

Lucid Motors

Dallas, TX



Downtown Dallas
(~3.5 Miles)

LUCID

Renovation Completion
Est. December 2026

Irving Blvd (16,108 ADT)



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Demographics

Fisher James Corp. ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



3.5% Annual Rent Increases

Providing a Hedge Against Inflation



Population of Over 1.2 Million

within 10 Miles



~3.5 Miles from Downtown Dallas

One of the Largest & Fastest Growing Metros in the U.S.

- New 12-Year Corporate Net Lease to Lucid Motors (NASDAQ: LCID)
 - 3.5% Annual Rent Increases Providing a Hedge Against Inflation
 - Backed by \$3.8M Letter of Credit from Bank of America
 - 20-Year Roof Warranty for Each Building with ~16 Years Remaining
- Significant Capital Investment into the Site of over \$3.5 Million for Robust EV Charging Infrastructure and a High-End Showroom Buildout with Service & Delivery
- Upgraded High-Capacity Three-Phase Electrical Infrastructure
 - 1,200A / 208V / 3-Phase Service to Each Building
- Mission-Critical Lucid Sales, Service, and Delivery Facility Strategically Positioned in High-Growth, Affluent Dallas-Fort Worth Market
- High-Growth Premium EV Manufacturer
 - Delivered 15,841 Vehicles in 2025 (+55% YOY)
 - Delivers Some of the Highest Efficiency Ratings in EV Sector
 - Compatibility Across All Major Public Charging Networks
- Strong Positioning within High Visibility Irving Blvd Corridor Adjacent to Vibrant Dallas Design District
- Highly Desirable Infill Location Near Downtown Dallas (3.5 Miles)
- Excellent Frontage & Exposure Along Irving Blvd (16,108 ADT)
 - Major Thoroughfare Connecting Downtown Dallas to Design District & Northwest Dallas
- Dallas is the Economic Heart of North Texas
 - Highly Diversified Economy featuring Logistics and Trade, Technology,



Professional and Business Services, Healthcare, and Education
→ Regional GDP of \$800 Billion (2024)

- Excellent Regional Connectivity with Convenient Access to I-30, I-35E, and the Dallas North Tollway
- Dallas-Fort Worth Metro is the Largest in the Southern U.S.
- No State Income Tax in Texas

\$16,684,000

6.75% CAP RATE

View on Map ↗

ANNUAL RENT			
Year	Annual Rent	Annual Rent PSF	Return
Closing – Dec. 2027	\$1,126,147*	\$29.46	6.75%
Jan. 2028 – Dec. 2028	\$1,165,562	\$30.49	6.99%
Jan. 2029 – Dec. 2029	\$1,206,357	\$31.56	7.23%
Jan. 2030 – Dec. 2030	\$1,248,579	\$32.66	7.48%
Jan. 2031 – Dec. 2031	\$1,292,279	\$33.80	7.75%
Jan. 2032 – Dec. 2032	\$1,337,509	\$34.99	8.02%
Jan. 2033 – Dec. 2033	\$1,384,322	\$36.21	8.30%
Jan. 2034 – Dec. 2034	\$1,432,773	\$37.48	8.59%
Jan. 2035 – Dec. 2035	\$1,482,920	\$38.79	8.89%
Jan. 2036 – Dec. 2036	\$1,534,823	\$40.15	9.20%
Jan. 2037 – Dec. 2037	\$1,588,541	\$41.55	9.52%
Jan. 2038 – Dec. 2038	\$1,644,140	\$43.01	9.85%
Jan. 2039 – Dec. 2043	(Option 1)	Market Base Rent	
Jan. 2044 – Dec. 2048	(Option 2)	Market Base Rent	

*Assumes a January 1, 2027 Occupancy Date. Tenant Base Rent is abated during Months 1–6; Seller will guaranty the \$93,845.56 monthly income through the abatement period. Tenant Base Rent resumes in Month 7.

 LOCATION	2439 & 2455 Irving Blvd, Dallas, TX 75207
 LOT SIZE	Two parcels totaling ±2.2951 acres or ±99,997 SF 2439 Irving: ±1.714 acres or ±74,681 square feet 2455 Irving: ±0.581 acres or ±25,316 square feet
 ZONING	IR
 PARKING	±97 spaces
 POWER	1,200A / 208V / 3-Phase Electrical Service to Each Building
 IMPROVEMENTS	Two buildings totaling ±38,228 square feet 2439 Irving: ±20,349 square feet 2455 Irving: ±17,879 square feet
 YEAR BUILT/RENOVATED	1963 / 2024 / 2026
 LESSEE	Lucid Group USA, Inc.
LEASE COMMENCEMENT	April 1, 2024
AMENDED TERM	144 months from the Occupancy Date — the first day of the month after completion of Tenant Work (est. 12/2026)
LEASE EXPIRATION	December 2038 (est.)
ANNUAL RENT	\$1,126,147
RENT INCREASES	3.5% annual
OPTIONS	Two (2) five-year options at Market Base Rent
TAXES & INSURANCE	Tenant Responsibility
TENANT RESPONSIBILITY	Tenant is responsible for nonstructural elements of the roof and nonstructural portions of the Leased Premises; and HVAC preventative service/maintenance ("HVAC Service Agreement")
LANDLORD RESPONSIBILITY	Landlord is responsible for all reasonably required repairs and replacements of the foundation, roof structure, roof membrane (other than repairs), structural exterior and other load bearing walls, floor/ceiling slabs, exit stairs, and other structural elements of the Building. Landlord replaces the HVAC when repair is no longer feasible, with the cost amortized back to Tenant as Additional Rent over the remaining term
MANAGEMENT FEE	Tenant is responsible for a management fee of 4% of Base Rent plus Taxes and Insurance
SECURITY	\$3.8M irrevocable letter of credit running through 7/31/2032
 FINANCING	Delivered free and clear of permanent financing

Lucid Motors



Delivered 15,841 Vehicles in 2025, an Increase of 55% YoY

Features Some of The Highest Efficiency Ratings in the EV Sector

Approx. \$3.2B of Total Liquidity and \$0.71B of Cash & Investments

Lucid Motors is a vertically integrated electric vehicle manufacturer focused on luxury performance, advanced technology, and sustainable mobility solutions. Founded in 2007 and headquartered in Newark, California, the company designs, engineers, and manufactures its vehicles in the United States, with primary production at its state-of-the-art Advanced Manufacturing Plant (AMP-1) in Casa Grande, Arizona.

Lucid is best known for its flagship model, the Lucid Air, an award-winning luxury electric sedan recognized for its industry-leading range, efficiency, and performance. The company’s proprietary, in-house electric powertrain technology delivers some of the highest efficiency ratings in the EV sector, positioning Lucid as a premium competitor to other luxury automotive brands. In addition to vehicle manufacturing, Lucid operates a growing network of retail studios, service centers, and delivery hubs across major U.S. markets, supporting direct-to-consumer sales and long-term expansion.

Lucid Group, Inc. is publicly traded on the NASDAQ (LCID) and is majority owned by the Public Investment Fund (PIF) of Saudi Arabia, providing substantial capital backing and long-term strategic support. The company is focused on scaling production, expanding its model lineup, including the new Gravity SUV, and advancing battery and EV technology innovation.

The Lucid Gravity was named World Luxury Car of the Year 2026 by the prestigious World Car Awards, while the Lucid Air received the same award in 2023 and has been consistently recognized by Car and Driver and other major auto publications. The new Lucid Gravity has also been named a Car and Driver 10Best SUV, Esquire’s Car of the Year, and Good Housekeeping’s Best Luxury EV.



Lucid’s mission is to advance the state-of-the-art electric vehicle technology for the benefit of all by combining luxury, performance, and efficiency into a next-generation automotive platform.

Lucid Group USA, Inc., the lease entity, is a wholly owned subsidiary of the publicly traded parent holding company Lucid Group, Inc.

For more information, visit www.lucidmotors.com



IRVING BOULEVARD (16,108 ADT)









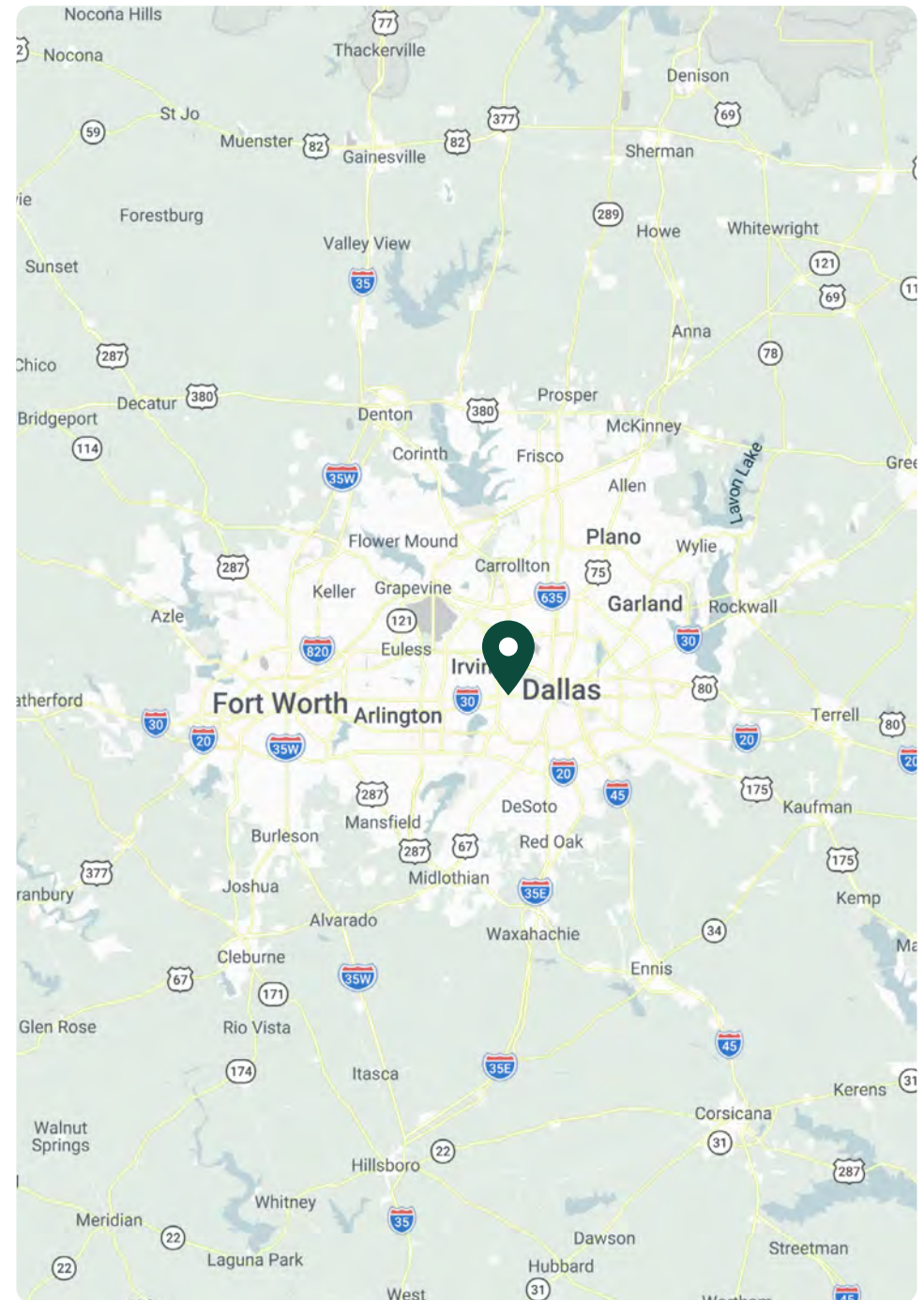


Economic Hub of North Texas with Growing Population & Highly Diversified Economy

Dallas (population approximately 1.32 million) is the largest city in and county seat of Dallas County and the third-largest city in Texas. It serves as a principal city of the Dallas–Fort Worth–Arlington MSA, commonly known as the Dallas–Fort Worth Metroplex, which is the largest metropolitan area in Texas and the Southern United States, the fourth-largest in the country, and one of the largest economic regions in North America with a population of 8.48 million. The Metroplex is the economic hub of North Texas, with a gross metropolitan product exceeding \$800 billion, ranking among the largest regional economies in the United States. Growth continues to be driven by strong corporate relocation activity, a highly skilled labor force, and sustained population expansion, with the region consistently ranking among the fastest-growing metros in the nation.

The Dallas–Fort Worth Metro benefits from a highly diversified economy anchored by banking and financial services, commerce, telecommunications, technology, energy, healthcare, transportation, and logistics. The region is home to more than 65,000 companies and boasts the fourth-largest concentration of Fortune 500 headquarters in the United States. Major Fortune 500 companies headquartered in the metro include AT&T, American Airlines, Southwest Airlines, Kimberly–Clark, Texas Instruments, McKesson, Keurig Dr Pepper, Energy Transfer, Tenet Healthcare, Fluor Corporation, HF Sinclair, D.R. Horton, Jacobs Solutions, Celanese, and Vistra Corp. Additional major employers and corporate operations in the region include Lockheed Martin, Raytheon, Toyota Motor North America, Frito–Lay, Ericsson, Nokia, Cinemark, Fifth Third Bank, and many others.

The metro is recognized as one of the top commercial real estate markets in the country, supported by a strong job market, continued corporate relocations, and favorable business conditions including no state income tax and a pro-business environment. The region benefits from extensive infrastructure, including a comprehensive interstate highway network, major rail systems, and global air connectivity through DFW International Airport and Dallas Love Field. In addition, the International Inland Port of Dallas further strengthens the region's position as a national logistics and distribution hub, facilitating efficient movement of goods throughout the country.



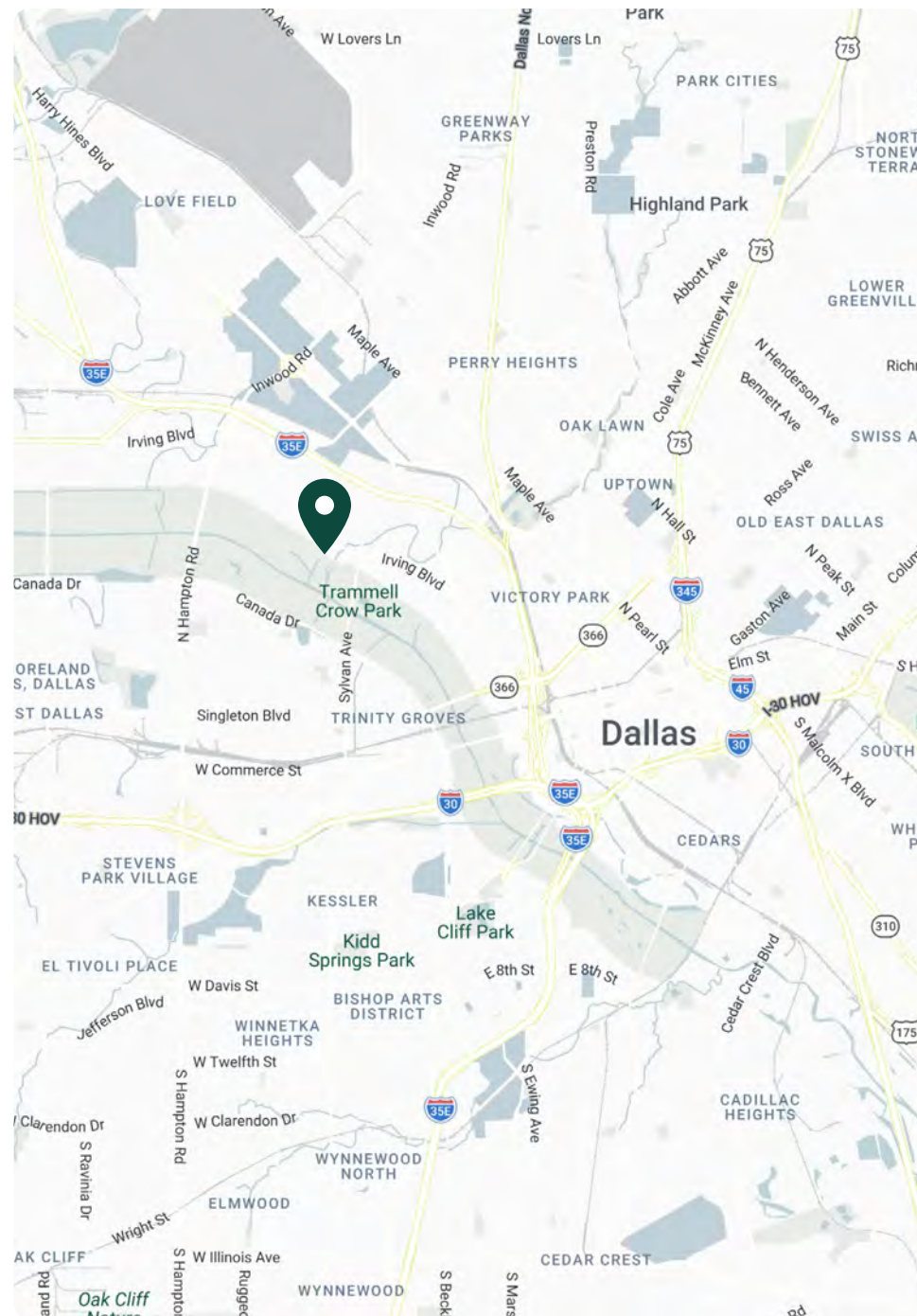
Highly Desirable Dallas Design District Location with Close Proximity to Downtown Dallas

The subject property is strategically located along Irving Boulevard (16,108 ADT), a well-traveled corridor connecting Downtown Dallas to Northwest Dallas and the Design District. The property consists of two buildings that support vehicle sales, delivery, service, parts, merchandise sales, EV charging, reception, and vehicle/battery storage, with ample on-site parking to support operations.

Positioned adjacent to the thriving Design District, the site benefits from a highly desirable infill location with close proximity to Downtown Dallas and convenient access to the region's major economic hubs and employment centers. The surrounding area has experienced significant growth and redevelopment, reinforcing its position as a premier commercial and creative district within the metro.

The immediate trade area includes the Design District and adjacent West Dallas and features a diverse mix of uses, including industrial and light industrial facilities, showrooms, art galleries and studios, restaurants, retail, creative office, hospitality, fitness users, distribution centers, warehouses, and auto-related businesses, establishing the corridor as one of Dallas' most active and sought-after commercial environments. Additionally, the area continues to see a growing concentration of high-end residential development, including mid-rise and high-rise luxury projects, further enhancing the vibrancy and desirability of one of Dallas' premier live-work-play districts.

The property offers excellent regional connectivity, with convenient access to Interstate 30, Interstate 35E, and the Dallas North Tollway, supporting efficient distribution and customer access. The site is approximately 3.5 miles from Downtown Dallas, 4.7 miles from Dallas Love Field, 19 miles from Dallas Fort Worth International Airport, and 30 miles from downtown Fort Worth.



1,216,709



2025 Total Population
10-Mile Radius

\$702,987



Average Home Value
5-Mile Radius

\$144,718



Average Household Income
5-Mile Radius

📍 2439 & 2455 Irving Blvd, Dallas, TX 75207



Population Summary	3 Miles	5 Miles	10 Miles
2020 Total Population	126,966	334,198	1,195,289
2025 Total Population	136,481	350,200	1,216,709
2030 Total Population	148,367	370,724	1,237,074
2025–2030 Annual Population Growth	1.68%	1.15%	0.33%
Household Summary			
2025 Total Households	75,827	165,446	497,303
2025–2030 Annual Household Growth	2.13%	1.65%	0.70%
2025 Average Household Income	\$138,368	\$144,718	\$126,931
2025 Average Home Value	\$640,485	\$702,987	\$555,123

Major Employers in Dallas–Fort Worth	# of Employees
Walmart	38,500
American Airlines Group (Fort Worth)	37,000
UT Southwestern Medical Center	25,641
Southwest Airlines	19,190
JPMorgan Chase	18,500
Medical City Healthcare	18,000
UNT System	14,730
Bank of America	14,300
Parkland Health	13,103
Kroger	12,323
Methodist Health System	11,224
AT&T Inc.	10,690
Dallas College	8,230
Texas Instruments Inc.	7,704



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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