

# PARK 20

3201 N Houston School Road | Lancaster, Texas



Jones Lang LaSalle, as exclusive advisor, is pleased to present the opportunity to acquire the fee-simple interest in Park 20 located in Lancaster, Texas (the "Property"). Totalling 468,300 square feet and situated within the heart of the Dallas-Fort Worth region, the offering represents the rare opportunity to acquire a state-of-the-art, 100% leased, Class A industrial project located in one of the Dallas/Fort Worth Metroplex's most desirable big box submarkets. If you are seeking a true core investment, the opportunity offers the ideal combination of long-term cash flow, functionality, location, quality, and exit liquidity.

The Property is positioned in the institutional South Dallas Industrial Submarket, known for its ease of accessibility to major interstate highways (I-35E, I-20, I-45 and US Hwy 67) that run directly through this submarket. Local, regional and national distributors benefit from the prime location and a population of 7.5 million within D/FW and 58.6 million within a one day's drive. The Property offers a premium location with exceptional regional accessibility and immediate access to an abundant labor supply.







3201

# INVESTMENT HIGHLIGHTS



## ***Long Term Lease with Annual Bumps***

- Petmate's lease has 9.1 Years of Weighted Average Lease Term remaining and will expire as of January 31, 2030 with approximately 2.50% annual escalations providing potential buyers a stable, long-term stream of cash flow.
- The lease is guaranteed by Petmate's parent company Fetch Holdco LLC (B2).



## ***Class A 2017 Construction Asset in an Institutional Submarket***

- Park 20 is a class-A industrial asset featuring a 32' clear height, 135' to 185' truck courts, tilt wall construction, and additional land to be used for 74 future trailer stalls or as a lay-down yard.
- The Property is located in the institutional submarket of South Dallas, known for its bulk distribution and e-commerce fulfillment centers. The submarket features core institutional owners and over 50 regional and national distributors.



## ***Mission-Critical Logistics and Distribution Location***

- Strategically located for logistics and supply operations within the Dallas-Fort Worth market with immediate access to multiple transportation arteries including I-35, I-20, and I-45.
- Park 20 benefits from surrounding affordable labor pools, as it attracts workers from the entire Dallas-Fort Worth region.
- The submarket attracts some of the most recognized and credit-worthy corporate occupiers including Mars, FedEx, Wayfair, Discount Tire, Georgia Pacific, and Smuckers.



## ***National - Leading Industrial Market***

- The Dallas-Fort Worth industrial market has become recognized as one of the most robust and resilient areas across the country for industrial real estate. The fourth largest industrial market in the United States, DFW has more than 660 million square feet of product and a vacancy rate of 7.7% as of Q3 2020.
- The DFW Industrial Market has experienced a record setting 2020 as we have absorbed over 18.2M SF of space year-to-date. Strong fundamentals and ongoing demand for space in the DFW market will continue to push rents higher. In addition, several owner-user requirements targeting existing and build-to-suit projects are expected to put downward pressure on the market vacancy rate.
- Dallas Fort Worth's population projected to grow by 604,410 residents and generate 306,730 new jobs from 2020 through 2025.











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MARS  
petcare  
*A better world for pets*

L'ORÉAL

Lindt

SUBZERO

BMW

PROLOGIS

MA  
*A better world for pets*

North Houston School Road

PARK 20

Boise Cascade





### ***Ideal Distribution Hub***

South Dallas has emerged as a top distribution and logistics location for users seeking state-of-the-art logistics facilities servicing the central United States.

- Ability to reach up to 93% of the U.S. population within 48 hours by truck.
- Unparalleled East/West and North/South access via I-20, I-45, and I-35E
- Within 6 miles of the union Pacific Dallas Intermodal Terminal and 30 minutes from DFW International Airport, the busiest airport in the U.S.

### ***Growth of E-Commerce***

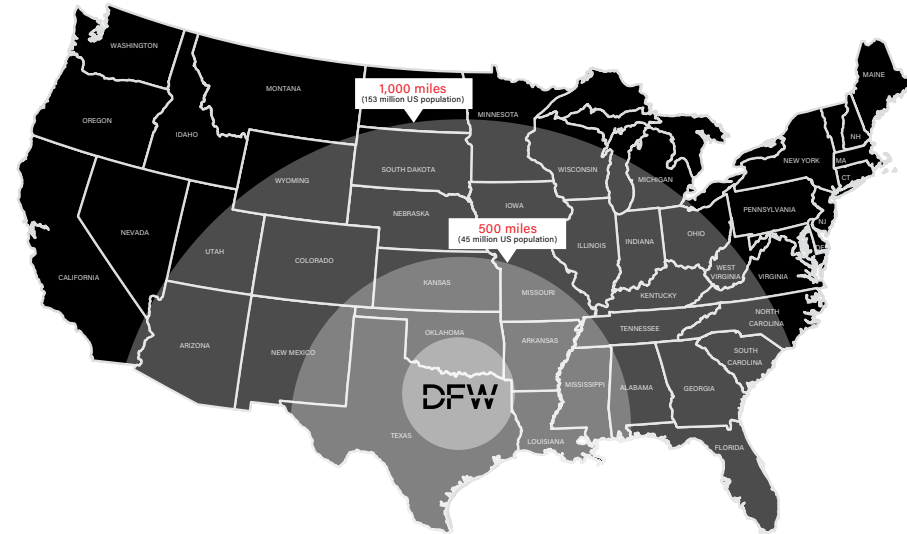
The rapid growth of e-commerce has continued to lead to rampant growth in the industrial property sector. A projected \$3.54 trillion was spent on e-commerce in 2019 globally, which results in 19% growth over 2018 and accounts for 10.7% of total United States spending. By 2023, e-commerce spending is expected to reach \$6.54 trillion.

### ***Robust Industrial Markets***

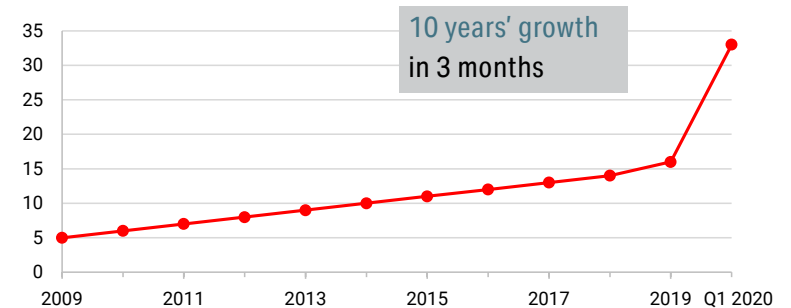
The DFW industrial market is one of the most active industrial markets in the country as record setting absorption and tenant demand have constrained supply and led to a lack of economically developable land sites. The DFW industrial markets leads the nation in construction, deliveries, and absorption through the first half of 2020.

### ***Institutional Big-Box Market***

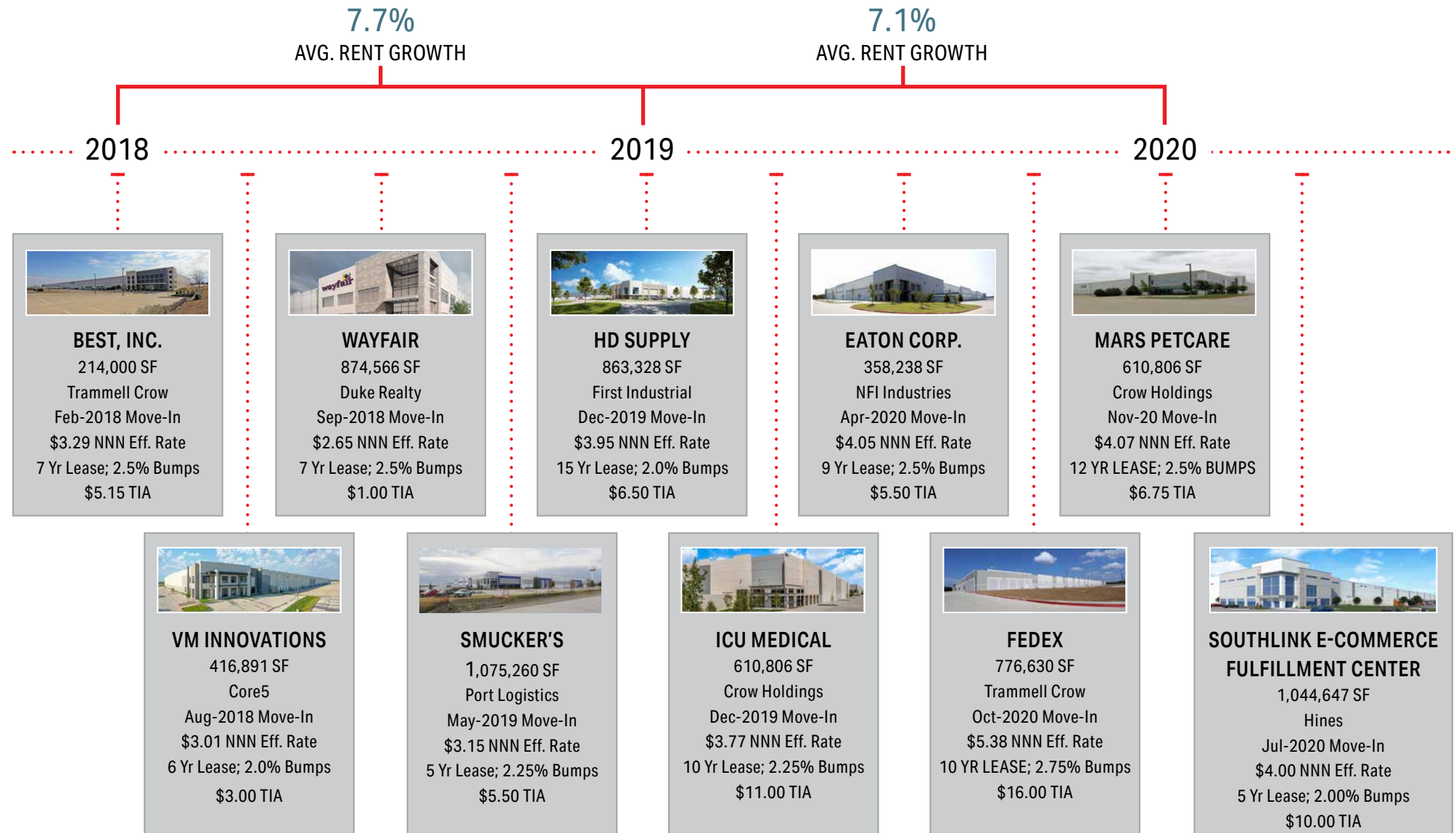
The South Dallas logistics market continues to attract institutional capital and national developers alike, including Hines, Blackstone, Duke Realty, Hillwood, PGIM, and Crow Holdings.



***U.S. E-Commerce Penetration, %***



# South Dallas | A Transformed, High-Momentum Industrial Submarket



South Dallas is on the brink of announcing a 2 million SF build-to-own for a major retailer off of I-45, and Kehe Foods has agreed to move forward on a 1 million SF build-to-suit distribution facility



## **Drivetimes from Park 20**

### **To Downtown Dallas**

17 minutes | 12.8 miles

### **To Dallas Love-Field**

27 minutes | 19 miles

### **To DFW Airport**

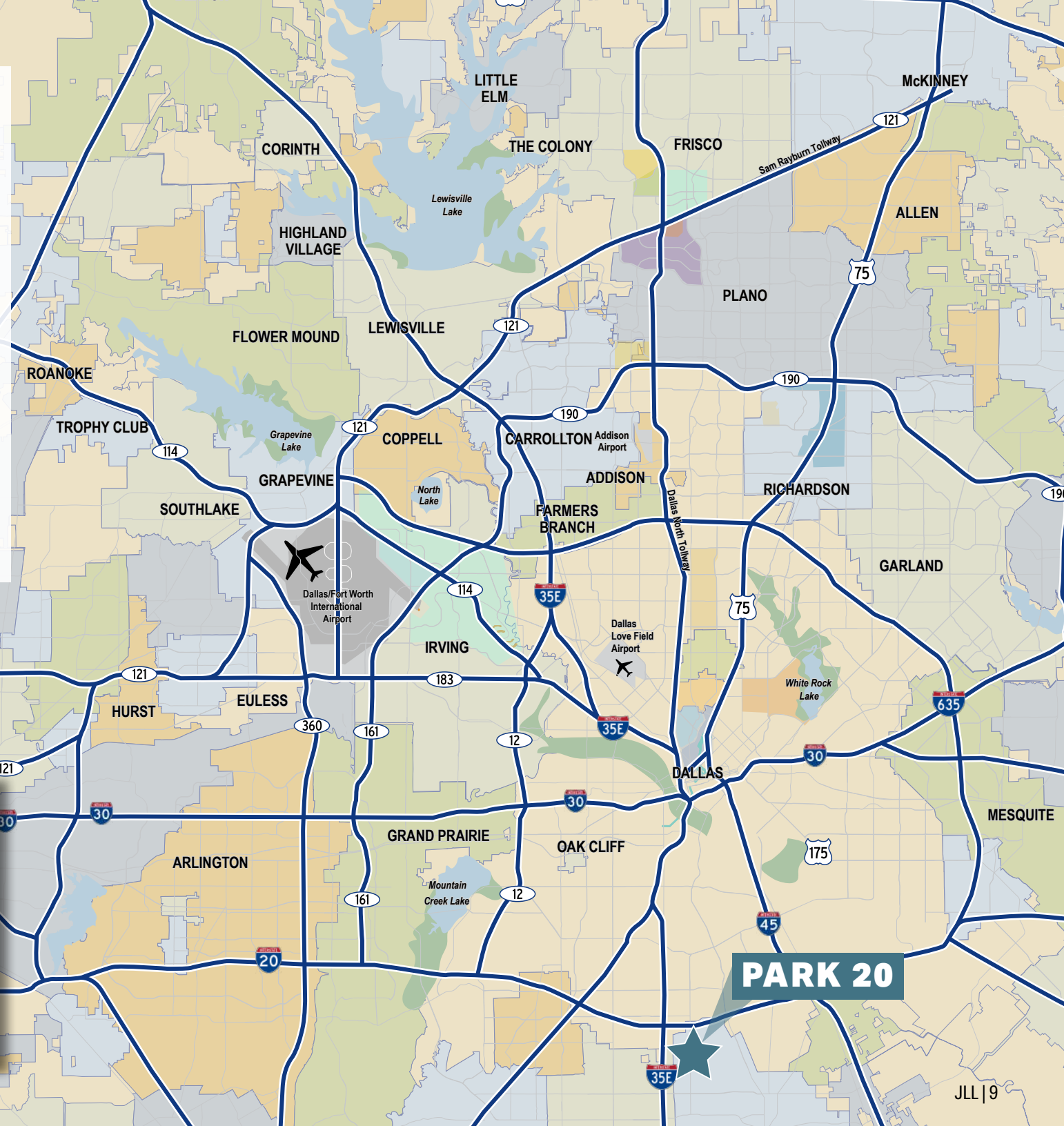
35 minutes | 33.2 miles

### **To Union Pacific Dallas Intermodal Terminal**

11 minutes | 9.5 miles

### **To Downtown Fort Worth**

36 minutes | 35.9 miles



# PROPERTY HIGHLIGHTS

**Address**

3201 N Houston School Road  
Lancaster, TX 75134

**Year Built**

2017

**Dock Doors**

95 OH Dock Doors (9'x10')  
4 OH Dock Doors (12'14')  
56 Dock Packages

**Building Type**

Industrial Warehouse

**Building Construction**

Concrete tilt-wall, structural steel  
columns

**Drive-In Doors**

1 OH Dock Ramp (12'x14')  
4 OH Dock Doors (12'14')

**Asset Class**

Class A

**Clear Height**

32'

**Auto Parking**

245 Spaces

**Square Feet**

468,300 SF

**Column Spacing**

50' x 52'

**Trailer Parking**

48 Stalls

**Submarket**

South Dallas

**Building Dimensions**

500' x 936'

**Roof Construction**

45 Mil TPO Membrane with R-12  
Poly-Iso insulation / Installed 2017

**Land Area**

28.81 Acres (Includes unpaved land for  
74 Future Trailer Stalls)

**HVAC**

Office Only

**Tenant**

Doskocil Manufacturing  
Company, Inc. DBA Petmate

**Buildout Percent**

Warehouse: ~97.00% (454,251 SF)  
Office: ~1.76% (8,231 SF)

**Sprinklers**

ESFR

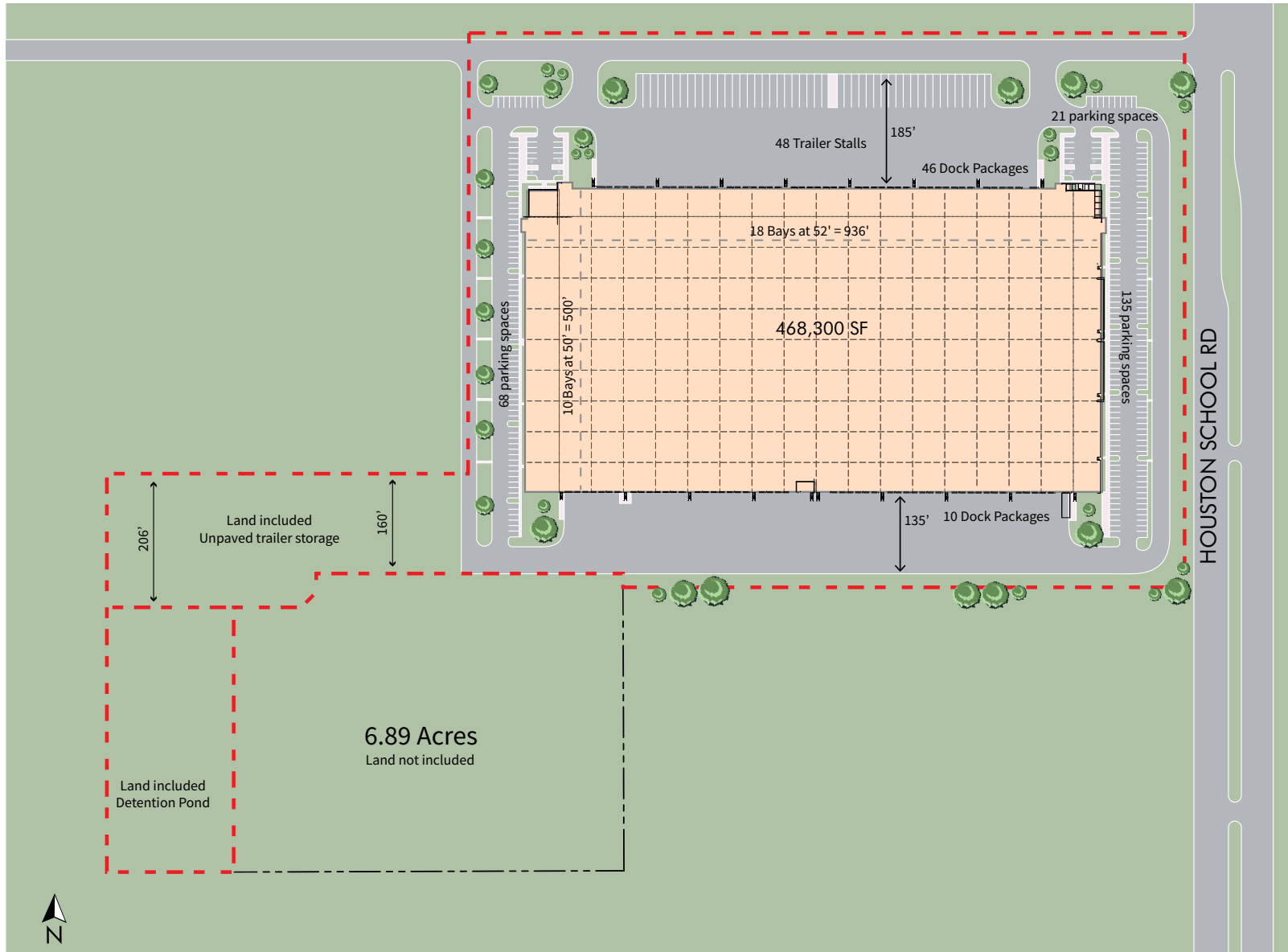
**Occupancy**

100%





# SITE PLAN







DALLAS EXECUTIVE AIRPORT - RBD



1.3 MILES TO I-35

0.9 MILES TO I-20



North Houston School Road





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## FOR MORE INFORMATION, CONTACT:

### Dustin Volz

*Managing Director*

dustin.volz@am.jll.com

214.438.6493 (o)

972.322.5671 (c)

### Stephen Bailey

*Senior Director*

stephen.bailey@am.jll.com

469.232.1992 (o)

214.450.7470 (c)

### Dom Espinosa

*Director*

dom.espinosa@am.jll.com

214.692.4708 (o)

512.694.0380 (c)

### John Huguenard

*Senior Managing Director*

john.huguenard@am.jll.com

312.228.3293 (o)

312.914.0921 (c)

### Zach Riebe

*Analyst*

zach.riebe@am.jll.com

214.438.6582 (o)

979.255.4431 (c)

## FOR FINANCE INFORMATION, CONTACT:

### Cullen Aderhold

*Senior Director*

cullen.aderhold@am.jll.com

469.232.1994 (o)

214.336.9778 (c)

