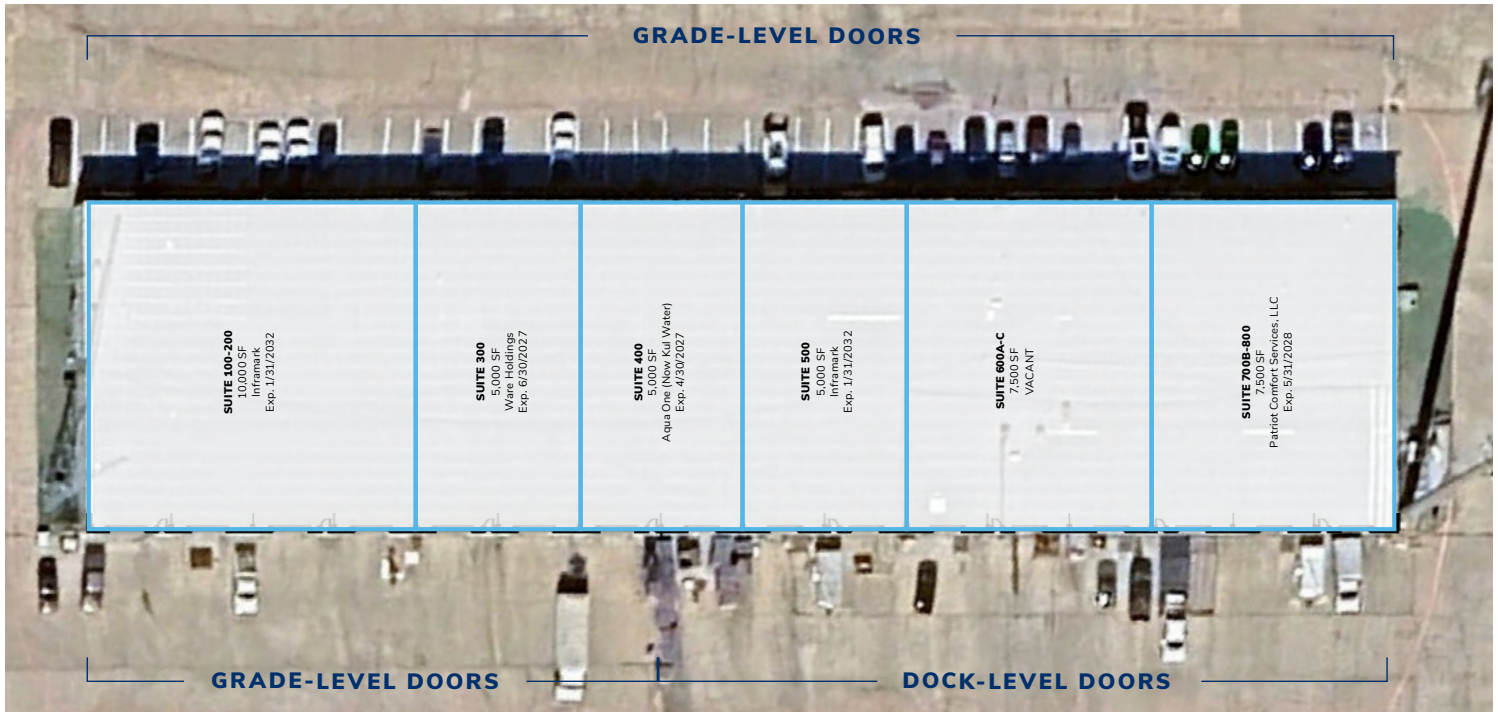
Because this site is located in Kaufman County, there is a unique opportunity to generate more cash flow without going through the traditional rezoning process. A future buyer could add more industrial, self storage, retail, etc. This site plan depicts an additional industrial building and two retail buildings.



9550 HELMS TRAIL



9558 HELMS TRAIL



03

Market Information



STREAM®

EAST DALLAS

TRENDS

Availability	Direct Vacancy	Rental Rates	Development
↓	4.74%	↑	FLAT

STATISTICS

LEASING STATISTICS

HISTORICAL AVAILABILITY TRENDS

INVENTORY	AVAILABLE SF	Q1 2026 AVAILABILITY	Q4 2025	Q3 2025
127,805,903	6,059,672	4.74%	6.92%	8.87%

UNDER CONSTRUCTION

Building	Total RBA	Pre-Leased SF	Occupancy	Owner
East Wood Logistics	248,850	0	0%	Stonelake
Sachse Commerce Center	102,060	0	0%	Stonelake
Alliuz Scyene Mesquite	169,877	0	0%	Alliuz
Alliuz Scyene Mesquite	81,121	0	0%	Alliuz
635/20 Xchange	145,728	0	0%	Huntington
Miller 635 Distribution	182,180	0	0%	IDI
Miller 635 Distribution	225,530	0	0%	IDI
Miller 635 Distribution	179,280	0	0%	IDI
Rockwall Commerce Center	120,986	0	0%	Reserve Capital
Rockwall Commerce Center	163,169	0	0%	Reserve Capital
TOTAL	**1,618,781**	**0**	**0%**	

LEASING

Tenant	Owner	SF
Hayes Company, LLC	Lovett	817,400
RJW Logistics	Cabot	512,223
Canadian Solar	Prologis	442,035
Hayes Company, LLC	Cabot	342,196
Rexel	Goldman	138,402
Sprout	LINK	127,144
Ecco Supply	Mavik	123,816
Crown Equipment	Jackson Shaw	109,174
Southern Hobby	Lovett	82,977
KMA Furniture	Faropoint	55,000
Miki Forest Products Company	Faropoint	40,116
Shearer Supply	TA Realty	37,964
Fastenal Company	J.P. Morgan	11,669
TOTAL		**2,840,116**

MAJOR OWNERS

Agellan Commercial REIT
Alpha Industrial
Ares
Barings
BGO
BKM
Cabot Properties
Cantex Capital
Clarion Partners
Dalfen Industrial
DRA Advisors
Exeter Property Group
First Industrial
IDI Logistics
Landmark
Link
Mavic
ML Realty
Nuveen
Primera
Prologis
Red Tail Acquisitions
Stag Industrial
Stockbridge
TA Realty
Van Trust
Westcore

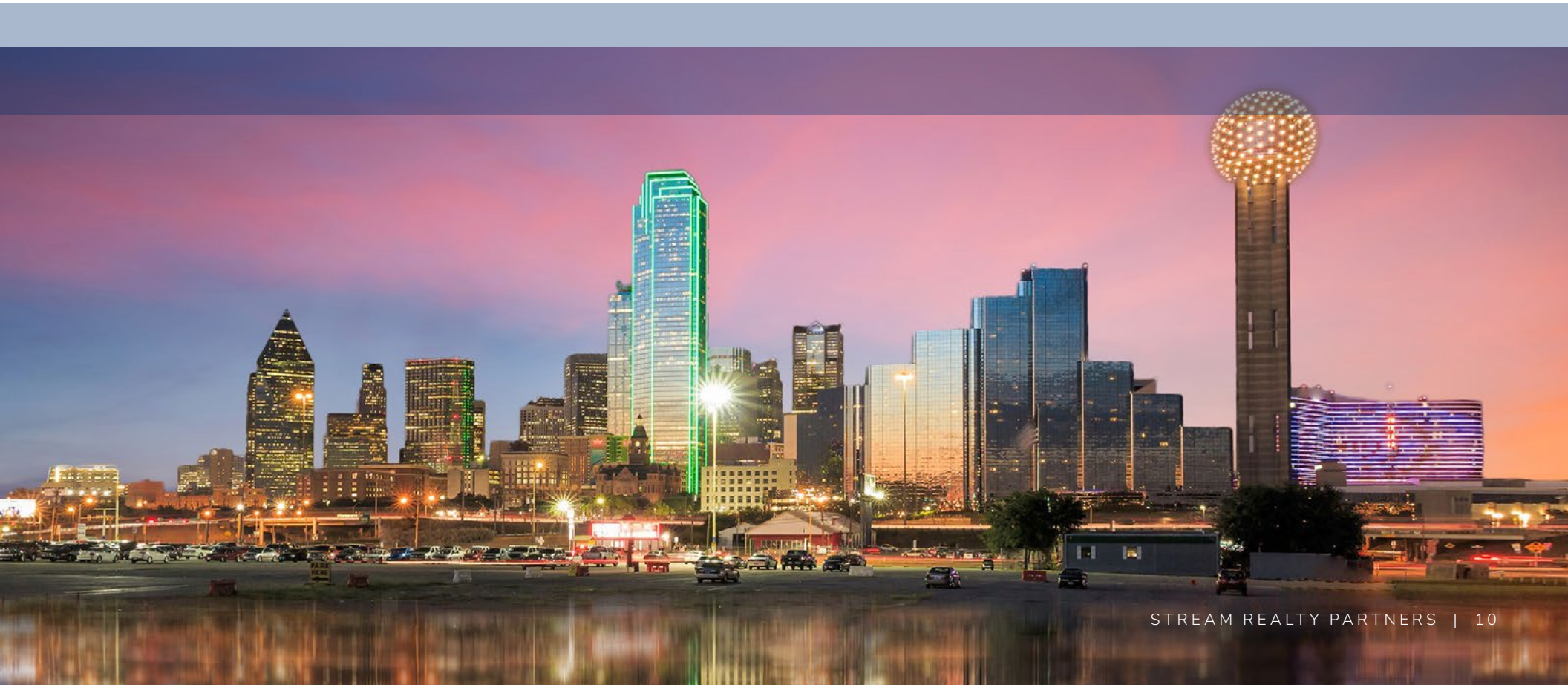
MAJOR TENANTS

1000Bulbs.com
Aloe Vera of America
Amazon
Andersen Windows
Ashley Furniture
Canadian Solar
CHEP USA
Coca-Cola Southwest Beverages
Costco
Dal Tile
Don Miguel
EcoLab
Elements International
FNA Group
Fossil
GC Packaging
Hayes Retail Services
Interceramic
Kraft Foods
Orora Visual
PepsiCo
Plastipak
Quest Windows
RJW Logistics
Steve Silver Company
Tosca Services
WSI

WHY DFW

Dallas-Fort Worth is one of the fastest growing metropolitan areas in the United States with a population of 7.9 million people. The area's strong macroeconomic and quality of life fundamentals have been a catalyst for rapid population growth. The metroplex added more than 1.3 million residents from 2010 to 2020, and experienced both significant population and job growth during the pandemic. Texas has ranked the number one state for business culture according to Chief Executive Magazine's annual survey for 20 consecutive years, boasting 0% state and local income tax. The DFW metro alone has 23 Fortune 500 company headquarters.

The regions' central location within the United States makes it a highly desirable location for e-commerce, third-party logistics, and manufacturing firms looking to increase their national footprint. Texas' business friendly environment, in addition to DFW's central location, are two of the major demand drivers behind DFW becoming the second largest industrial market from an inventory perspective, surpassing Los Angeles in 2021.



TOP MAJOR HQS IN DFW METROPLEX

American Airlines

Southwest

McKESSON

ExxonMobil

Texas Instruments

charles SCHWAB

Kimberly-Clark

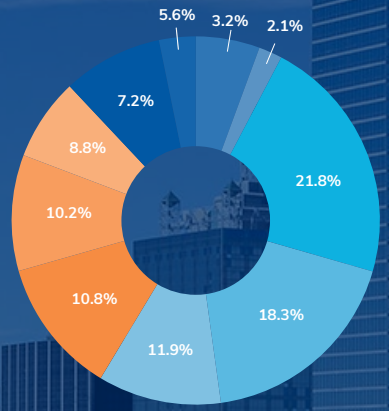
Goldman Sachs

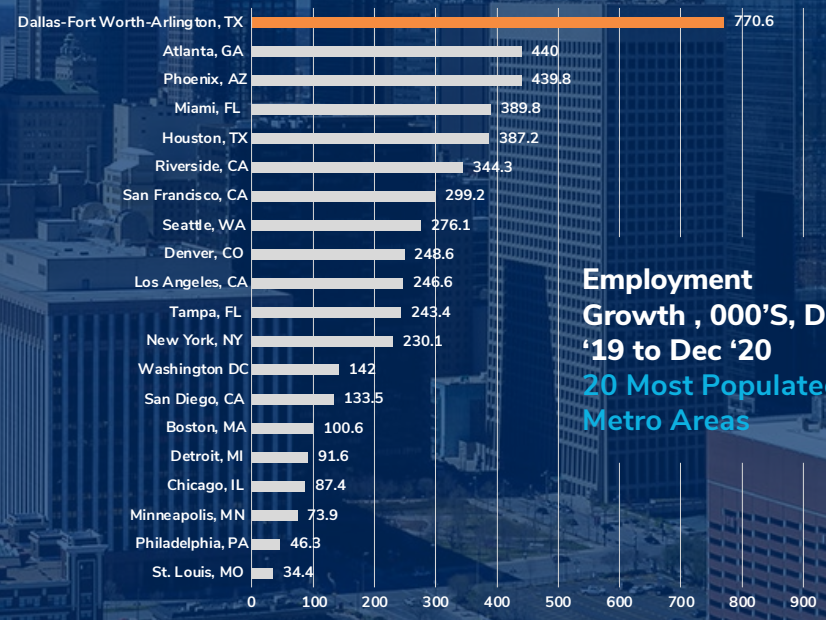
TOYOTA

CATERPILLAR

INDUSTRY SHARE OF METRO DFW EMPLOYMENT

21.8% Trade, Transportation, and Utilities
18.3% Professional and Business Services
11.9% Educational and Health Services
10.8% Government
10.2% Leisure and Hospitality
8.8% Financial Activities
7.2% Manufacturing
5.6% Mining, Logging, and Construction
3.2% Other Services
2.1% Information





Employment Growth , 000'S, Dec '19 to Dec '20
20 Most Populated Metro Areas

#1

Best State for Business
20 consecutive years

Source: CEO Magazine

418

People/day move to DFW

Source: Dallas Chamber of Commerce

0%

State and local income tax

760+

Business expansions and relocation projects in **last 2 years**

7.9M

Total population
4th largest metro

Source: U.S. Census Bureau

3.3%

Unemployment rate
Texas wide is 4.0%

Source: U.S. Bureau of Labor Statistics

Looking Ahead

11.2M+

Projected metroplex population **by 2045 (up 42% from 2022)**

Source: Dallas Chamber of Commerce

1.6M

Projected new jobs **through 2045**

GLOBAL PRESENCE

Excellent airport access with

230+

non-stop destinations

75M

Airport passengers (2020)

43

Fortune 1000 Headquarters

Source: Dallas Chamber of Commerce

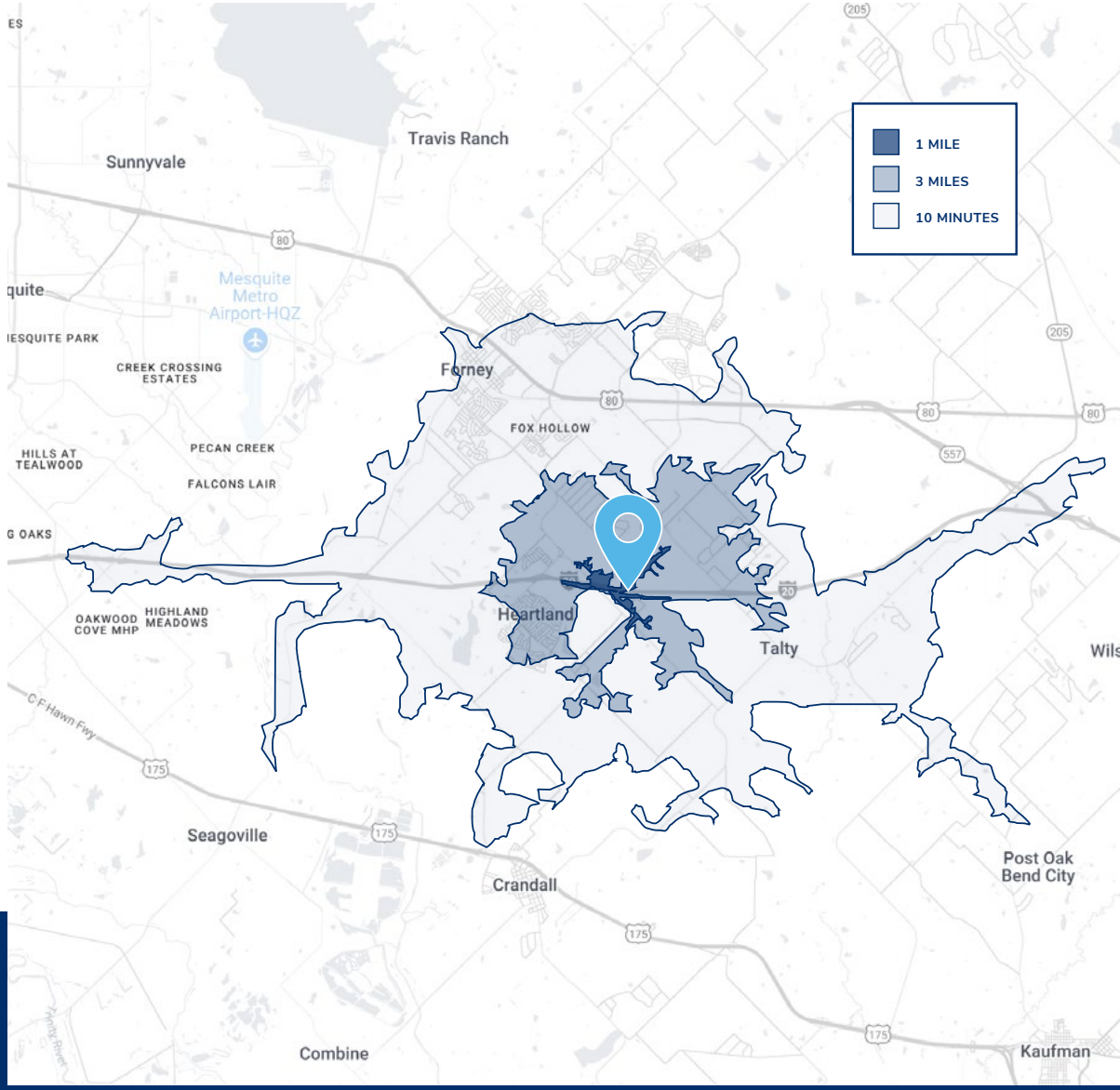
DEMOGRAPHICS MAP & REPORT

POPULATION

	1 Mile	3 Miles	10 Min Drive
Total Population:	1,827	36,225	38,495
Average Age:	36.3	33.4	33.7
Daytime Employees:	374	5,502	20,592

HOUSEHOLDS & INCOME

	1 Mile	3 Miles	10 Min Drive
Total Households:	559	10,991	11,626
Average HH Income:	$100,532	$94,281	$94,466
Pop. Growth '24-'29:	47%	48%	47%



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