

1540 HIGH MEADOWS WAY  
CEDAR HILL, TEXAS



**PeppWear**

[WATCH THE PROPERTY VIDEO](#)

 **TRINITY SOUTHWEST**

 **CANTEX**  
CAPITAL

## OFFERING OVERVIEW

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Trinity Southwest has been exclusively retained to offer for sale 1540 High Meadows Way, Cedar Hill, Texas, a single-tenant triple-net leased industrial property occupied by PepWear, a best-in-class event merchandise company in operation for over 30 years.

Built in 2010 and renovated in 2015, this 52,110 square foot building features Class-A office space, 26' clear heights, and fully HVAC warehouse. The property is located on 4.82 acres with excess land for outside storage.

Access to the property is provided by nearby U.S. Highway 67, a four-lane divided highway that merges with IH-35 to the north and south. IH-45 is nearby as well, and easy access to IH-20 provides a major east/west thoroughfare.

PepWear manages merchandizing operations at more than 800 events each year and provides turn-key merchandizing solutions for national and state-level organizations. The company's product and service solutions encompass E-Commerce, Marketing & Branding, Data Analysis, Product Planning and Order Fulfillment.

## INVESTMENT HIGHLIGHTS

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- Single-Tenant Triple-Net Leased Industrial Asset
- Offering Price \$4,794,000
- Cap Rate: 5.25%
- Pro-Forma Cap Rate: 5.41% (Rent Escalation in March 2023)
- Price/SF: \$92.00 to the building
- Below Market Rents of \$4.83 + NNN's
- 6 years of Term Remaining
- 2.7% Annual Rent Escalations

## PROPERTY OVERVIEW

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<b>Address:</b>	1540 High Meadows Way Cedar Hill, TX
<b>Tenant:</b>	PepWear, LLC
<b>Building Size:</b>	52,110 square feet
<b>Land Area:</b>	4.82 acres
<b>Year Built:</b>	2011
<b>Year Renovated:</b>	2015
<b>Zoning:</b>	IP – Industrial Park District
<b>Market:</b>	Dallas/Fort Worth
<b>Submarket:</b>	Southwest Dallas
<b>Access:</b>	U.S. 67, IH-35, IH-45, IH-20

## PROPERTY DETAILS

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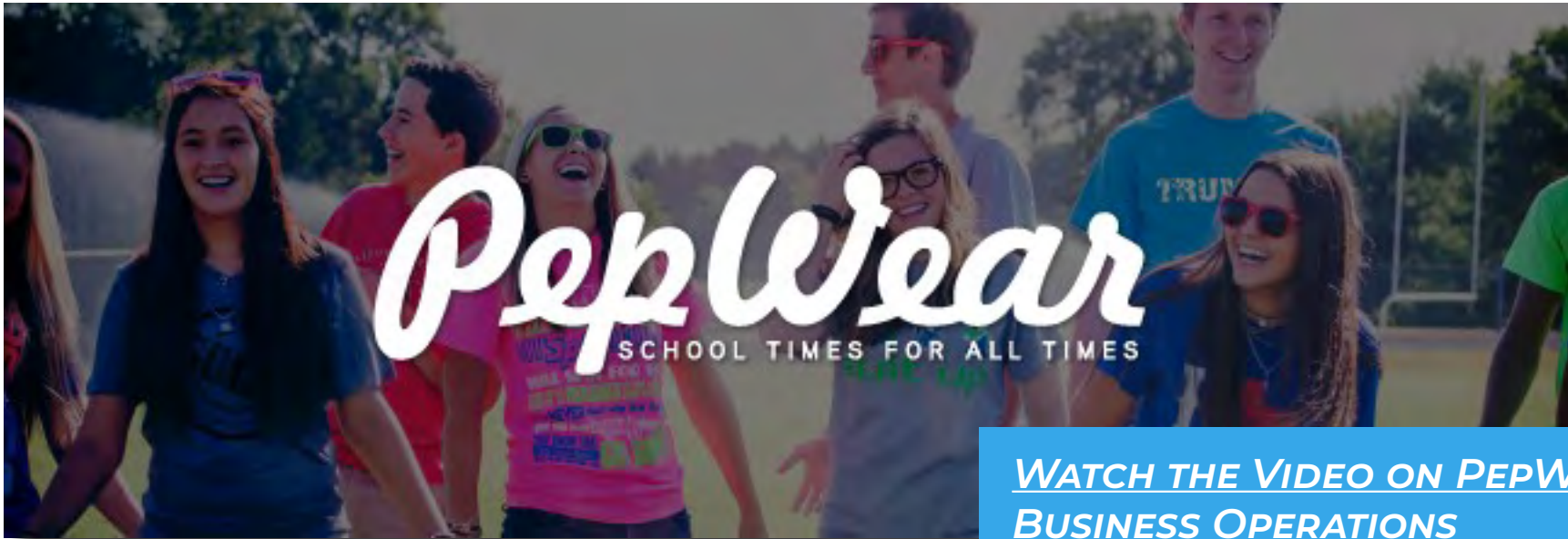
<b>Construction:</b>	Metal & Steel
<b>Roof Type:</b>	Metal
<b>Fire Suppression:</b>	Yes, 100%
<b>Type of Lighting:</b>	LED
<b>Clear Height:</b>	26'
<b>Dock High Doors:</b>	6
<b>Grade Level Doors:</b>	4
<b>Parking Spaces:</b>	115
<b>Parking Surface:</b>	Concrete

## LEASE OVERVIEW

<b>Tenancy:</b>	Single
<b>Occupancy:</b>	100%
<b>Lease Term:</b>	7 years
<b>Lease Type:</b>	Triple Net (NNN)
<b>Roof &amp; Structure:</b>	Tenant's Responsibility
<b>Lease Commencement:</b>	March 1, 2021
<b>Lease Expiration:</b>	March 31, 2028
<b>Remaining Term:</b>	6 years
<b>Renewal Option:</b>	5 Years, Market Rent
<b>Rental Rate:</b>	\$4.83/SF + NNN's
<b>NOI:</b>	\$251,691
<b>Annual Rent Escalations:</b>	2.7% annually
<b>Guarantor:</b>	LCD Management Company, Inc. & PepWear Management

## RENT SCHEDULE

YEARS	MONTHLY RENT	PRICE / SF	ANNUALLY
3/1/2021 - 2/28/2022	\$20,409.75	\$4.70	\$244,917.00
3/1/2022 - 2/28/2023	\$20,974.28	\$4.83	\$251,691.00
3/1/2023 - 2/28/2024	\$21,538.80	\$4.96	\$258,465.60
3/1/2024 - 2/28/2025	\$22,146.75	\$5.10	\$265,761.00
3/1/2025 - 2/28/2026	\$22,754.70	\$5.24	\$273,056.40
3/1/2026 - 2/28/2027	\$23,362.65	\$5.38	\$280,351.80
3/1/2027 - 2/28/2028	\$24,014.43	\$5.53	\$288,168.30
3/1/2028 - 2/28/2033	Renewal Option (Market Rent)		



Since their start over 30 years ago, PepWear has been dedicated to commemorating the achievements and accomplishments of youth, whether in athletics, academics, or the arts.

PepWear manages merchandizing operations at more than 800 events each year and provides turn-key merchandizing solutions for national and state-level organizations.

Their experience and professionalism, combined with their merchandizing techniques, unique products, branding, and technology, enables PepWear to maximize revenue for the organizations they serve and deliver a great customer experience while producing industry-leading results.

The company's product and service solutions encompass E-Commerce, Marketing & Branding, Data Analysis, Product Planning and Order Fulfillment.

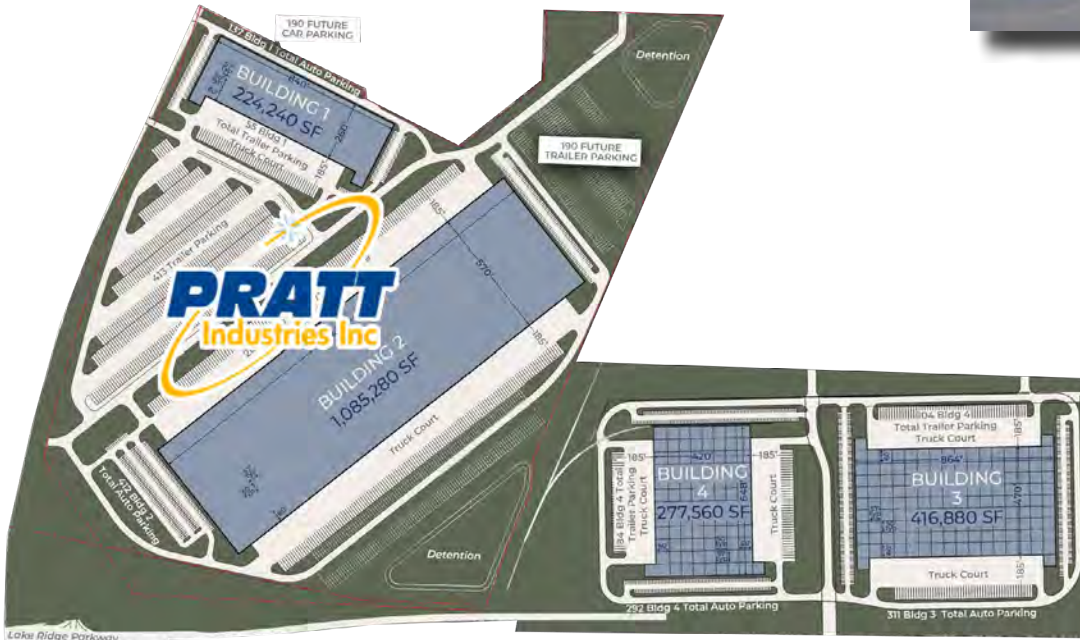


## CEDAR HILL - PRATT INDUSTRIES TO TAKE DOWN 1 MILLION SQUARE FEET

**April 12, 2022** - Pratt Industries leased 1 million square feet of industrial space in a new business park in Cedar Hill, Texas on U.S. Highway 67. The High Point 67 industrial campus is being built by Dallas-based developer Hillwood.

The Pratt Industries lease in Cedar Hill is one of the largest North Texas industrial transactions so far in 2022.

Pratt Industries is one of the country's largest corrugated packaging manufacturers and the world's largest privately held producer of recycled container board.



The company plans to invest more than \$200 million in equipment, inventory and building improvements for the Cedar Hill plant.

Developer Hillwood announced plans for its 180-acre industrial park on U.S. 67 south of Mount Lebanon Road last summer. The first phase includes a 1.1 million-square-foot building and a 225,000-square-foot building.

The Dallas-Fort Worth area leads the country in warehouse construction with more than 50 million square feet of buildings on the way.

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CEDAR HILL, TEXAS

EXTERIOR PHOTOS





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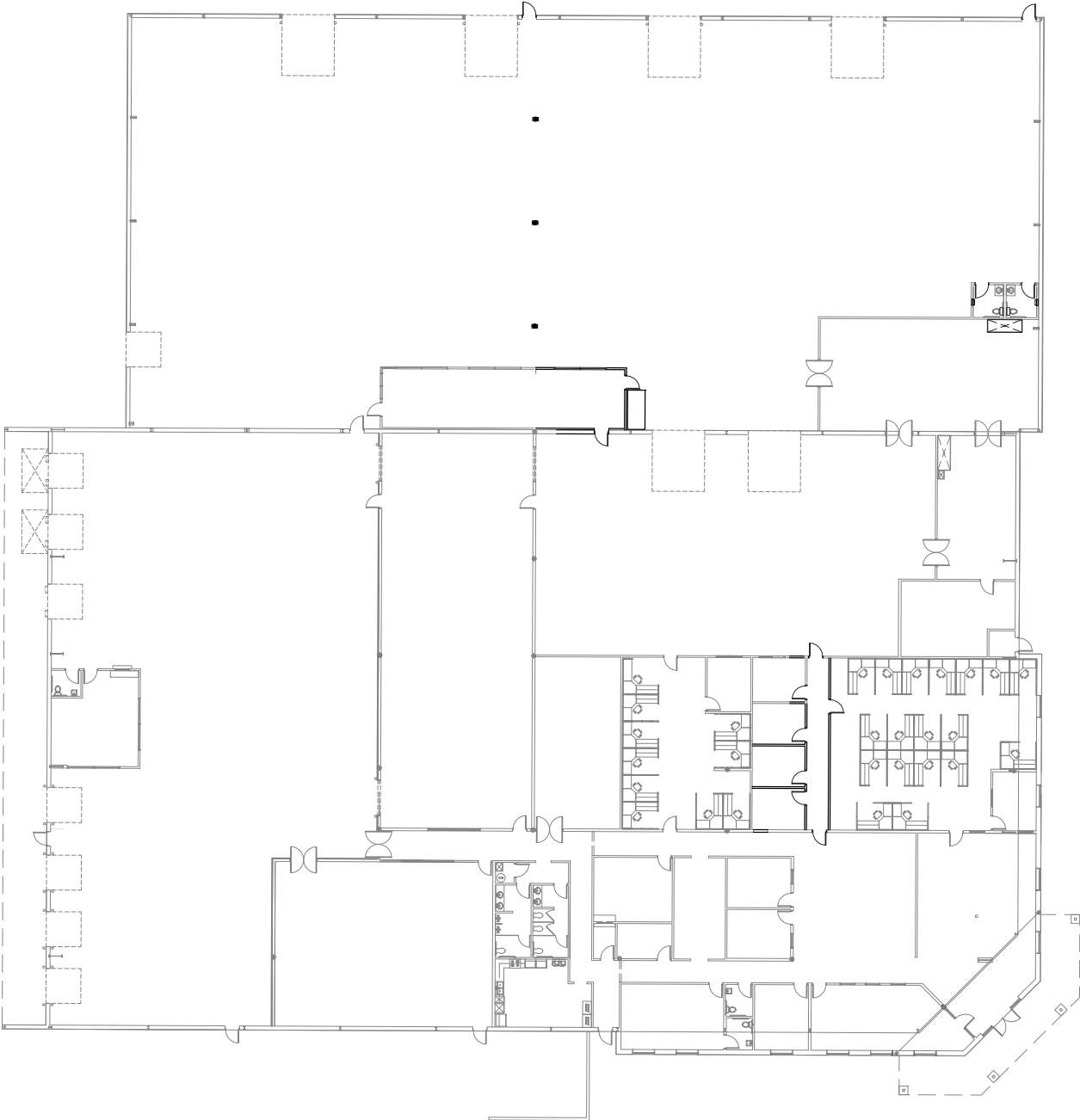
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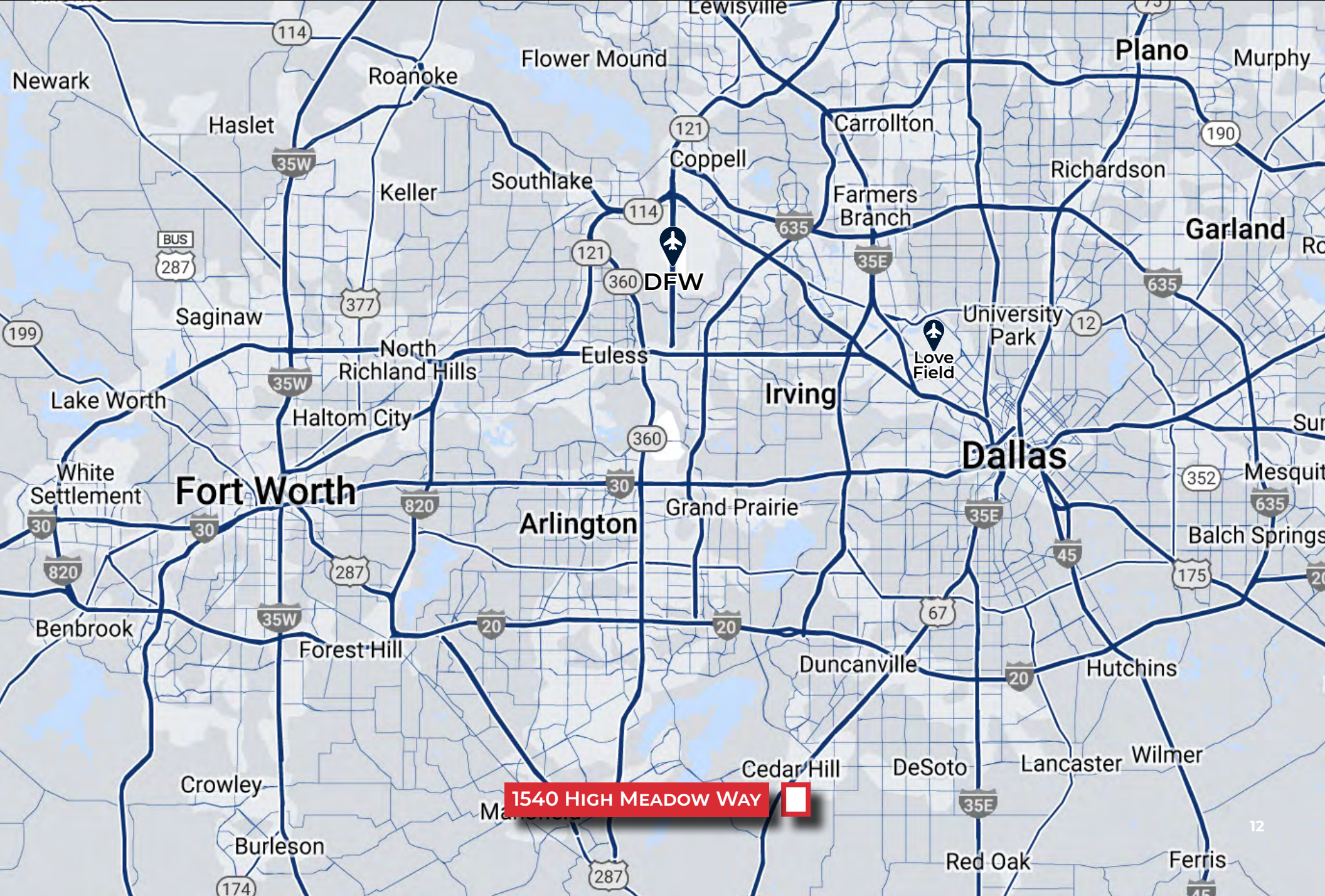
FLOOR PLAN



1540 HIGH MEADOWS WAY  
CEDAR HILL, TEXAS



MAP





# CANTEX

## CAPITAL

EXCLUSIVE LISTING BROKERS



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# INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price; that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

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Date