



HWY 114

DISTRIBUTION CENTER



**NORTH FORT WORTH LEASE-TO-CORE
BRAND NEW CLASS A CONSTRUCTION | 568,858 SF**

OFFERING SUMMARY

EXECUTIVE SUMMARY

THE OFFERING

JLL Capital Markets is pleased to present the opportunity to acquire HWY 114 Distribution Center (the "Property", "HWY 114 DC"), a brand new, Class A+ Industrial Building strategically located in the North Fort Worth Submarket in the thriving Dallas / Fort Worth Industrial Market. The Property is a 568,858 square foot state-of-the-art cross-dock industrial building which is set to deliver early Q4 2021. Potential Investors have the unique opportunity to acquire a well-located building, in one of the most dynamic big box submarkets in the country, while also capturing a significant value proposition leasing the Property to stabilization. The HWY 114 Distribution Center opportunity offers an ideal combination of functionality, location, quality, and exit liquidity for an investor seeking a lease-to-core opportunity.

The Property is strategically located 2.0 miles east of the intersection of I-35W and SH-114 in the North Fort Worth (Alliance) Industrial Submarket, known for its accessibility to major interstate highways (I-35W, I-820, SH-81 and SH-114) that run directly through this region. The Property offers a prime location for local, regional and national distributors with exceptional regional accessibility and immediate access to an abundant labor supply. Positioned just west of the intersection of SH-114 and Litsey Road, HWY 114 DC provides the rare opportunity to acquire a brand new, trophy asset with a lease-to-core value proposition and a coveted big box distribution location.

PROPERTY DETAILS:



RENTABLE SQUARE FOOTAGE:
568,858 SF



CLEAR HEIGHT:
36'



LOADING DOCKS:
119 Doors (1 / 4,862 SF)



PARKING SPACES:
229 Spaces (0.40 / 1,000 SF)



LOADING:
Cross-Dock



YEAR BUILT:
2021



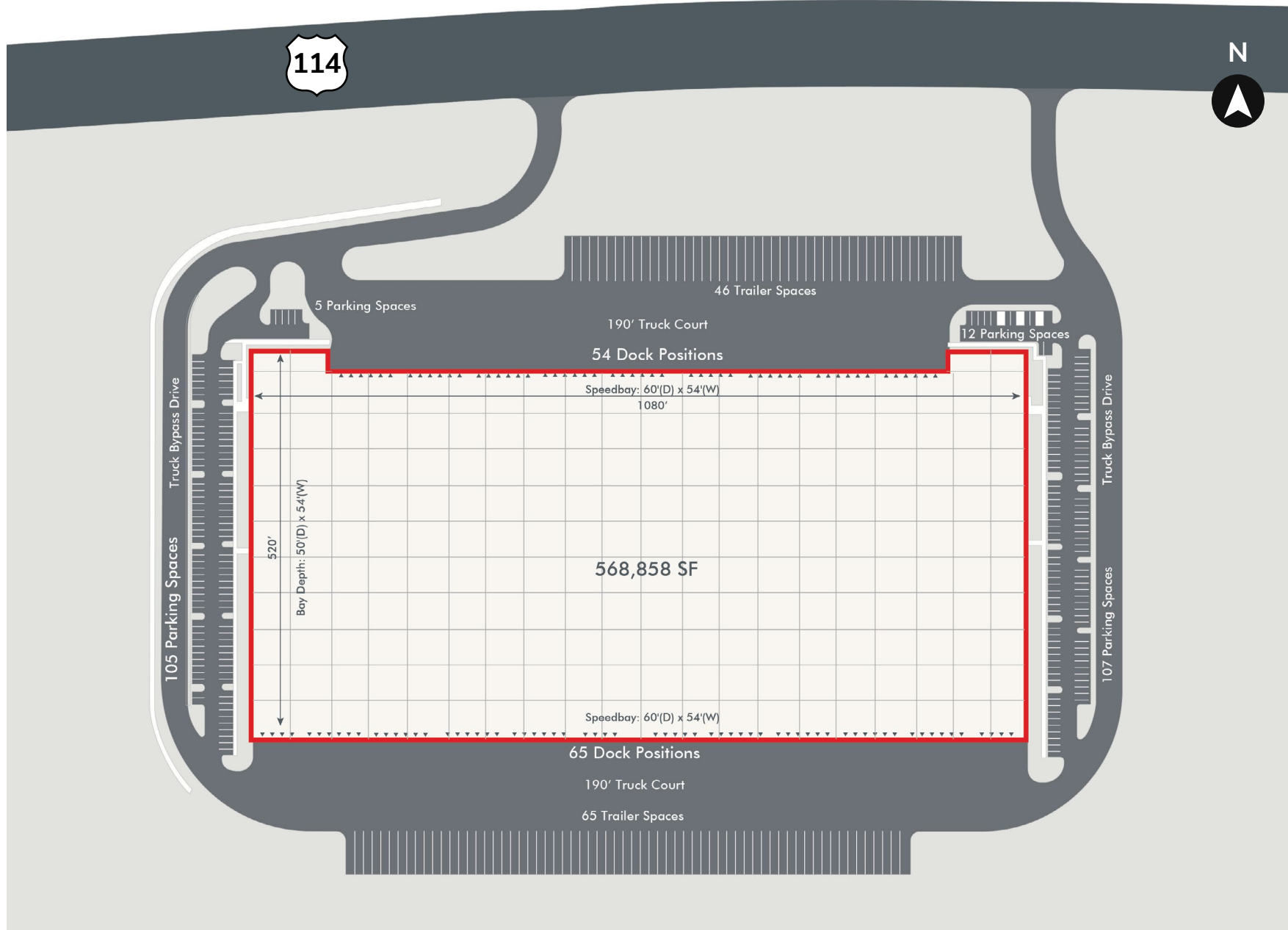
ACREAGE:
68.60 Acres (19.04% Coverage)



ADDRESS:
1230 W HWY 114, Roanoke, TX 76262



SITE PLAN



HWY 114
DISTRIBUTION CENTER



INVESTMENT HIGHLIGHTS

COMPELLING LEASE TO CORE OPPORTUNITY

The project offers potential investors the opportunity to acquire a best-in-class asset with significant scale at a discount to core pricing. Investors are presented with the ability to add value through stabilization of the asset in a submarket which has experienced 2.6M SF of positive net absorption through 2Q 2021.

BRAND NEW INSTITUTIONAL QUALITY INDUSTRIAL BUILDING

HWY 114 Distribution center features state of the art industrial construction and highly functional Class A design providing all amenities and building characteristics sophisticated tenants have come to expect in modern industrial warehouses including 36' clear height, 190' truck courts, and ample parking for trailers and cars.

PREMIER INDUSTRIAL SUBMARKET LOCATION

Strategically located in the North Fort Worth industrial submarket, the Property benefits from access to many of the major population centers in Dallas/Fort Worth and limited development opportunities in the area, making existing product highly desirable. Alliance/North Fort Worth is DFW's most dynamic big box submarket, featuring some of the newest, most efficient industrial properties and deep roster of Fortune 500 tenants.



INVESTMENT HIGHLIGHTS

CONSIDERABLE INVESTMENT IN INFRASTRUCTURE

Three Highway infrastructure projects totaling \$1.1B are simultaneously under construction in Alliance Texas and will reach substantial completion in the next 3 years. The projects will result in more reliable, efficient, and safe movement of industrial freight and people through the region. An additional \$400M project was recently proposed by TxDOT further widening I-35W from Alliance to Denton.

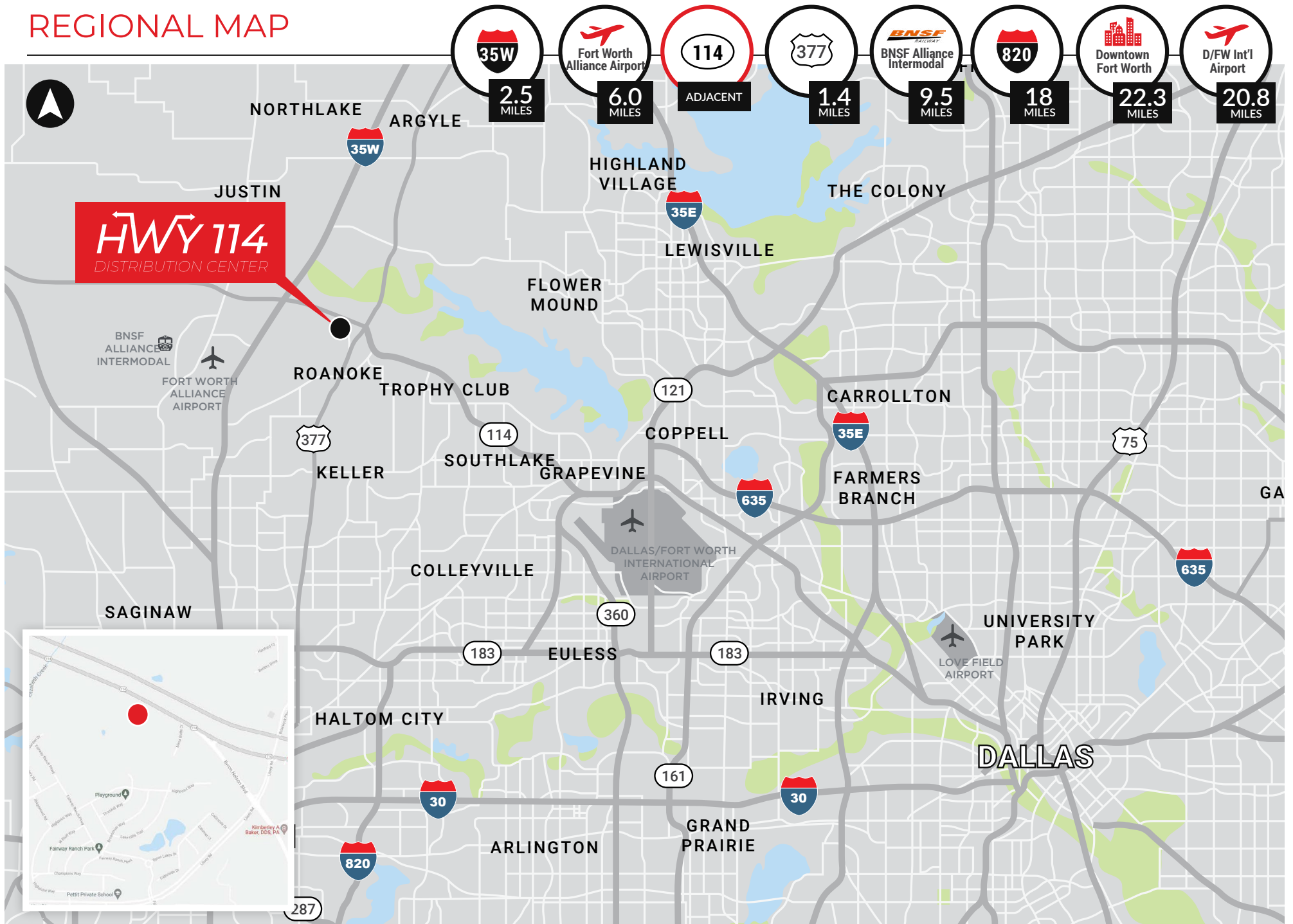
HIGHLY ACCESSIBLE LOCATION

The Property is positioned on TX-HWY 114 near the intersection with I-35W, equidistant between Fort Worth and Denton, 6 miles from Fort Worth Alliance Airport, and 15 miles from DFW International Airport. I-35 and HWY 114 maintain local, state, and national significance as key transportation corridors for goods, acting as critical economic links.

LIMITED COMPETITIVE SET

Currently, the submarket only has 5 vacancies that would accommodate a user of 400,000 to 600,000 SF. The Property is well positioned within the submarket to capture on the significant leasing velocity both in the submarket and broader DFW Industrial Market.

REGIONAL MAP



INVESTMENT HIGHLIGHTS

NET ABSORPTION IN THE NORTH FORT WORTH SUBMARKET

- » North Fort Worth has paved a new path of growth with rooftops and amenities filling the area between Interstate 820 and Alliance attracting top institutional owners and tenants.
- » North Fort Worth has been one of the best performing submarkets in the metroplex with over 27 million square feet of net absorption in the past 5 years.
- » Following a record breaking 2020, where North Fort Worth saw 6.7 million square feet of net absorption – the all-time highest net absorption of any D/FW submarket, North Fort Worth kicked off 2021 with another 1.3 million square feet.

NATIONAL CREDIT TENANTS IN THE SURROUNDING VICINITY



General
Motors



BRIDGESTONE

StanleyBlack&Decker

General Electric



Walmart FedEx



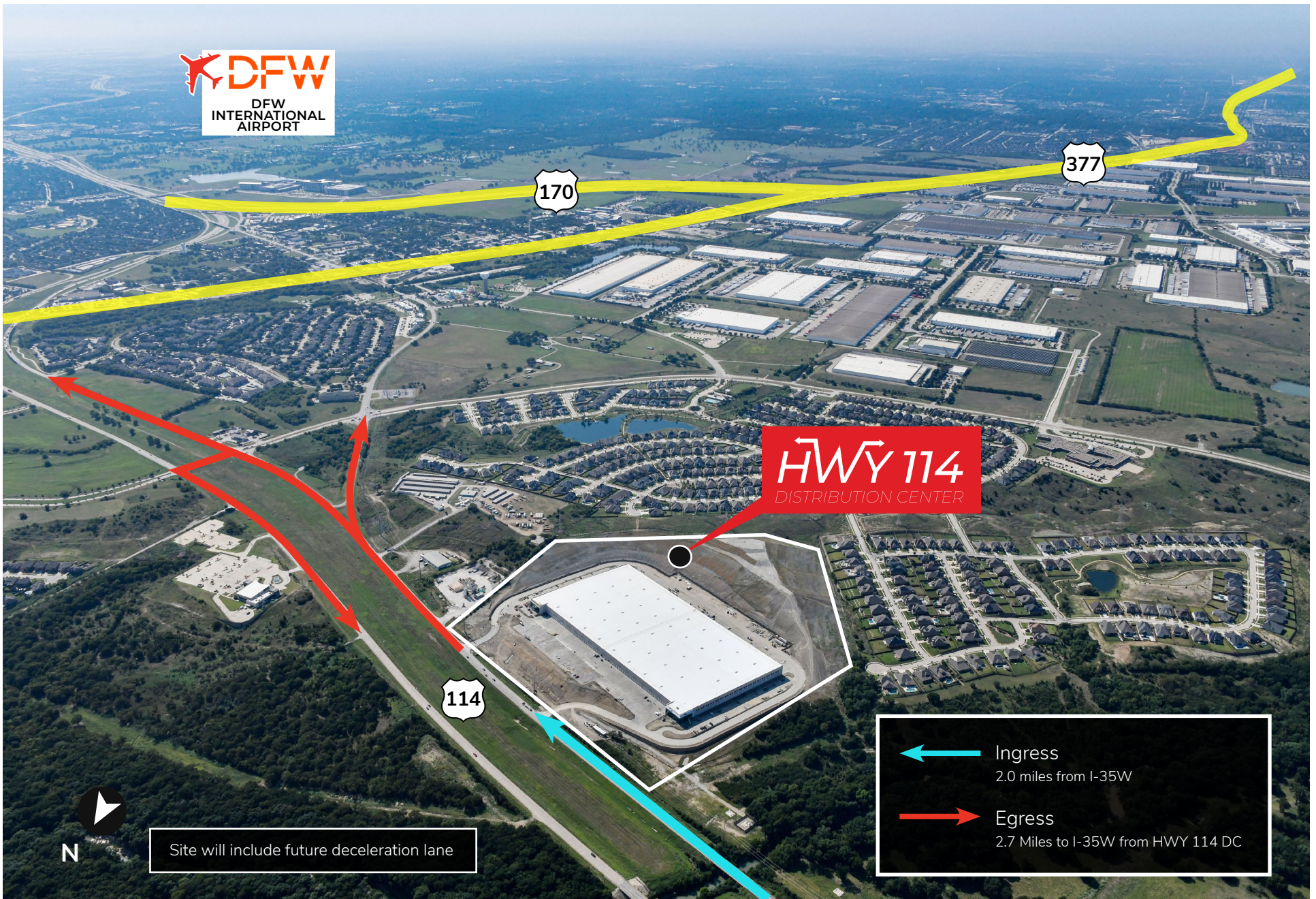
THE CLOROX COMPANY



WORLD'S LARGEST
E-RETAILER



AERIAL MAP



AERIAL MAP



SIGNIFICANT INVESTMENT IN REGIONAL HIGHWAYS

Three highway infrastructure projects totaling \$1.1B are simultaneously under construction in Alliance, Texas and will reach substantial completion in the next 3 years. The projects will result in more reliable, efficient and safe movement of industrial freight and people through the region. An additional \$400M project was recently proposed by TxDOT further widening I-35W from Alliance to Denton.



1. Alliance, Texas Accessibility Improvement Project (Start Q1 2021, Completion Fall 2024)

- This estimated \$62M project will significantly increase mobility in the Alliance/Haslet area and will become the primary gateway in facilitating effective freight access to/from IH 35W.
- \$20M of federal funding for the project was approved in Q4 2018.

When completed the project will include:

- A new four-lane divided thoroughfare called Haslet Parkway will run from I-35W at SH 170 to FM 156 at Avondale-Haslet Road.
- An extension of the I-35W/SH 170 interchange from its current terminus south to the new Haslet Parkway facility.
- Widening of Avondale-Haslet Road to a four-lane divided thoroughfare from FM 156 to the western Haslet city limit boundary.



2. I-35W North Tarrant Express - Segment 3C (Start 2020, Completion Late 2023)

- Segment 3C is the third and final segment of a \$2.5B, 16.5-mile I-35W North Tarrant Express project which will complete the connection between downtown Fort Worth and Alliance.
- The new corridor will include reconstructed main highway lanes, expanded frontage roads and two TExpress managed lanes in each direction.
- The \$910M Segment 3C approved in Q1 2019 will rebuild 6.7 miles from just north of U.S. Highway 81/287 (Heritage Trace Parkway) to Eagle Parkway in Denton County.



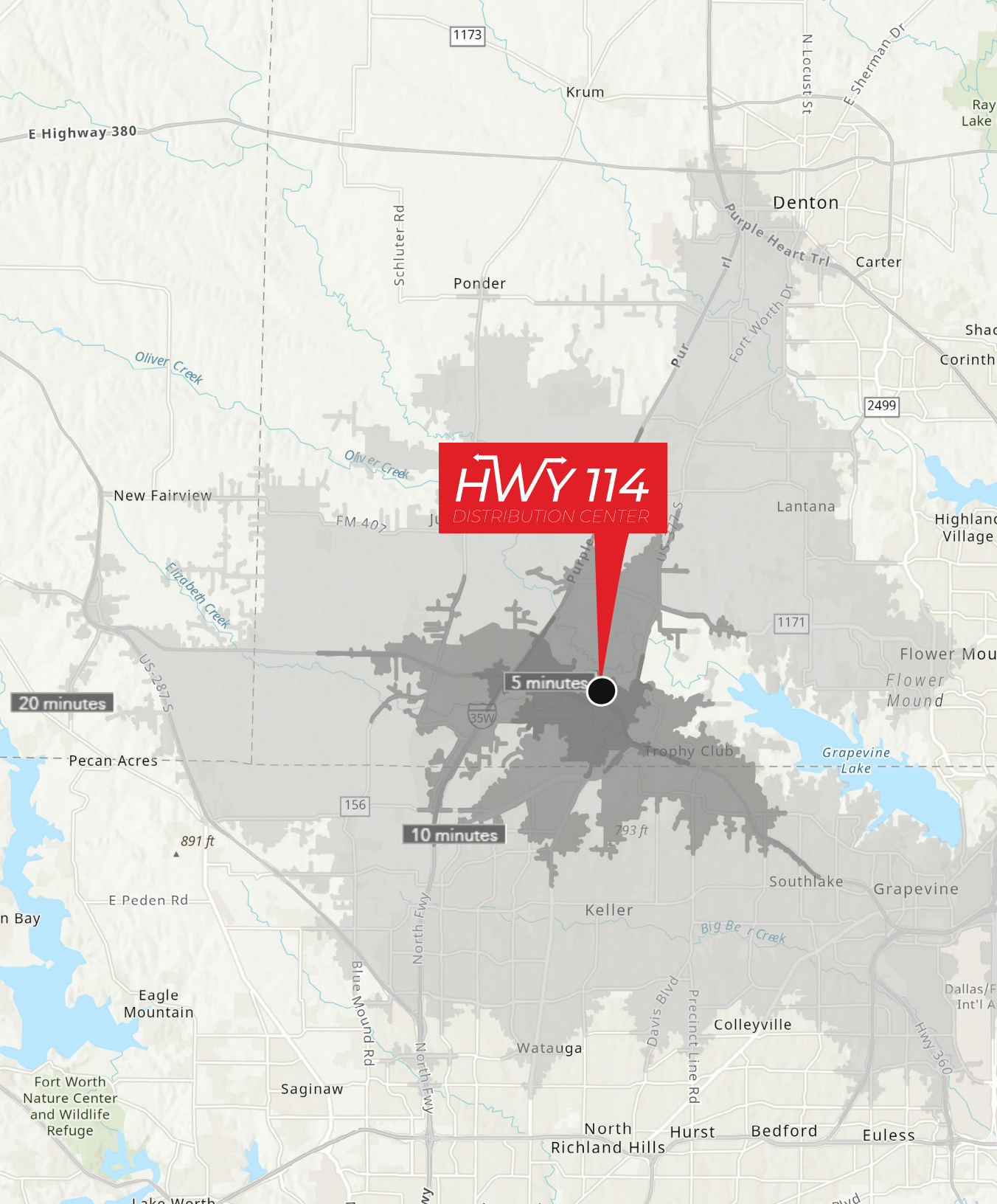
3. SH-170 - Alliance Gateway Freeway (Start 2020, Completion 2024)

- This estimated \$99M project will significantly improve road congestion by including four main lanes and five bridges over six miles.
- New construction on SH-170 plans for free lanes, leaving center available for future capacity such as managed lanes.



4. I-35W Expansion Alliance/Denton Expansion

- TxDOT officials have proposed a \$400M project that will stretch 17-miles from the Tarrant County line to the I-35W and I-35E interchange in Denton County.
- The scope of the proposed improvements includes two phases:
 - Phase 1
 - Building continuous service roads along the 17-mile stretch.
 - Altering on & off ramps to an "X-ramp" configuration.
 - Phase 2
 - Widening I-35W main lanes from four lanes to six lanes with three in each direction.
 - Main lanes will also be separated by a median for the 17-mile portion of I-35W.

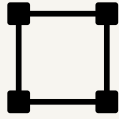


PROXIMITY TO HIGH DENSITY POPULATION

- The population in Texas continues to explode as people move to the state in multitude. Texas added the most residents of any state this year.
- For the second straight year, Texas ranked Number 2 on U-Haul's annual list for move ins and one-way U-Haul trucks coming to Texas increased 9% in 2020.
- D/FW's healthy job market, attractive business climate, low cost of living and favorable tax rates has led to strong historic and expected population growth.
- According to the U.S. Census Bureau, the D/FW Metro had the largest numeric population gain since 2010, with an increase of 1,206,599 (19%), positioning it as the 4th most populous metro in the U.S.
- There is a population of over 2 million within 20 miles of Alliance Texas.

5-Mile Population:	99,108
10-Mile Population:	417,026
20-Mile Population:	1,817,147

FORT WORTH / ALLIANCE GAINS RECOGNITION



207M SF
FORT WORTH INVENTORY

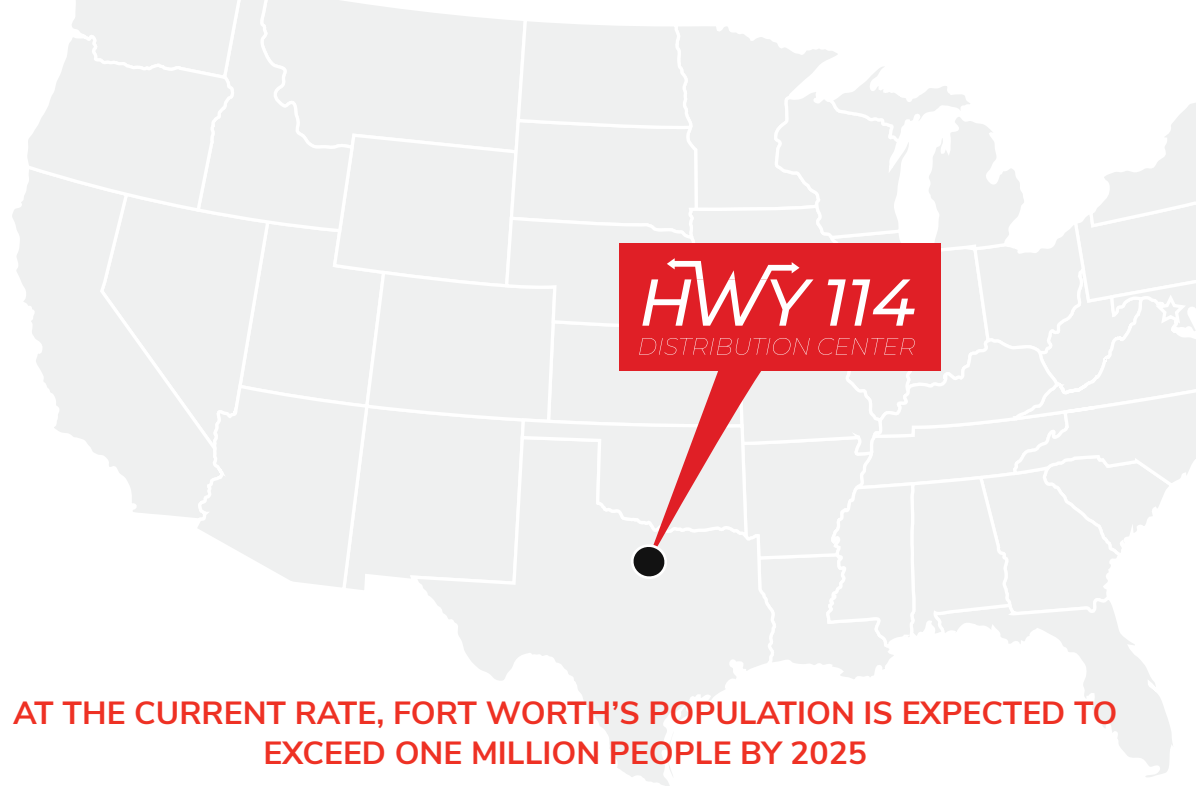


8.7%
(N & S FORT WORTH – Q2 2021)
DIRECT VACANCY RATE



8.7 MSF
(N & S FORT WORTH –
TRAILING 12 MONTHS)
NET ABSORPTION

**12th
LARGEST**
CITY IN THE UNITED STATES (2021)



**AT THE CURRENT RATE, FORT WORTH'S POPULATION IS EXPECTED TO
EXCEED ONE MILLION PEOPLE BY 2025**

HOME TO ALLIANCETEXAS, THE 27,000-ACRE MIXED-USE, MASTER
PLANNED DEVELOPMENT AND ECONOMIC ENGINE OF FORT WORTH.

- \$92 BILLION OF ECONOMIC IMPACT (1990 – 2020)
- \$8 BILLION OF ECONOMIC IMPACT (2020)



ALLIANCE TEXAS



WHY DFW



From 2021 to 2025, DFW is projected to add 489,820 residents and 100,690 jobs, ranking second and first respectively in the U.S., according to Oxford Economics.



ULI's Emerging Trends "**#1 Top Market to Watch**" in 2019



One of the **largest concentrations of corporate headquarters in the country** and has recently attracted a notable list of expansions and relocations spanning several diverse industries



Forbes recently ranked Texas **#2 in Economic Climate** out of all 50 states - 2019



WHY DFW

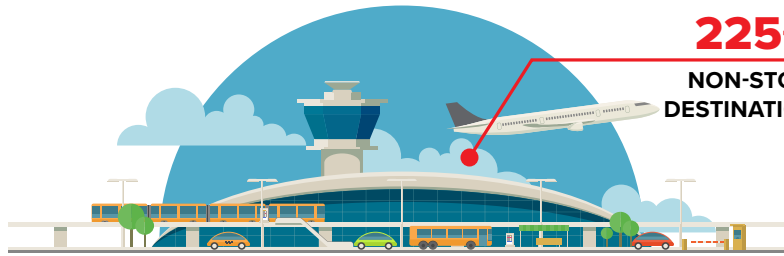
CENTRAL U.S. LOCATION FEATURING DALLAS-FORT WORTH INTERNATIONAL AIRPORT & DALLAS LOVE FIELD



DFW

DALLAS
FORT WORTH
INTERNATIONAL
AIRPORT

SERVICED APPROXIMATELY
75,000,000 PASSENGERS
IN 2019.



225+
NON-STOP
DESTINATIONS

92M PASSENGERS PER YEAR



Dallas Love Field

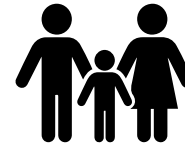
SERVICED OVER 16,800,000
PASSENGERS IN 2019 AND IS
HOME TO SOUTHWEST AIRLINES.



BUSINESS ENVIRONMENT



8,400,000 PROJECTED
POPULATION OF THE REGION BY 2025



Nº1 IN GROWTH
PROSPECTS
Forbes

0%
STATE & LOCAL
INCOME TAX RATE



1,300,000

NUMBER OF RESIDENTS ADDED TO THE REGION BETWEEN 2010 AND 2019

3.8
MILLION
WORKERS

4th
LARGEST
WORKFORCE IN
AMERICA



400
PEOPLE MOVE TO
DALLAS/FORT WORTH EACH DAY

HWY 114

DISTRIBUTION CENTER



INVESTMENT CONTACTS:

DUSTIN VOLZ

Senior Managing Director
dustin.volz@am.jll.com
214.438.6493

STEPHEN BAILEY

Managing Director
stephen.bailey@am.jll.com
469.232.1992

DOM ESPINOSA

Director
dom.espinosa@am.jll.com
214.692.4708

ZACH RIEBE

Analyst
zach.riebe@am.jll.com
214.438.6582

MATTHEW BARGE

Analyst
matthew.barge@am.jll.com
214.692.4731

FINANCING CONTACT:

JOHN ROSE

Senior Managing Director
john.rose@am.jll.com
469.232.1905

LEASING CONTACTS:

BOB SCULLY

Senior Vice President
817 333 1113
bob.scully@cbre.com

J. SCOTT MOORE

First Vice President
817 569 6142
j.scott.moore@cbre.com

BRICE WELLS

Senior Associate
817 333 1114
brice.wells@cbre.com