

HELMS TRAIL

FORNEY, TEXAS

MIXED-USE INDUSTRIAL
OFFERING MEMORANDUM



Mixed-Use Offering
in Forney, Texas



2 Industrial Buildings,
Shell & Subway Ground
Lease, Excess Land



Multi-Tenant
Industrial Buildings



76,600 SF
96.0% Occupied



8 Acres of
Developable Land

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FORNEY, TEXAS

CONFIDENTIALITY STATEMENT & DISCLAIMER

The information contained in this package is furnished solely for the purpose of review by a prospective purchaser of Helms Trail Industrial (the "Property") in Forney, Texas, and is not to be used for any other purpose or made available to any other person without the express written consent of Stream Realty Partners, L.P., Property Owner or any of their respective affiliates ("Stream"). The information contained in this package is from sources deemed reliable, but is not guaranteed by Stream or Owner in any way and is subject to change in price, corrections, errors and omissions, prior sale, or withdrawal without notice. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather a general outline of the pertinent provisions contained herein. Prospective purchasers should rely upon their own conclusions without reliance upon the material contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property. No copies of this package may be made in whole or in part without the prior written consent of Stream or the Property Owner. This package is the property of Stream and may be used only by parties approved by Stream or the Property Owner. The Property is privately offered and, by accepting this package, the party in possession hereof agrees that the package and its contents are of a confidential nature and will be held and treated in the strictest confidence.

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An aerial photograph of a property in Forney, Texas. The property features a large, long building with a grey roof and a yellow stripe along the side. There is a large parking lot in front of the building, filled with cars and trucks. To the right of the building is a grassy area. In the background, a multi-lane highway runs diagonally across the frame. The left side of the image is partially covered by a dark blue overlay with white text and decorative squares.

01

**HELMS
TRAIL**
FORNEY, TEXAS

Property Information


STREAM

OFFERING SUMMARY

Stream Realty Partners is pleased to present to qualified investors the opportunity to acquire Helms Trail Industrial, Forney, TX, a 76,600 square foot mixed-use property consisting of two industrial buildings totaling 72,000 SF and a 4,600 SF Shell Gas Station ground lease and excess, developable land. The two industrial buildings, built in 2003, are 96% leased to a diverse mix of tenants with varied lease expirations, providing flexibility and upside potential. The Shell Gas Station, built in 2004, is 100% leased with a long-term lease in place (8/31/2034). 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 ETJ (Extra-Territorial Jurisdiction) 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: 96% leased industrial facilities and 100% leased Shell Gas Station 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 the ETJ (Extra-Territorial Jurisdiction), 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:	Unpriced Call Brokers for Guidance
Total Building Area:	76,600 SF
Total Land Area:	22.135 Acres
Developable Land Area:	8.0 Acres (est.)
Occupancy:	96.1%



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



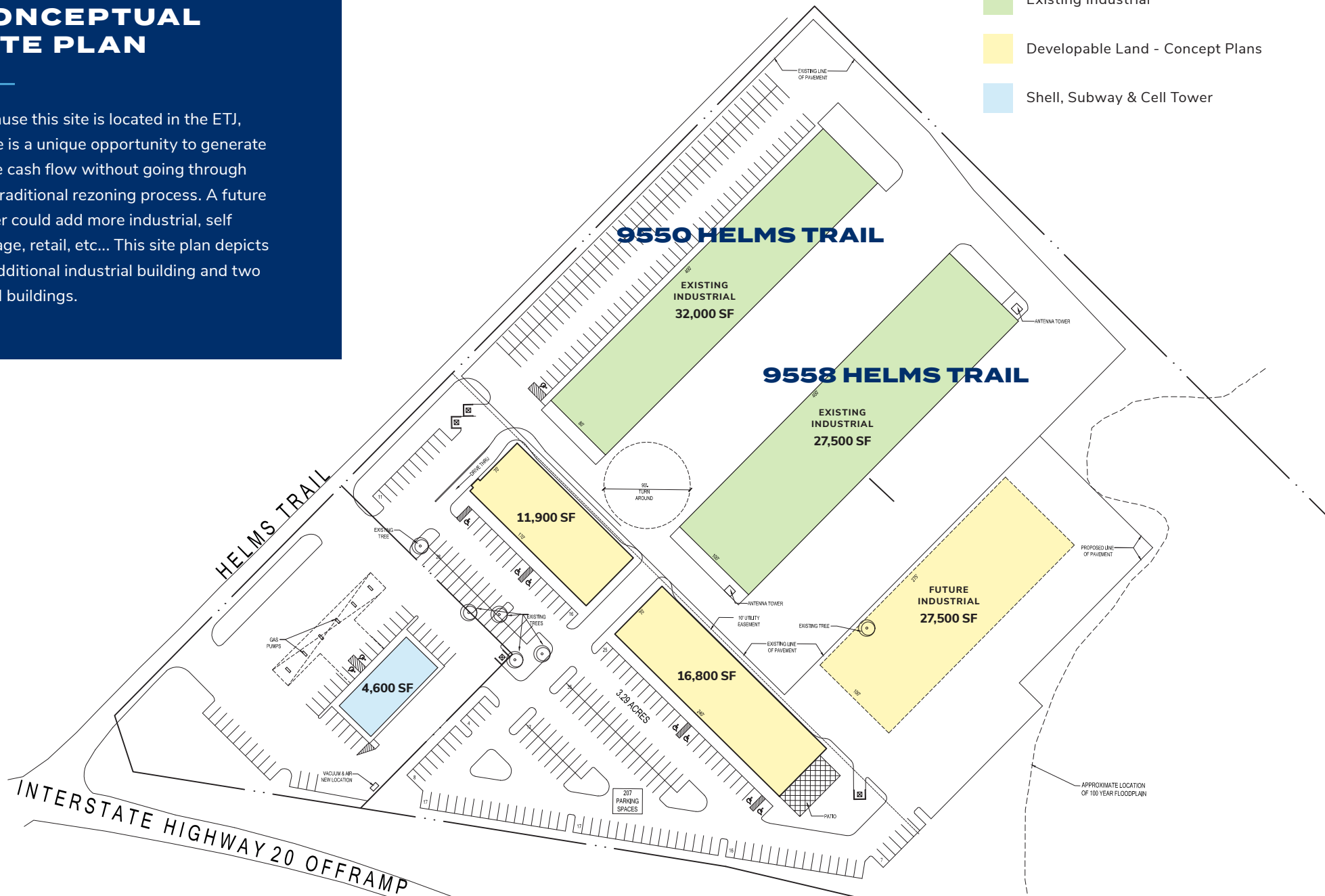
PROPERTY LOCATION

Helms Trail Industrial, Forney, Texas 75126

CONCEPTUAL SITE PLAN

Because this site is located in the ETJ, 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.

- Existing Industrial
- Developable Land - Concept Plans
- Shell, Subway & Cell Tower



02

HELMS
TRAIL
FORNEY, TEXAS

Market Information

EAST DALLAS

TRENDS



Availability

8.48%

Direct Vacancy



Rental Rates



Development

STATISTICS

LEASING STATISTICS			HISTORICAL AVAILABILITY TRENDS	
INVENTORY	AVAILABLE SF	Q1 2025 AVAILABILITY	Q4 2024	Q3 2024
125,810,274	10,664,451	8.50%	10.40%	10.30%

UNDER CONSTRUCTION

Building	Total RBA	Pre-Leased SF	Occupancy	Owner
CHI Lawnview, Bldg. A	300,361	0	0%	Crow Holdings Industrial
CHI Lawnview, Bldg. B	210,661	0	0%	Crow Holdings Industrial
Garland Innovation Center, Bldg. 1	143,537	0	0%	Lovett Industrial
Garland Innovation Center, Bldg. 2	97,530	0	0%	Lovett Industrial
Lovett Mesquite	203,169	0	0%	Lovett Industrial
Lakeview Business District - Bldg. 1	271,528	0	0%	Jackson Shaw
Lakeview Business District - Bldg. 2	417,485	0	0%	Jackson Shaw
Lakeview Business District - Bldg. 3	88,069	88,069	100%	Jackson Shaw
Lakeview Business District - Bldg. 4	142,517	0	0%	Jackson Shaw
Lakeview Business District - Bldg. 5	144,043	0	0%	Jackson Shaw
Lakeview Business District - Bldg. 6	255,672	255,672	100%	Jackson Shaw
TOTAL	2,274,572	343,741	15%	

LEASING ACTIVITY

Tenant	Owner	SF
RealTruck E-Commerce, LLC	Stream Realty Partners	661,118
CTS / Flextronics	IDI	373,000
Pratt Industries	Principal	254,940
Beard Integrated Systems, Inc.	FaroPoint	154,923
Keefe Group	Prologis	105,660
Penguin Packaging Solutions	Leon Capital Group	102,497
Tire Distributor Xperts, LLC	Baker Investments & Holdings	100,000
Sysco Guest Supply	Primera	87,500
1000Bulbs.com	Preston Forrest Capital	86,132
FNA Group, Inc.	Link	80,850
Display Source Alliance	Link	67,397
CHEP USA	Hillwood	62,500
Lesso America	Prologis	58,000
Latium USA Trading	Skyline Trade A, LLC	43,740
Sandi Cabinets	First Industrial	36,819
Morley Moss	Arden	33,838
YG Technology, Inc.	Barings	30,845
SCP Pool Distributors	Investcorp	26,680
Marlin Controls	Link	25,069
QDMS	Prattco	22,666

MAJOR OWNERS

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

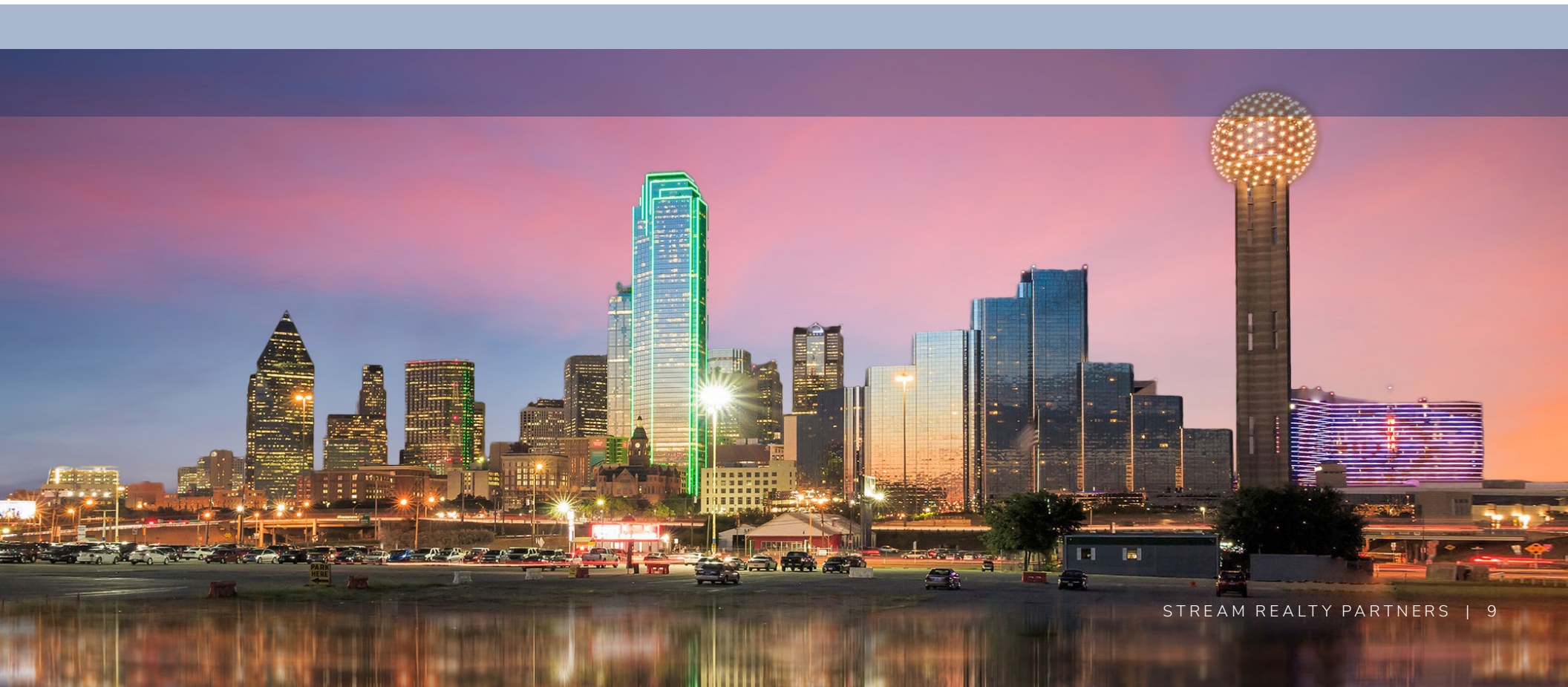
MAJOR TENANTS

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

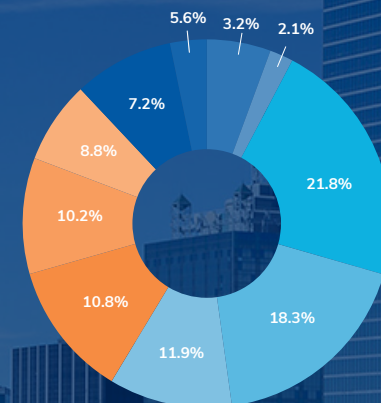
Goldman
Sachs

 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



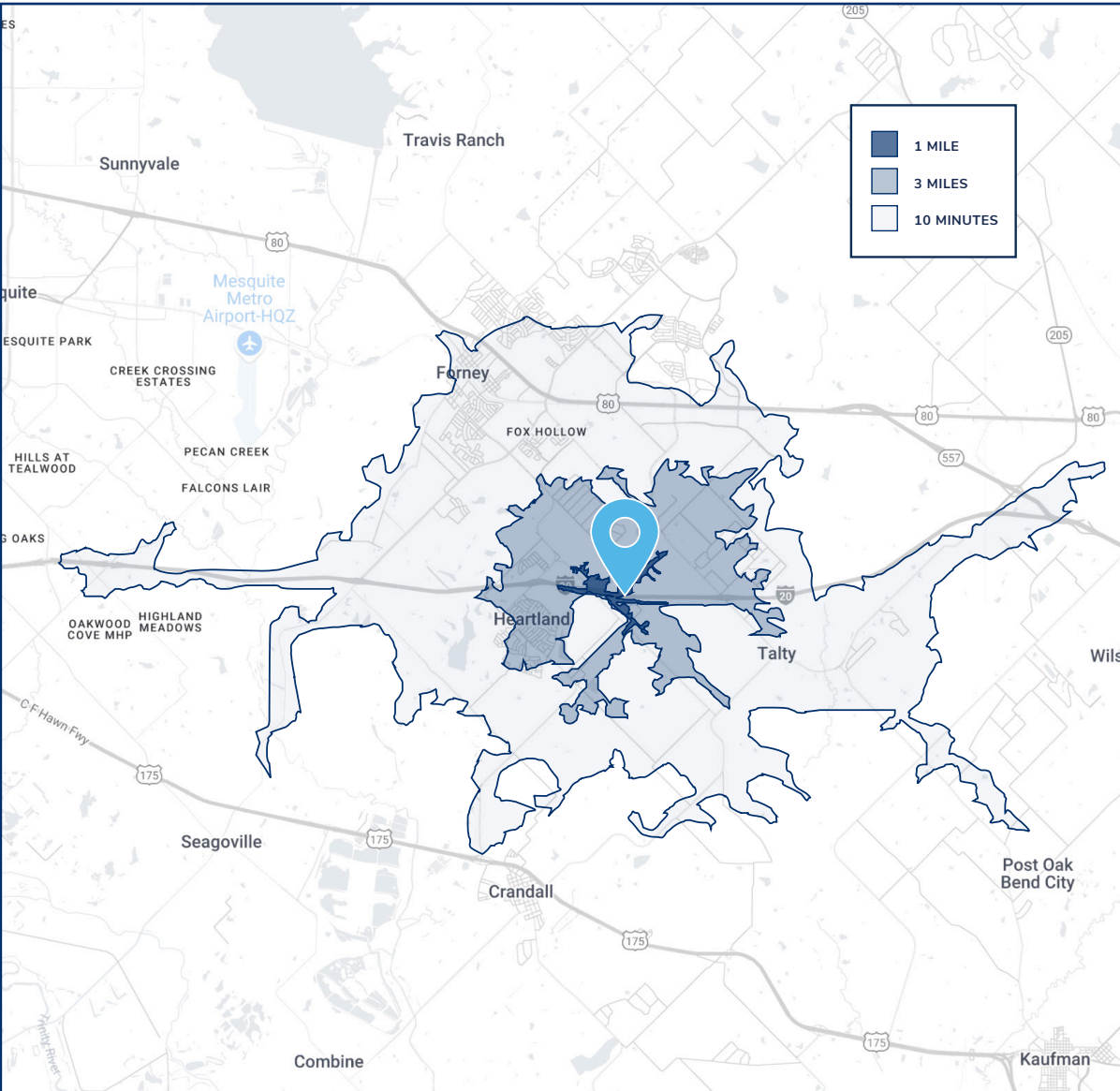
DEMOGRAPHICS MAP & REPORT

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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