



Downtown Dallas



INDUSTRIAL LAND FOR SALE 34 AC DIVISIBLE INTO 13.5 & 20.5 AC

LISTING TEAM



DAVID GUINN

Director, Industrial

David Guinn serves as the Director of Industrial on the Urban Team at Davidson Bogel Real Estate, LLC. He is responsible for the management and organic growth of the industrial team specializing in urban industrial, property leasing, tenant representation, dispositions, acquisitions, covered land, industrial land, 1031 exchange relocation, and sale-leasebacks. Since arriving at Davidson Bogel, David's clients have transacted over 1.35 million square feet of industrial buildings with a total aggregate transaction value of over \$155,000,000.



PHILIP CHERRICK

Industrial

Philip Cherrick is an Associate on the Urban team specializing in Industrial Acquisitions, Industrial Dispositions, Leasing, and Industrial Outside Storage (IOS). Cherrick focuses on gathering intelligence in all DFW markets to promote business transactions.

Before joining Davidson & Bogel, Philip worked for Edge Realty Partners & Paladin Partners within their off-market land division in Dallas, where he specialized in the DFW industrial sector and learned skills to suit any client's needs.

He attended Southern Methodist University and received a bachelor's degree in Real Estate Finance from the Cox School of Business. Also receiving a minor in Spanish, he is fluent in the language.

Philip is an avid Mustang football fan and enjoys spending his time traveling with family and friends. He also enjoys spending his free time traveling and playing soccer.

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THE OFFERING

DAVIDSON & BOGEL REAL ESTATE, as exclusive advisor, is pleased to present to qualified investors the opportunity to purchase 3925, 3935, & 4041 TELEPHONE RD, DALLAS (“the Property”), a unique contiguous three (3) parcel Industrial Outdoor Storage (“IOS”) offering totaling 34.06 acres of land. The Property is raw industrial land separated into 20.78-acre, 7.66-acre, and 5.62 parcels, respectively. The structure of this offering shall consist of a Forward Sale, with the owner delivering each site turn-key with improvements consisting of standard crushed concrete base, any associated topo/grading work, fully fenced, lit, re-platted, and in move-in condition for tenants.

Strategically positioned within 3.85 miles of the Union Pacific Intermodal and less than 4 miles from I-20, I-35, and I-45, the Property is located in an area with demand from trucking and third-party logistics tenants for secured outdoor storage. As the site will be delivered with all capital improvements already completed, this acquisition provides a unique opportunity for investors and operators to focus solely on finding tenants and maximizing returns. DB2RE projects the Property will lease by the closing date or shortly after at an estimated range of \$4,500 - \$6,000 per ac/mo with comps available upon request.

The owner of the Property is Jackson-Shaw. Jackson-Shaw, a national real estate development company headquartered in North Texas, has 50 years of experience developing diversified real estate properties mixing practical experience with solid entrepreneurship. The company has developed more than 62 million square feet since its founding, which includes a variety of project types, including hospitality, industrial and residential development. The diverse markets Jackson-Shaw currently develops include Fort Worth, Dallas, Houston, San Antonio, Austin, Denver, Scottsdale, Phoenix, Jacksonville and Washington, DC.



DFW IOS MARKET OVERVIEW

Dallas/Fort Worth’s strategic central location has driven one of the most impressive industrial real estate markets in the United States. As such, the metro is home to some of the strongest industrial activity in the country with consistently high occupancy, absorption and well-supported rent growth.

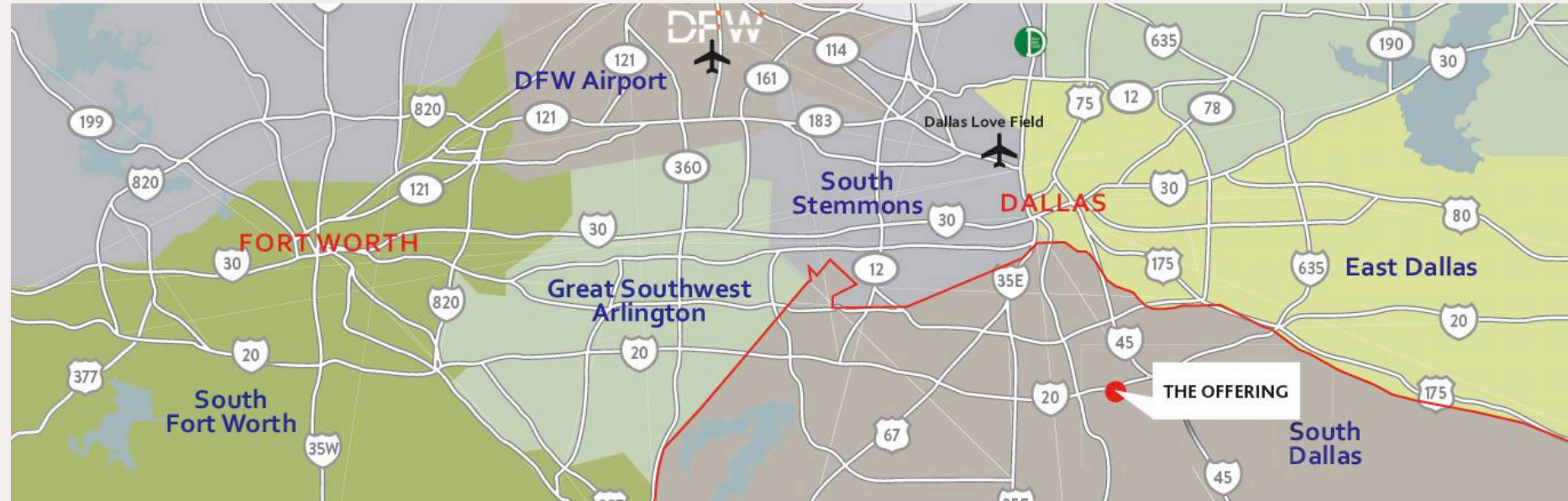
The metro’s industrial strength is based upon its central location within the US, business friendly tax environment, access to highly skilled labor, and premier infrastructure—namely, the presence of four major intermodal terminals, DFW International Airport, Alliance Airport, and one of the most developed highway networks in the nation, rendering it a major inland port.

According to Stream’s quarterly update, Q2 development activity in South Dallas totaled over 21.5 Million SF. This does not include the 12.85 Million SF that were recently delivered and of which 37% have already been leased. Speculative sites account for the majority of product under construction which directly affects the IOS market in DFW. Speculative developments of big box industrial typically maximize the amount of building square footage on their sites, resulting in many projects that have not delivered an appropriate amount of trailer storage to satisfy eventual tenant needs. With the majority of the leasing demand for these spaces being led by ecommerce and logistics occupiers, there is a very real unmet need for additional space to store trucks, trailers, and equipment.

Another key factor that is driving the demand for IOS sites in DFW is that material suppliers, equipment suppliers, and concrete batch plant operators are running at full capacity to produce enough material to match the demand for all the new construction. All of these businesses require trucks to be constantly on the road and, coupled with rising fuel costs, having a secure place to store vehicle or equipment at night is more mission critical than ever. Per Jim Ward, President of the Truckload Carriers Association, “With only one truck parking space for every 11 drivers on the road, and over 85% of drivers citing parking as the #1 cause of stress at work, alleviating the truck parking shortage will help retain drivers and prevent the driver shortage from getting worse.” Commonly truck stops are viewed as a premises liability for companies with the most common obstacles being difficult parking locations resulting in high-risk accident areas, extremely limited personal vehicle parking for drivers and restricted ability to enter and exit the truck stop, a key obstacle for distribution.

One factor in DFW specifically that limits the current and future supply of IOS facilities is the availability of zoning. In Dallas, the existing zoning that allows the use by right are: HI (Heavy Industrial), IM (Industrial Manufacturing), IR (Industrial Research), LI (Light industrial) and CS (Commercial Services). All of those are still subject to residential adjacency review (RAR), and the majority of the sites (especially 12 ac+) with those existing entitlements located in last-mile locations have already traded to developers the last 24-48 months. With supply decreasing, demand skyrocketing, and land basis still trading at less than 25% of costs in coastal markets across the US, the market for IOS in DFW remains strong.

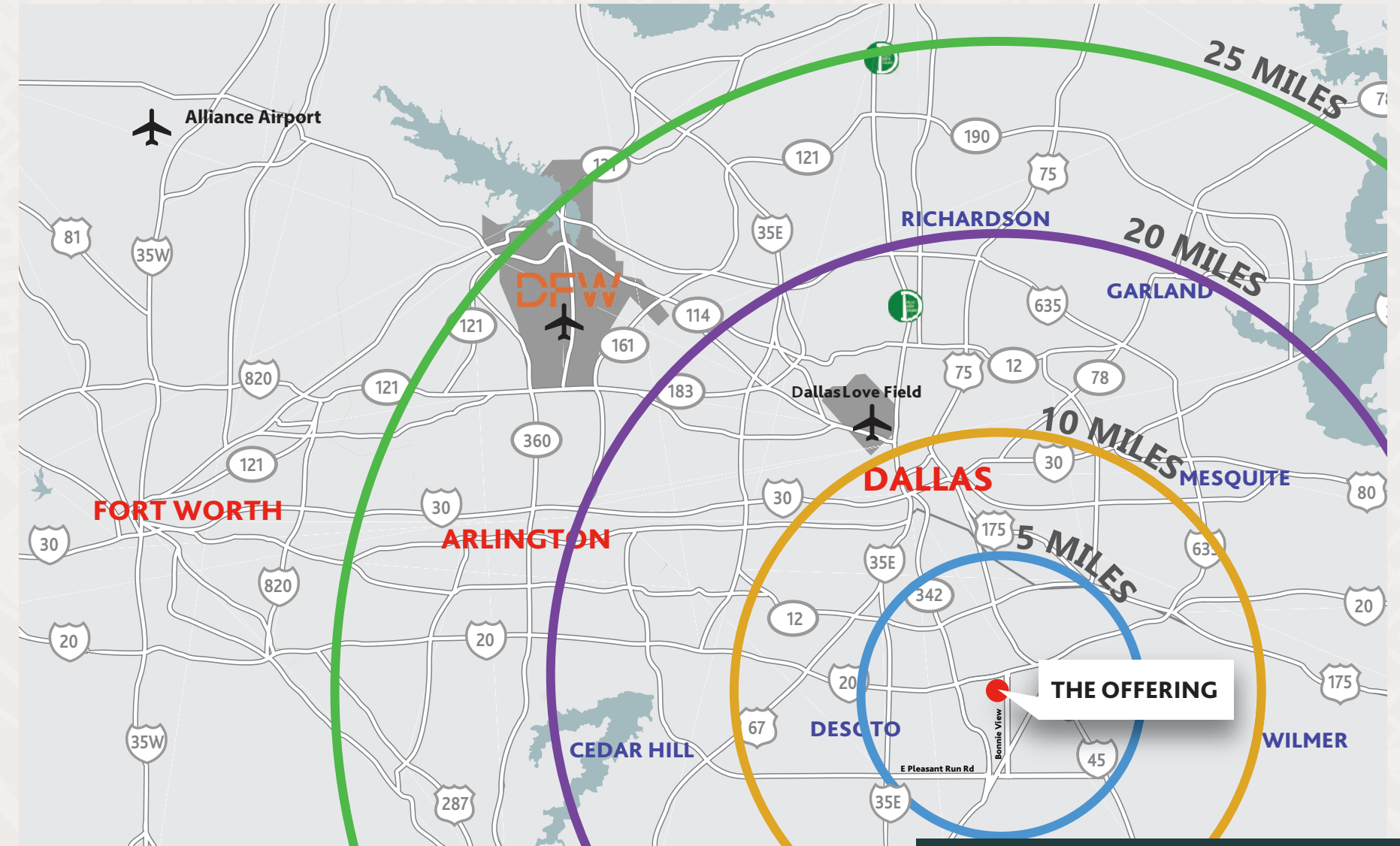
IOS sites that have zoning in place to allow the use within close proximity to new speculative industrial development, intermodals, and material suppliers will continue to rapidly increase in value. The Property fits all those requirements and will continue to see rapid appreciation over the next cycle.



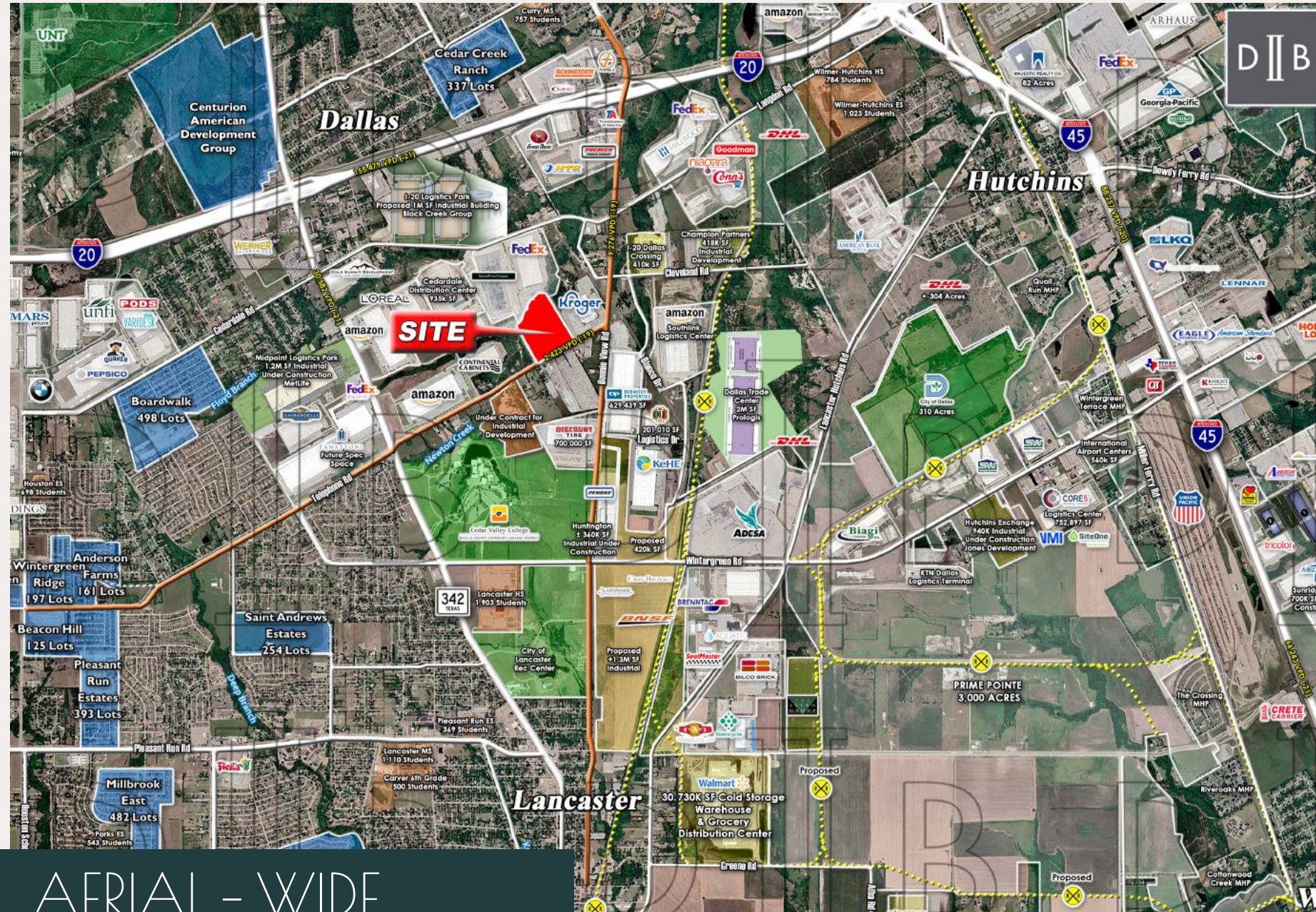
3925, 3935, & 4041 Telephone Road (“the Property”) are located within the densely built northern portion of the South Dallas Submarket which has emerged as a significant super-regional distribution hub in recent years. The area boasts immediate access to three major interstate highways (I-20, I-35, I-45), with all major North American markets accessible within 48 hours by truck. I-45 and I-30 also provide direct freeway access to Houston, San Antonio, and Austin, respectively. Also, the nearby Union Pacific Intermodal facility provides access to the Ports of Los Angeles and Long Beach, which coupled with rising fuel costs, makes this a mission-critical area for the import of goods and materials to serve the DFW Metroplex.

The submarket has received an incredible amount of supply over the past few years, more than doubling its inventory since 2013, reaching 79.6 million SF, with another 21.5 million SF currently under construction. Vacancy rates continue to trend above the market average, due to the large majority of the recently delivered projects being speculative which inversely affects the IOS demand in a positive light. Speculative developments of big box industrial, typically max out the amount of building square footage on their site. Developers have not been able to properly value outside storage on their sites and are in turn looking to maximize their PSF rent on their building, which in turn increases the demand from the tenants in the market having to lease an outside storage facility off-site.

SUBMARKET OVERVIEW – SOUTH DALLAS



SITE DRIVE TIMES



AERIAL - WIDE



AERIAL - CLOSE



INGRESS/EGRESS



TELEPHONE ROAD

PROPERTY DETAILS

ADDRESS	3925, 3935, & 4041 Telephone Rd.
CITY, STATE ZIP	Dallas, TX 75241
SUBMARKET	South Dallas Submarket
ASK PRICE	Market
RENT PER AC / MO	\$4,500 - \$6,000
OCCUPANCY	0%
LAND SIZE (AC)	34.06
PROPERTY TYPE	Secured Trailer Yard
ZONING	LI

- 
 1.5 Miles to I-20
- 
 2.5 Miles to I-45
- 
 5.2 Miles to I-35
- 
 6.8 Miles to Union Pacific



ZONING SUMMARY

Light Industrial District (LI) – Compliant with IOS

Purpose. To provide for light industrial office, research and development, and commercial uses in an industrial park setting. This district is designed to be located in areas appropriate for industrial development which may be adjacent to residential communities.

Permitted For Truck Parking:

- Machinery, heavy equipment, or truck sales and services. [RAR]
- Commercial motor vehicle parking. [By SUP only if within 500 feet of a residential district.]
- Commercial parking lot or garage. [RAR]
- Vehicle display, sales, and service. [RAR]
- Freight terminal. [RAR]
- Manufactured building sales lot. [RAR]
- Commercial bus station and terminal.
- Building repair and maintenance shop. [RAR]
- Outside storage. [RAR]
- Freight terminal. [RAR]

Other Industrial Uses Permitted:

- Custom business services.
- Machine or welding shop. [RAR]
- Tool or equipment rental.
- Vehicle or engine repair or maintenance
- Industrial (inside) for light manufacture
- Inside industrial. [RAR]
- Manufactured building sales lot. [RAR]
- Mini-warehouse.
- Office showroom/warehouse.
- Outside storage. [RAR]
- Trade center.
- Warehouse. [RAR]



* RAR - Residential Adjacency Review. Outside Storage is permitted in each of the above districts, subject to Residential Adjacency Review (RAR). RAR can be triggered if your site is within 500 ft of a residence. It is a formality built-in to the Dallas development code to protect residential streets. You can still get a use approved within 500 feet if you screen properly, and/or divert ingress/egress traffic away from residential areas. This applies to all uses that are subject to RAR.

PROPERTY IMPROVEMENTS

Property will be delivered turnkey by Jackson Shaw, a well-respected national developer with 50 years of experience in industrial real estate. Jackson Shaw will perform the following scope of work, per a development agreement signed by both parties.

- Site preparation: Cleared, grubbed, and soils compacted
- Storm/detention: Drainage study has been completed and detention is not necessary. All storm water will sheet flow to the creek on the north side of the property.
- Parking Surface: Geogrid with at least 10" of crushed rock on compacted subgrade
- Fencing: Fully fenced with controlled access gating
- Lighting: LED lighting installed around the perimeter of the site, per an agreement upon layout
- Landscaping: Per City of Dallas code and regulations

TIMELINE

MARCH 2022

- Prelim plat submitted (4041 Telephone)

APRIL 2022

- Prelim plat approval (4041 Telephone)
- Engineering plans submitted to city (4041 Telephone)

SEPTEMBER 2022

- Revised prelim plat submitted (4041, 3935, 3925 Telephone)
- Revised engineering plans submitted (4041, 3935, & 3925 Telephone)

FEBRUARY 2023

- Estimated permit receipt

MARCH 2023

- Mobilize and start construction (4 months duration)

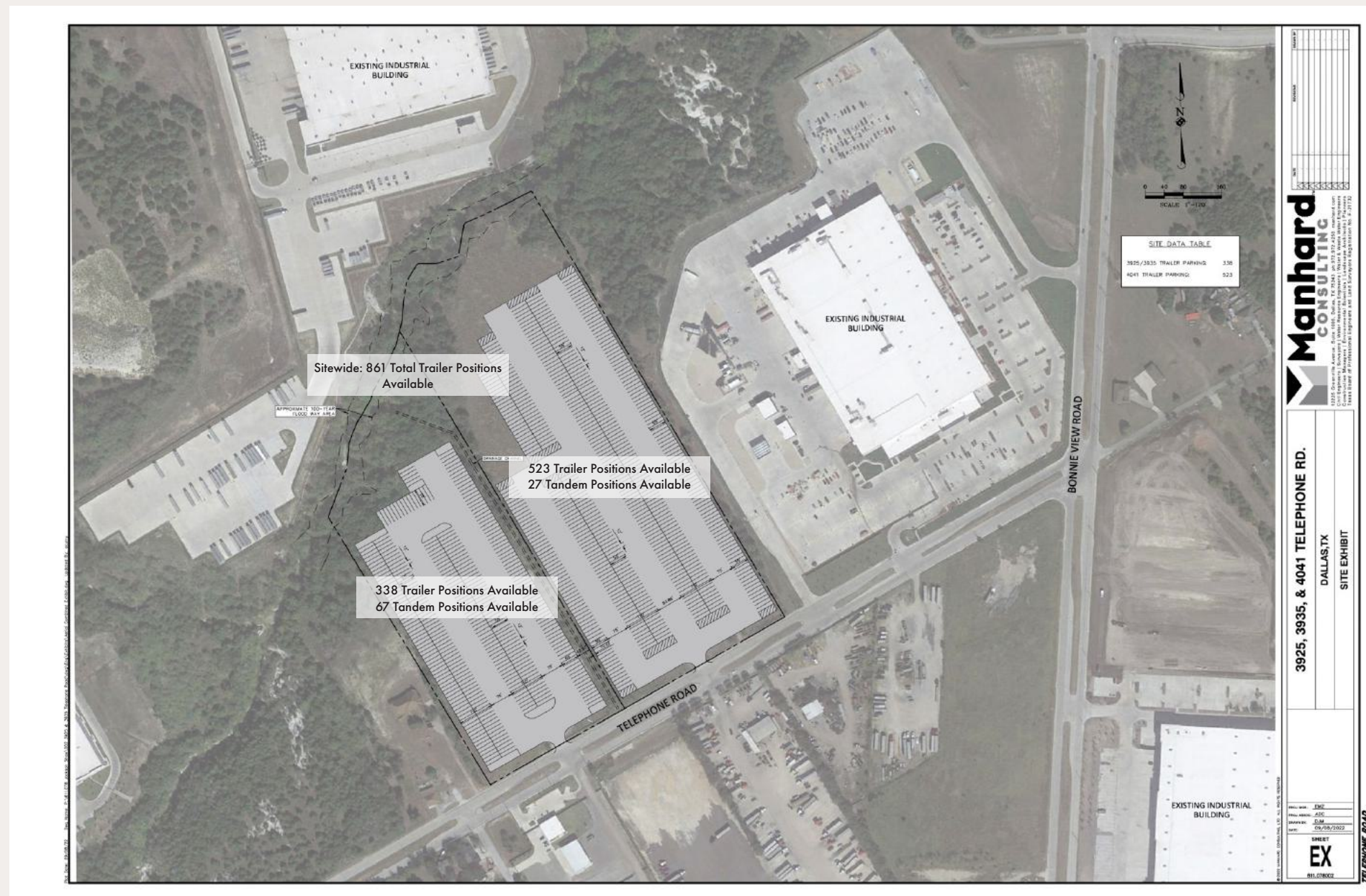
MAY 2023

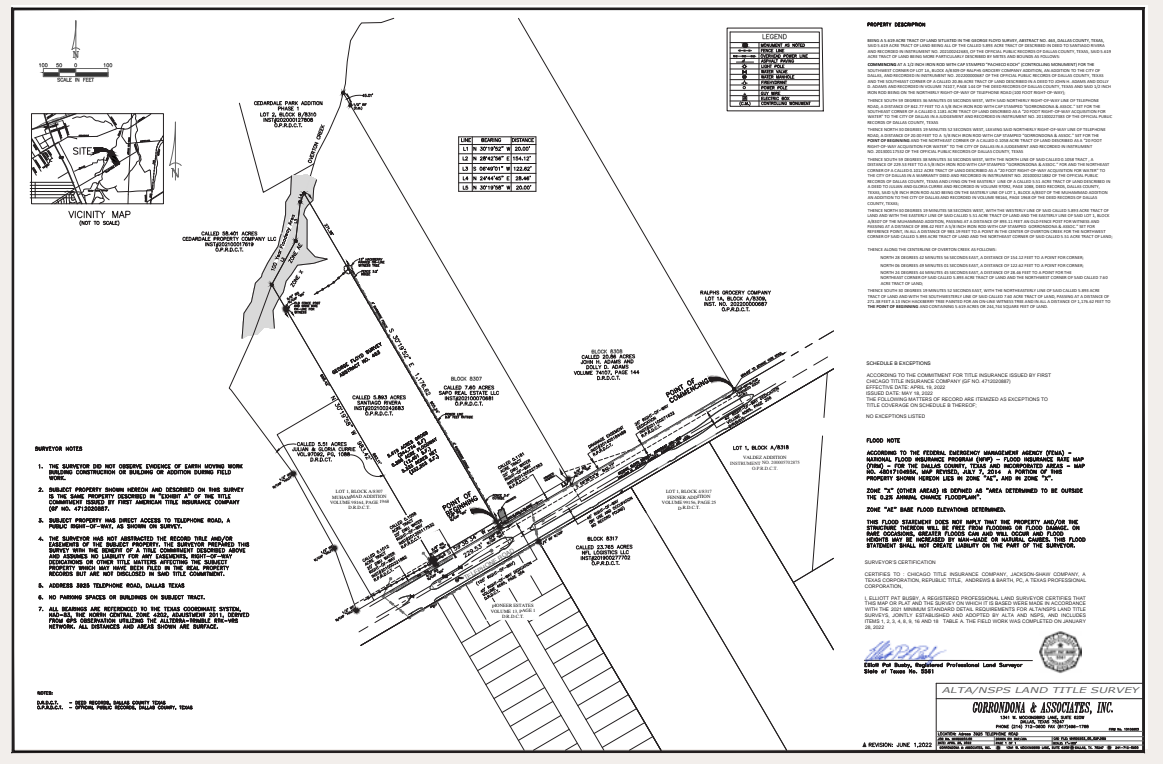
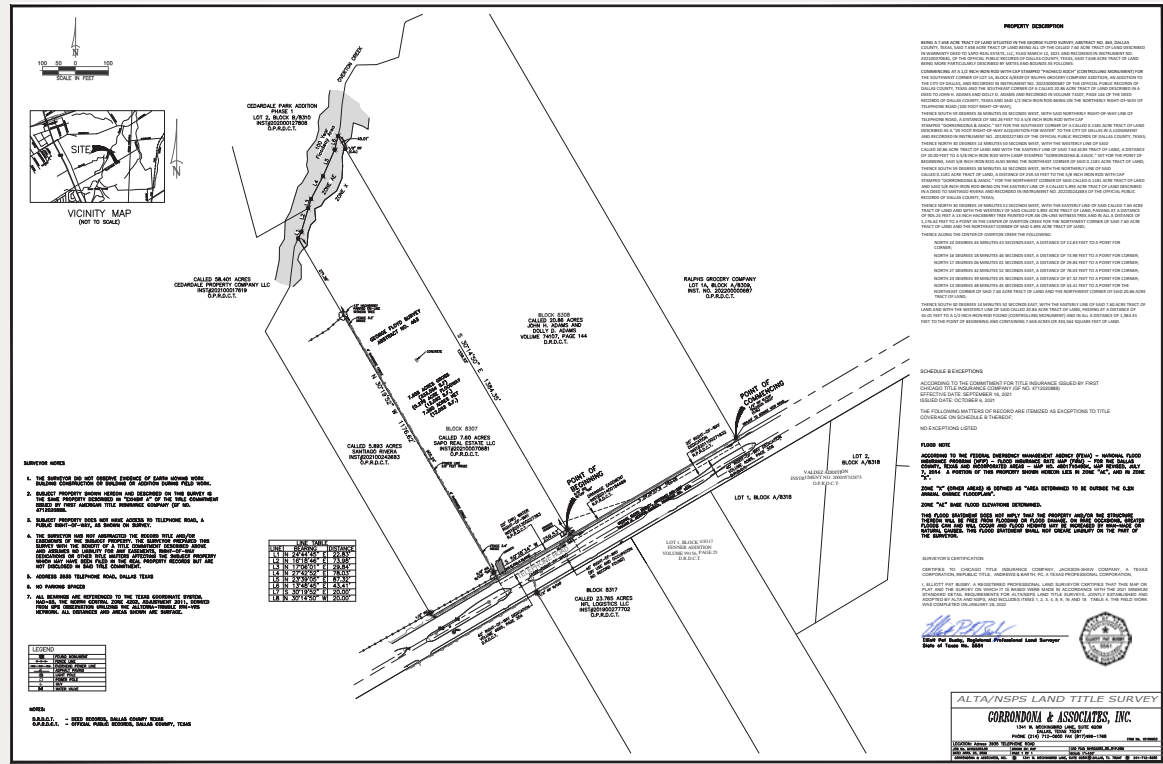
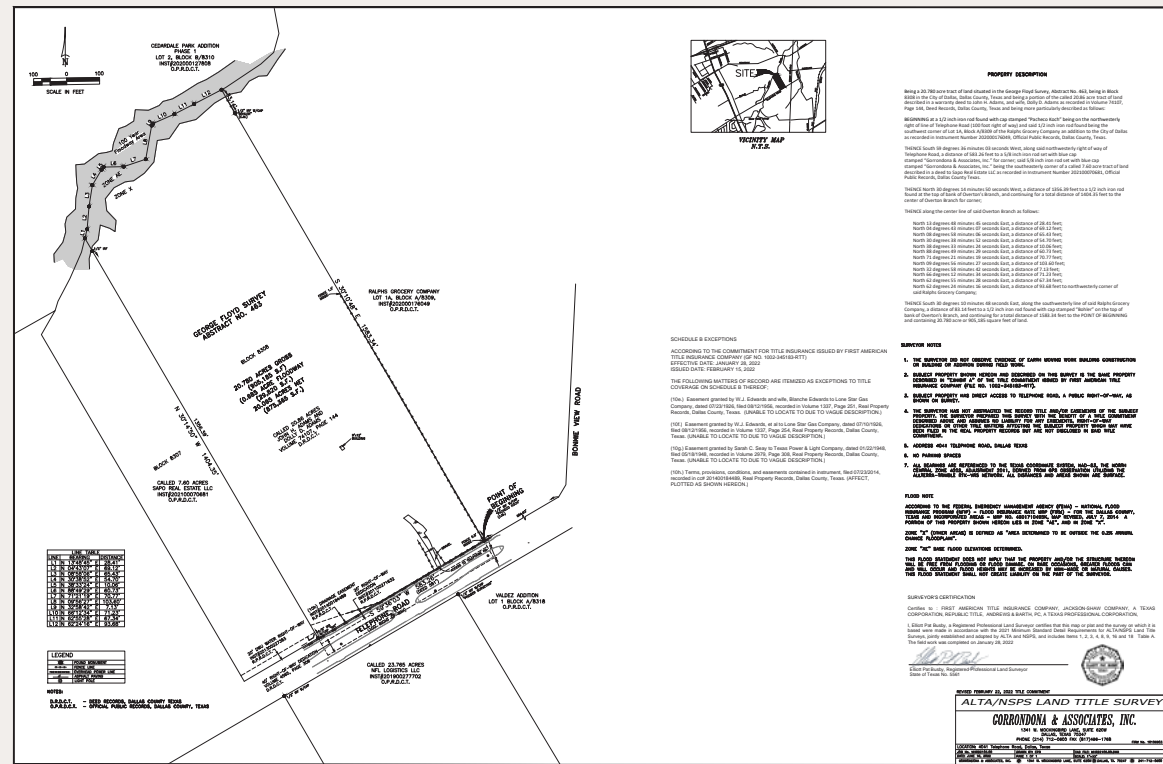
- Final plat approval
- Certificate of occupancy

JULY 2023

- Site Completion

SITE PLAN





SURVEY

WHY CHOOSE DFW?

#4
REAL ESTATE
MARKET IN
2021

#1
MSA FOR
PROJECTED
POPULATION
GROWTH

(LEADING PRO-BUSINESS
ENVIRONMENT)

#1
MARKET FOR
DOING BUSINESS
17 YEARS IN A
ROW

749,726
PROJECTED
NEW RESIDENTS
BY 2026

152,000
JOBS ADDED
FROM AUG 2020
TO AUG 2021

(ONE OF ONLY TWO MARKETS
TO ADD 100,000/YR)

350
PEOPLE MOVE
TO DFW DAILY

(ONE NEW RESIDENT
EVERY FOUR MINUTES)

DALLAS-FORT WORTH MSA MARKET OUTLOOK

(~\$112B Industrial Market Size; ~\$5B IOS Market Size)

North Texas remains a destination for corporate occupiers and job seekers alike. With 4.0 million people employed, the region has fully recovered the jobs lost at the onset of the pandemic. DFW's population increased by 112,787 people, year-over-year, maintaining the long trend of population growth. With its continued increase in population, the Dallas-Fort Worth Metropolitan Statistical Area (MSA) is the 4th largest in the country with a population of 7.6 million.

The MSA has also transitioned to become the second-largest industrial hub in the country (just behind Chicago) with an inventory of ~1 billion square feet of industrial product. Local and regional growth will continue to be a long-term market driver for ecommerce and logistics occupiers. The region includes two major cargo moving airports (DFW and Alliance), three Class I railroads (Union Pacific, BNSF, and Kansas City Southern), and is the point of convergence for four interstates. Interstate 35, the "NAFTA Highway", provides direct access to manufacturing centers in Mexico and is the backbone of a major auto manufacturing corridor, the Texas-Mexico Automotive Supercluster, that stretches from the Bajío in Mexico to Dallas/Fort Worth.

DFW International Airport, the region's gateway to the world and economic engine that drives \$37 billion in economic activity, reported a 14.8% year-over-year growth in cargo movement for the past twelve months through January 2022. DFW Airport is the 4th busiest in the world in terms of total operations and provides connections to 28 major cargo markets, including key hubs in Asia and Europe. Cargo was impacted much less than passenger traffic over the past two years by the pandemic as ecommerce demand increased and shipments of PPE circulated throughout the world. The development pipeline in Dallas remains extremely robust, with an additional ~58.14 million square feet of industrial property scheduled to deliver across 100 properties. An estimated 26.4% of this product is already preleased. A majority of the Industrial product coming online is large format, Class A distribution facilities.



DFW NATIONAL RECOGNITION

- Commercial property sales in North Texas were up 54% from the first six months of 2021, Dallas Morning News (2022)
- Rent hikes in Dallas-Fort Worth are outpacing the nation, Dallas Business Journal (2022)
- Dallas-Fort Worth forecast to lead state and much of nation in new jobs over next five years, Dallas Morning News (2022)
- Huge Leasing Numbers For Dallas Data Centers Mark 'Quantum Shift', Bisnow (2022)
- North Texas saw a third consecutive quarter of positive net absorption, Dallas Business Journal (2022)
- Dallas Commercial Real Estate Market Leads Nation in New Investors, Northspyre (2022)
- Dallas-Fort Worth ranks No. 1 in U.S. for most active real estate market in last decade, StorageCafe (2022)
 - #1 for new industrial space (more than 228 million square feet).
 - #1 for new self-storage space (more than 22.9 million square feet).
 - #2 for single-family home permits (323,250).
 - #2 for multi-family permits (233,246).
 - #2 for new retail space (more than 47.8 million square feet).
 - #2 for new office space (nearly 55 million square feet).
- Dallas tops LA and NY in first quarter real estate investments, TheRealDeal (2022)
- Dallas-Fort Worth leads nation in industrial property construction (67 million square feet), CoStar (2022)

DFW ECONOMIC HIGHLIGHTS

20.4%
POPULATION
GROWTH FROM
2010 - 2020
OUTPACING THE
U.S. AVERAGE

#2
IN THE NATION
IN POST-COVID
JOB RECOVERY

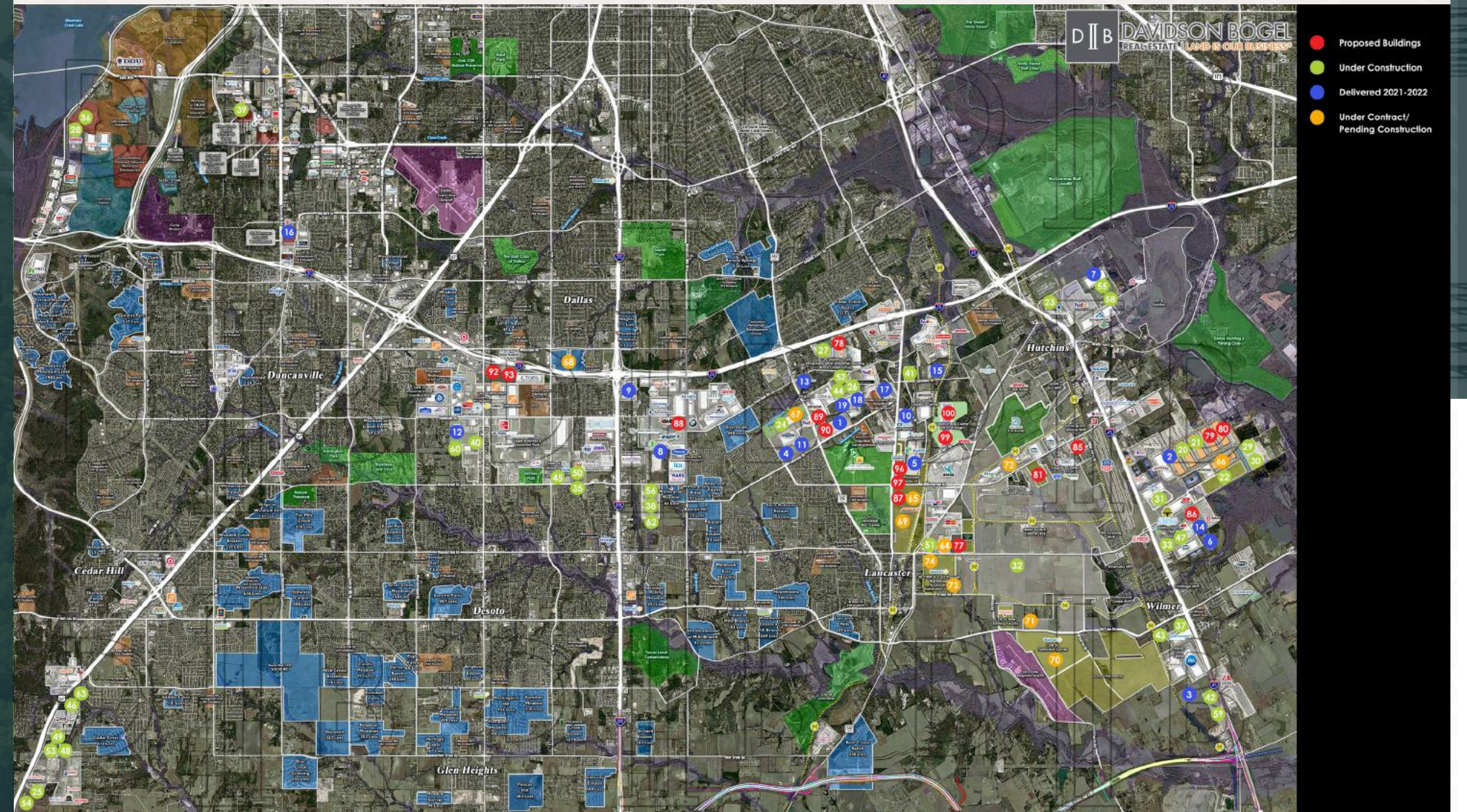
72%
OF DFW HIGHER
EDUCATED
GRADUATES STAY
& WORK IN THE
REGION
(6TH HIGHEST RETENTION
IN THE U.S.)

#3
IN THE COUNTRY
FOR JOB
GROWTH
PERCENTAGE
(14.9% GROWTH FROM
DEC 2015 - DEC 2020)

LOW COST
OF DOING
BUSINESS
WITH A SCORE
OF **98.1**
(U.S. AVERAGE 100)

2
FORTUNE 10
COMPANY
HQ'S
(EXXON #6, MCKESSON #9,
AT&T #13)

SOUTH DALLAS INDUSTRIAL DEVELOPMENT ACTIVITY



INDUSTRIAL DEVELOPMENT ACTIVITY

No.	Property Name	Property Address	City	Owner / Developer	Building Status	Yr. Built	Acreage	Bldg. Size	Leased	Tenant	Configuration	Depth	Clear Height
Delivered 2021-2022													
1	DalParc Logistics Center - Bldg. 4	3199 Telephone Rd	Dallas	VanTrust	Delivered	2021	82.32	1,008,140	100.0%	Amazon	Cross Dock	620'	40
2	Southport Logistics Park - Building 3 (Nike)	1300 E Fulghum Rd	Wilmer	LPC	Delivered	Q3 2021	64.13	1,039,360	100.0%	Nike	Cross Dock	620'	40
3	JLA Home (Dalport 3)	2101 Millers Ferry Road (Lavender Road / I-45)	Wilmer	Panattoni	Delivered	2021	81.27	1,021,601	50.0%	NFI	Cross Dock	570'	36
4	DSV Panalpina	3001 Midpoint Dr.	Lancaster	DSV Panalpina	Delivered	2021	50.00	1,001,455	100.0%	DSV	Cross Dock	600'	40
5	KeHe Foods	4450 Logistics Drive	Lancaster	Core 5 (developer)	Delivered	2021	70.00	994,000	100.0%	KeHe Foods	Cross Dock	TBD	40
6	Texport Logistics Center	Sunridge Blvd	Wilmer	Exeter (developed by Lovett)	Delivered	Q2 2022	39.67	826,620	0.0%		Cross Dock	550'	40
7	Interchange 20 / 45	1305 East Cleveland Rd	Hutchins	USAA / Seefried	Delivered	2022	45.97	800,737	100.0%	Ryder	Cross Dock	570'	40
8	Oakmont 35 (aka Commerce 20/35)	3130 N Longhorn Dr	Lancaster	AEW (purchased from Oakmont)	Delivered	2021	41.77	603,328	0.0%		Cross Dock	540'	40
9	Interstate Commerce Center South	SE Corner / I-35 & I-20	Lancaster	IDI Logistics	Delivered	2022	34.90	595,148	100.0%	ThredUp	Cross Dock	520'	30
10	NFI Expansion	9890 Bonnie View Road	Dallas		Delivered	2021	26.11	595,044	100.0%	NFI	Cross Dock	570'	36
11	Midpoint Logistics - Building 4	3401 N Dallas Ave	Lancaster	Scout Partners / Robinson Weeks	Delivered	Q2 2022	26.86	549,017	73.0%	Candy Company	Cross Dock	TBD	36
12	Southfield Park 35 - Bldg. 5	Danieldale & Old Hickory	DeSoto	USAA / Seefried	Delivered	Q2 2022	34.05	489,655	0.0%		Cross Dock	470'	40
13	Cold Summit Dallas	2800 Cedardale Rd	Dallas	Cold Summit	Delivered	2021	28.80	343,250	19.9%		Front Load	TBD	50
14	Duke Intermodal III (Yokohama Tire)	110 Sunridge Road	Wilmer	Duke	Delivered	2021	22.00	431,000	100.0%	Yokohama Tire	Cross Dock	TBD	0
15	Tradeport 20/45	4831 Cleveland Road	Dallas	Champion Partners	Delivered	Q2 2022	30.19	417,887	0.0%		Cross Dock	520'	36
16	ICC-20	1218 N Duncanville Rd	Duncanville	CLX Ventures	Delivered	2022	19.70	354,244	100.0%	Automann	Cross Dock	450'	36
17	Kroger Distribution Center	4221 Telephone Road	Dallas	Kroger (user)	Delivered	2021	55.50	350,000	100.0%	Kroger	Cross Dock	TBD	0
18	TCC Altamoore - Bldg. 2	9190 Van Horn Dr	Dallas	KKR (bought from TCC)	Delivered	2021	-	209,915	100.0%	Amazon	Cross Dock	400'	32'
19	TCC Altamoore - Bldg. 3	9186 Van Horn Dr	Dallas	KKR (bought from TCC)	Delivered	2021	-	110,960	100.0%	Graphic Packaging	Cross Dock	350'	32'
Subtotal								11,741,361	72.1%				

INDUSTRIAL DEVELOPMENT ACTIVITY

No.	Property Name	Property Address	City	Owner / Developer	Building Status	Yr. Built	Acreage	Bldg. Size	Leased	Tenant	Configuration	Depth	Clear Height
Buildings Under Construction													
20	Logistix Hub - Bldg. A	1301 Southport Pky - Building 1	Wilmer	Xebec	Under Construction	Q3 2022	59.29	1,095,360	0.0%		Cross Dock	570'	40
21	Logistix Hub - Bldg. B	1501 Southport Rd - Building 2	Wilmer	Xebec	Under Construction	Q4 2022	51.36	1,031,520	0.0%		Cross Dock	570'	40
22	Core45 - Bldg. 2	1700 E Pleasant Run Rd	Wilmer	Threecore (TRG) / Grandview	Under Construction	Q1 2023	90.00	1,027,068	0.0%		Cross Dock	590'	40
23	PointSouth Bldg. 1	1002 E Cleveland Rd	Hutchins	Majestic Realty Co.	Under Construction	Q3 2022	41.33	1,020,255	0.0%		Cross Dock	620'	36
24	Midpoint Logistics Park	3701 N Dallas Ave	Lancaster	MetLife / Panattoni	Under Construction	Q4 2022	60.01	1,008,000	0.0%		Cross Dock	600'	40
25	Highpoint 67 - Bldg. 2	S Highway 67	Cedar Hill	Hillwood	Under Construction	Q3 2022	45.73	1,108,080	100.0%	Pratt	Cross Dock	570'	40
26	Cedar-Alt Distribution Center	3486 Cedardale Rd - Building 1	Dallas	TCC	Under Construction	Q4 2022	53.39	1,084,460	0.0%		Cross Dock	620'	40
27	I-20 Logistics Park	I-20 & Cedardale	Dallas	Black Creek / Archway	Under Construction	Q1 2023	82.50	1,013,075	0.0%		Cross Dock	620'	40
28	Prologis Mountain Creek 3	3636 Mountain Creek Pky	Dallas	Prologis	Under Construction	Q1 2023	-	802,206	0.0%		Cross Dock	580'	40
29	Southport Logistics Center - Bldg. 2	E Pleasant Run Rd	Wilmer	Bandera	Under Construction	Q1 2023	41.46	745,670	0.0%		Cross Dock	620'	40
30	Southport Logistics Center - Bldg. 1	E Pleasant Run Rd	Wilmer	Bandera	Under Construction	Q1 2023	41.46	745,752	0.0%		Cross Dock	620'	40
31	Sunridge Park II / Scannell	1700 N Goode Rd	Wilmer	Scannell Properties	Under Construction	Q2 2022	37.31	698,880	0.0%		Cross Dock	520'	40
32	Core45 - Bldg. 1	1670 E Pleasant Run Rd	Wilmer	Threecore (TRG) / Grandview	Under Construction	Q1 2023	90.00	616,068	0.0%		Cross Dock	540'	40
33	Tradepoint 45 East	601 Distribution Dr.	Wilmer	Champion Partners	Under Construction	Q3 2022	39.90	610,622	0.0%		Cross Dock	570'	40
34	Southern Star Logistics Park - Bldg. 1	Railport Pky	Midlothian	LPC	Under Construction	Q2 2022	-	548,340	0.0%		Cross Dock	570'	36
35	Trade Center 20/35 (Crow Holdings DeSoto) - Bldg. A	2708 Centre Park Blvd	DeSoto	Crow Holdings Ind	Under Construction	Q1 2023	27.70	507,318	0.0%		Cross Dock	520'	40
36	Prologis Mountain Creek 4	3584 Mountain Creek Pky	Dallas	Prologis	Under Construction	Q1 2023	-	504,500	0.0%		Cross Dock	525'	40
37	Dalport Trade Center - Bldg. B	199 S I-45	Wilmer	Titus Commercial	Under Construction	Q1 2023	25.44	481,520	0.0%		Cross Dock	420'	36
38	Longhorn 35 Logistics Park - Bldg. 2	2301 E Longhorn Rd	Lancaster	Johnson Dev	Under Construction	Q2 2023	46.00	473,013	0.0%		Cross Dock	480'	36

No.	Property Name	Property Address	City	Owner / Developer	Building Status	Yr. Built	Acreage	Bldg. Size	Leased	Tenant	Configuration	Depth	Clear Height
Buildings Under Construction (continued)													
39	Mountain Creek East Logistics Center	NWC Dan Morton Dr & Crystal Lake	Dallas	Eider Creek Capital / Crow Holdings Capital	Under Construction	Q4 2022	-	467,541	0.0%		Cross Dock	570'	36
40	2001 N Hampton Rd	2001 N Hampton Rd	DeSoto	Holt Lunsford	Under Construction	Q2 2023	23.60	421,980	0.0%		Cross Dock	520'	36
41	I-20 Dallas Crossing	4501 Cleveland Rd	Dallas	Robinson Weeks	Under Construction	Q1 2023	30.00	410,102	0.0%		Cross Dock	520'	36
42	DFW Inland Port - Bldg. 2	2800 S Millers Ferry Rd	Wilmer	Griffin Partners	Under Construction	2023	23.03	392,498	0.0%		Rear Load	310'	36'
43	Dalport Trade Center - Bldg. A	1000 Millers Ferry RD	Wilmer	Titus Commercial	Under Construction	Q1 2023	19.42	376,368	0.0%		Cross Dock	470'	36'
44	Dallas Trade Center - Bldg. 2	9078 Van Horn Dr	Dallas	TCC	Under Construction	Q1 2023	-	350,798	0.0%		Cross Dock	400'	36
45	Centre Park 20/35	SEC N Polk & Centre Park	DeSoto	KBC	Under Construction	Q2 2022	18.46	350,902	0.0%		Front Load	320'	36
46	Cedar 67 Logistics Park - Bldg., 2	S Hwy 67	Cedar Hill	KBC	Under Construction	Q2 2023	32.81	347,760	0.0%		Cross Dock	370'	36
47	901 Distribution Dr.	901 Distribution Dr.	Wilmer	Colliers/Keller Logistics Group	Under Construction	Q4 2022	38.82	332,509	0.0%		Front Load	310'	36
48	Cedar Hill Logistics Park	1101 Mt Lebanon Rd - Building 2	Cedar Hill	IDS / Clarion	Under Construction	Q2 2023	19.61	321,135	0.0%		Cross Dock	400'	36'
49	Cedar Hill Logistics Park	1101 Mt Lebanon Rd - Building 1	Cedar Hill	IDS / Clarion	Under Construction	Q2, 2023	17.21	308,333	0.0%		Front Load	260'	36
50	Trade Center 20/35 (Crow Holdings DeSoto) - Bldg. B	2708 Centre Park Blvd	DeSoto	Crow Holdings Ind	Under Construction	Q1 2023	18.30	300,202	0.0%		Cross Dock	420'	36
51	E Pleasant Run Rd - Hughes/Bixby	1001 E Pleasant Run Rd	Lancaster	Bixby (bought from Hughes Commercial)	Under Construction	2023	16.00	267,840	0.0%		Rear Load	310'	36
52	Dallas Trade Center - Bldg. 3	3504 Altamooore Dr	Dallas	TCC	Under Construction	Q4 2022	-	265,758	0.0%		Cross Dock	350'	36
53	Cedar Hill Logistics Park	1101 Mt Lebanon Rd - Building 3	Cedar Hill	IDS / Clarion	Under Construction	Q2 2023	16.42	237,708	0.0%		Rear Load	260	36'
54	Highpoint 67 - Bldg. 1	S Highway 67	Cedar Hill	Hillwood	Under Construction	Q2 2022	22.18	224,240	0.0%		Front Load	260'	32
55	Interchange 20/45 - Bldg. 3	E Cleveland Rd	Hutchins	USAA / Seefried	Under Construction	Q4 2022	14.30	221,087	0.0%		Front Load	285'	32

INDUSTRIAL DEVELOPMENT ACTIVITY

No.	Property Name	Property Address	City	Owner / Developer	Building Status	Yr. Built	Acreage	Bldg. Size	Leased	Tenant	Configuration	Depth	Clear Height
Buildings Under Construction (continued)													
56	Longhorn 35 Logistics Park - Bldg. 1	2401 E Longhorn Rd	Lancaster	Johnson Dev	Under Construction	Q2 2023	46.00	215,219	0.0%		Cross Dock	430'	32
57	Midlothian Business Park One	Endeavor Ln	Midlothian	Provident	Under Construction	Q4 2022	26.82	184,406	0.0%		Rear Load	260'	32
58	Interchange 20/45 - Bldg. 4	E Cleveland Rd	Hutchins	USAA / Seefried	Under Construction	Q4 2022	12.71	182,476	0.0%		Front Load	285'	32
59	DFW Inland Port - Bldg. 1	2700 S Millers ferry Rd	Wilmer	Griffin Partners	Under Construction	2023	11.10	174,802	0.0%		Front Load	240'	32'
60	Southfield Park 35 - Bldg. 4	9039 Old Hickory Trl	Dallas	USAA / Seefried	Under Construction	Q2 2022	8.32	161,200	0.0%		Rear Load	310'	32
61	Midlothian Business Park One	Endeavor Ln	Midlothian	Provident	Under Construction	Q4 2022	26.82	159,543	0.0%		Rear Load	160' - 210'	32
62	Longhorn 35 Logistics Park - Bldg. 3	2201 E Longhorn Rd	Lancaster	Johnson Dev	Under Construction	Q2 2023	46.00	158,633	0.0%		Cross Dock	400'	32'
63	Cedar 67 Logistics Park - Bldg., 1	S Hwy 67	Cedar Hill	KBC	Under Construction	Q2 2023	32.81	123,120	0.0%		Rear Load	210'	32'
Subtotal								22,077,867	5.0%				

No.	Property Name	Property Address	City	Owner / Developer	Building Status	Yr. Built	Acreage	Bldg. Size	Leased	Tenant	Configuration	Depth	Clear Height
Buildings Pending Construction													
64	Pleasant Run Logistics Center	E Pleasant Run Rd	Wilmer	Core5	U/C - Pending	2023	60.00	1,022,472	0.0%		Cross Dock	620'	40
65	Wintergreen Crow Holdings - Building B	600 E Wintergreen Rd	Lancaster	Crow Holdings Industrial	U/C - Pending	2023	70.20	995,046	0.0%		Cross Dock		
66	Southport Logistics Park - Bldg. 4	Southport Pky	Wilmer	LPC	U/C - Pending	2023	85.67	620,500	0.0%		Cross Dock	620'	40
67	Midpoint Logistics Park	3701 Midpoint Dr - 1B	Lancaster	MetLife / Panattoni	U/C - Pending	2023	37.09	540,800	0.0%		Cross Dock	520'	36
68	W Wheatland Rd	W Wheatland Rd	Dallas	Stonelake	U/C - Pending	2023	16.60	276,640	0.0%		Rear Load	280'	36
69	Wintergreen Crow Holdings - Building A	600 E Wintergreen Rd	Lancaster	Crow Holdings Industrial	U/C - Pending	2023	35.10	197,060	0.0%		Rear Load		
Subtotal								3,652,518	0.0%				

No.	Property Name	Property Address	City	Owner / Developer	Building Status	Yr. Built	Acreage	Bldg. Size	Leased	Tenant	Configuration	Depth	Clear Height
BTS & User Deals - U/C & Pending													
70	Wal-Mart Distribution Center (Dry Storage)	2300 E Belt Line Rd. (Belt Line & Sunrise)	Lancaster	Wal-Mart (user)	Under Construction	2022-2024	292.00	1,503,776	100.0%	Wal-Mart	Cross Dock	TBD	40-75
71	Niagara Bottling	1535 East Belt Line Rd	Lancaster	Niagara Bottling	Under Construction	2023	70.73	1,235,627	100.0%	Niagara Bottling	Cross Dock		
72	Chick-fil-A	Wintergreen Rd	Hutchins	Chick-fil-A (user)	U/C - Pending	2024	64.90	1,000,000	100.0%	Chick-fil-A	Front Load		
73	Wal-Mart Cold Storage	940 E Pleasant Run (Pleasant Run & Cornell)	Lancaster	Wal-Mart (user)	Under Construction	Q3 2023	162.54	733,202	100.0%	Wal-Mart	Cross Dock	TBD	TBD
74	McKinley Packaging	E Pleasant Run Rd	Lancaster	McKinley Packaging (user)	U/C - Pending	2024	-	600,000	100.0%	McKinley Packaging	Cross Dock		
Subtotal								5,072,605	100.0%				

INDUSTRIAL DEVELOPMENT ACTIVITY

No.	Property Name	Property Address	City	Owner / Developer	Building Status	Yr. Built	Acreage	Bldg. Size	Leased	Tenant	Configuration	Depth	Clear Height
Proposed Buildings													
75	Crossroads Logistics Park - Bldg. 5 - Phase II (BTS)	Old Fort Worth Rd & Ward Rd	Midlothian	Hillwood	Proposed	TBD	350.00	1,335,480	0.0%		Cross Dock	620'	TBD
76	Star Business Park South	Hwy 287	Waxahachie	Lincoln Property Company	Proposed	TBD	118.39	1,058,635	0.0%		Cross Dock	570'	40
77	Pleasant Run Logistics Center	E Pleasant Run Rd	Wilmer	Core5	Proposed	2023	60.00	1,022,472	0.0%		Cross Dock	620'	40
78	I-20 Logistics Park - Phase 2	I-20 & Cedardale	Dallas	Black Creek / Archway	Proposed	TBD	82.50	1,000,000	0.0%		Cross Dock	420'	40
79	Logistix Hub - Bldg. C	Fulghum Road	Wilmer	Xebec	Proposed	TBD	65.00	1,000,000	0.0%		Cross Dock	570'	40
80	Logistix Hub - Bldg. D	Fulghum Road	Wilmer	Xebec	Proposed	TBD	65.00	1,000,000	0.0%		Cross Dock	570'	40
81	Hutchins Exchange	W Wintergreen & Talco Rd	Hutchins	Jones Development	Proposed	TBD	50.23	937,440	0.0%		Cross Dock	TBD	40
82	Crossroads Logistics Park - Bldg. 4 - Phase II (BTS)	Old Fort Worth Rd & Ward Rd	Midlothian	Hillwood	Proposed	TBD	350.00	937,400	0.0%		Cross Dock	620'	TBD
83	Crossroads Logistics Park - Bldg. 2 - Phase I	Old Fort Worth Rd & Ward Rd	Midlothian	Hillwood	Proposed	TBD	350.00	730,356	0.0%		Cross Dock	620'	TBD
84	Xchange at Railport	Railport Pky	Midlothian	Jones Development	Proposed	TBD	-	711,360	0.0%		Cross Dock	570'	40
85	Wintergreen Distribution Ctr.	Wintergreen Road	Hutchins	IAC Properties 51% PGIM 49%	Proposed	2023	33.70	570,790	0.0%		Cross Dock	520'	36
86	Duke Intermodal IV	1100 E. Pleasant Run	Wilmer	Duke Realty Corporation	Proposed	TBD	25.00	450,471	0.0%		Cross Dock	536'	TBD
87	Landmark Lancaster	500 E. Wintergreen	Lancaster	Landmark Realty	Proposed	TBD	26.25	449,000	0.0%		Front Load	TBD	TBD
88	First 20/35 Logistics Center	2810 Daniieldale Rd	Lancaster	First Industrial Realty Trust	Proposed	TBD	26.27	421,200	0.0%		Cross Dock	520'	36
89	Dalparc Logistics Center - Bldg. 3	3700 N Dallas Ave	Lancaster	Van Trust	Proposed	TBD	8.10	131,040	0.0%		Rear Load	210'	32
90	Dalparc Logistics Center - Bldg. 5	3500 N Dallas Ave	Lancaster	Van Trust	Proposed	TBD	14.50	245,180	0.0%		Rear Load	205'	32

No.	Property Name	Property Address	City	Owner / Developer	Building Status	Yr. Built	Acres	Bldg. Size	Leased	Tenant	Configuration	Depth	Clear Height
Proposed Buildings													
91	Crossroads Logistics Park - Bldg. 3 - Phase I	Old Fort Worth Rd & Ward Rd	Midlothian	Hillwood	Proposed	TBD	350.00	236,780	0.0%		Cross Dock	470'	TBD
92	IAC Commerce Center - Bldg. A	Beckleymade Ave & S Hampton Rd	Dallas	IAC Properties	Proposed	2023	38.50	234,900	0.0%		Rear Load	TBD	32
93	IAC Commerce Center - Bldg. B	Beckleymade Ave & S Hampton Rd	Dallas	IAC Properties	Proposed	2023	38.50	199,800	0.0%		Rear Load	TBD	32
94	Hwy 67 Logistics Center - Bldg. 2	Shiloh Rd & Hwy 67	Midlothian	KBC	Proposed	TBD	29.90	201,960	0.0%		Rear Load	160'-210'	32
95	Hwy 67 Logistics Center - Bldg. 1	Shiloh Rd & Hwy 67	Midlothian	KBC	Proposed	TBD	29.90	182,520	0.0%		Rear Load	260'	32
96	Huntington Bonnie View - Bldg. A	Bonnie View & Wintergreem	Lancaster	Huntington	Proposed	2023	21.90	183,920	0.0%		Cross Dock	440'	32'
97	Huntington Bonnie View - Bldg. B	Bonnie View & Wintergreem	Lancaster	Huntington	Proposed	2023	21.90	183,920	0.0%		Cross Dock	440'	32'
98	Crossroads Logistics Park - Bldg. 1 - Phase I	Old Fort Worth Rd & Ward Rd	Midlothian	Hillwood	Proposed	TBD	350.00	160,775	0.0%		Rear Load	210'	TBD
99	Prologis South Dallas - Building A	5001 Witt Rd.	Hutchins	Prologis	Proposed	TBD	86.39	1,416,360	0.0%		Cross Dock	TBD	TBD
100	Prologis South Dallas - Building B	5001 Witt Rd.	Hutchins	Prologis	Proposed	TBD	86.39	589,280	0.0%		Cross Dock	TBD	TBD
Subtotal								15,591,039	0.0%				

Davidson & Bogel Real Estate, LLC: The information contained in this document pertaining to the Industrial Outdoor Storage Offering (the “Property”) has been obtained from sources believed reliable. While DB2RE does not doubt its accuracy, DB2RE has not verified the information and makes no guarantee, warranty or representation about the information contained in this package. It is your (Purchaser) responsibility to independently confirm the accuracy and completeness of the information. Any projections, opinions, assumptions or estimates used herein are for example only and does not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. DB2RE and the DB2RE logo are service marks of Davidson & Bogel Real Estate, LLC and/ or its affiliated or related companies in the United States and other countries. All other marks displayed as well as any elements of this document are the property of their respective owners and DB2RE. No transmission of this document is permitted without written consent from DB2RE. As a condition of DB2RE’s consent to communicate the information contained herein—as well as any information that may be communicated to you subsequently either verbally or in writing by DB2RE, owner or agents of either of these parties regarding the Property – it is required that you agree to treat all such information confidentially.

DISCLOSURE



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.

11-2-2015

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

DB Urban, LLC	9009183	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
David Guinn	643784	dguinn@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A	N/A	N/A	N/A
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

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Information available at www.trec.texas.gov

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Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Philip Cherrick	791998	pcherrick@db2re.com	214-526-3626
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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IABS

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DAVIDSON BOGEL

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