

# ICP

INTERMODAL COMMERCE PARK

HASLET, TEXAS



**CLASS A+  
NEW  
CONSTRUCTION**

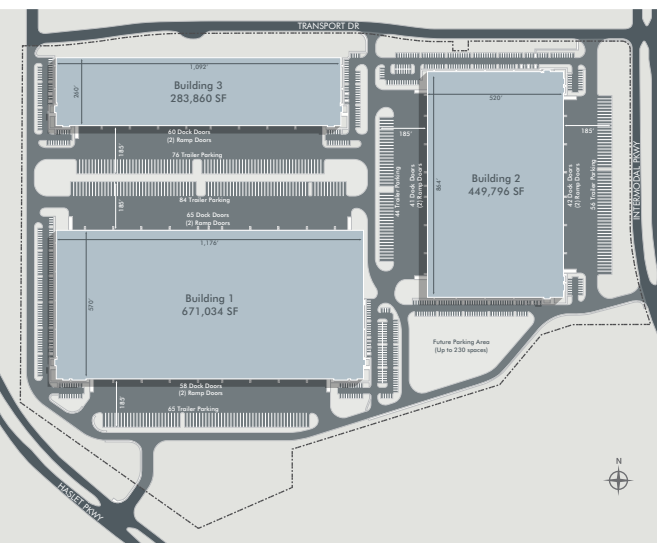
**100%  
RELEASED**

**CORE  
LOGISTICS  
LOCATION**

**1,404,690  
SF**

**BEST-IN-CLASS  
LOGISTICS  
LOCATION**

**ALLIANCE  
SUBMARKET**



**INVESTMENT  
SUMMARY**



# INVESTMENT OVERVIEW

JLL Capital Markets is pleased to present the opportunity to acquire Intermodal Commerce Park (the "Property", "Park", "ICP"), a Class A+ Industrial Park located in the North Fort Worth Submarket within the greater thriving Dallas / Fort Worth Industrial Market. The Property is comprised of three state-of-the-art industrial buildings which are currently 100% preleased to H-E-B, Volkswagen, Prairie Industries, and ANEW Business Solutions. Potential investors have the unique opportunity to acquire DFW's premier industrial park, with incredible access to BNSF intermodal, located in one of DFW's most dynamic leasing submarkets.

The Property is strategically located just south of the BNSF Intermodal in the North Fort Worth 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. Intermodal Commerce Park provides the rare opportunity to acquire a highly functional core asset with reliable in-place cash flow and a coveted big box distribution location and allows for the perfect combination of location, functionality, building quality, and exit liquidity for an investor seeking a best-in-class investment opportunity.

## PROPERTY SNAPSHOT

<b>BUILDING ADDRESSES</b>	206, 230, 280 S Intermodal Pky, Haslet, TX 76052
<b>RENTABLE AREA</b>	1,404,690
<b>OCCUPANCY</b>	100%
<b>CLEAR HEIGHT</b>	36-40'
<b>SPRINKLER SYSTEM</b>	ESFR
<b>CONSTRUCTION TYPE</b>	Concrete Tilt-Up
<b>BUILDING CONFIGURATION</b>	Front-Load (1) & Cross-Dock (2)
<b>NUMBER OF BUILDINGS</b>	Three
<b>OVERALL OFFICE FINISH</b>	Build-to-Suit
<b>TRUCK COURT DEPTH</b>	185'
<b>DOCK DOORS</b>	266
<b>RAMP DOORS</b>	10
<b>TRAILER PARKING</b>	325 (1.2 Per Dock Door)
<b>CAR PARKING</b>	641 (0.46 : 1,000 SF)







# INVESTMENT HIGHLIGHTS

## **STRATEGIC LOCATION: ON THE BNSF INTERMODAL'S DOORSTEP**

Intermodal Commerce Park is situated on the doorstep of the BNSF Intermodal's (BNSF) entrance in north Fort Worth. Prospective tenants can reach any of the major Texas or Oklahoma markets with a short-haul trucking option to move containers and trailers for dry or refrigerated goods. In addition, ICP maintains exceptional surrounding demographics with a growing population, and an abundant warehouse labor base. The property is located in one of the most robust industrial markets in the country and a market leading DFW industrial submarket.

## **STABLE IN-PLACE CASH FLOW WITH ORGANIC INCOME GROWTH**

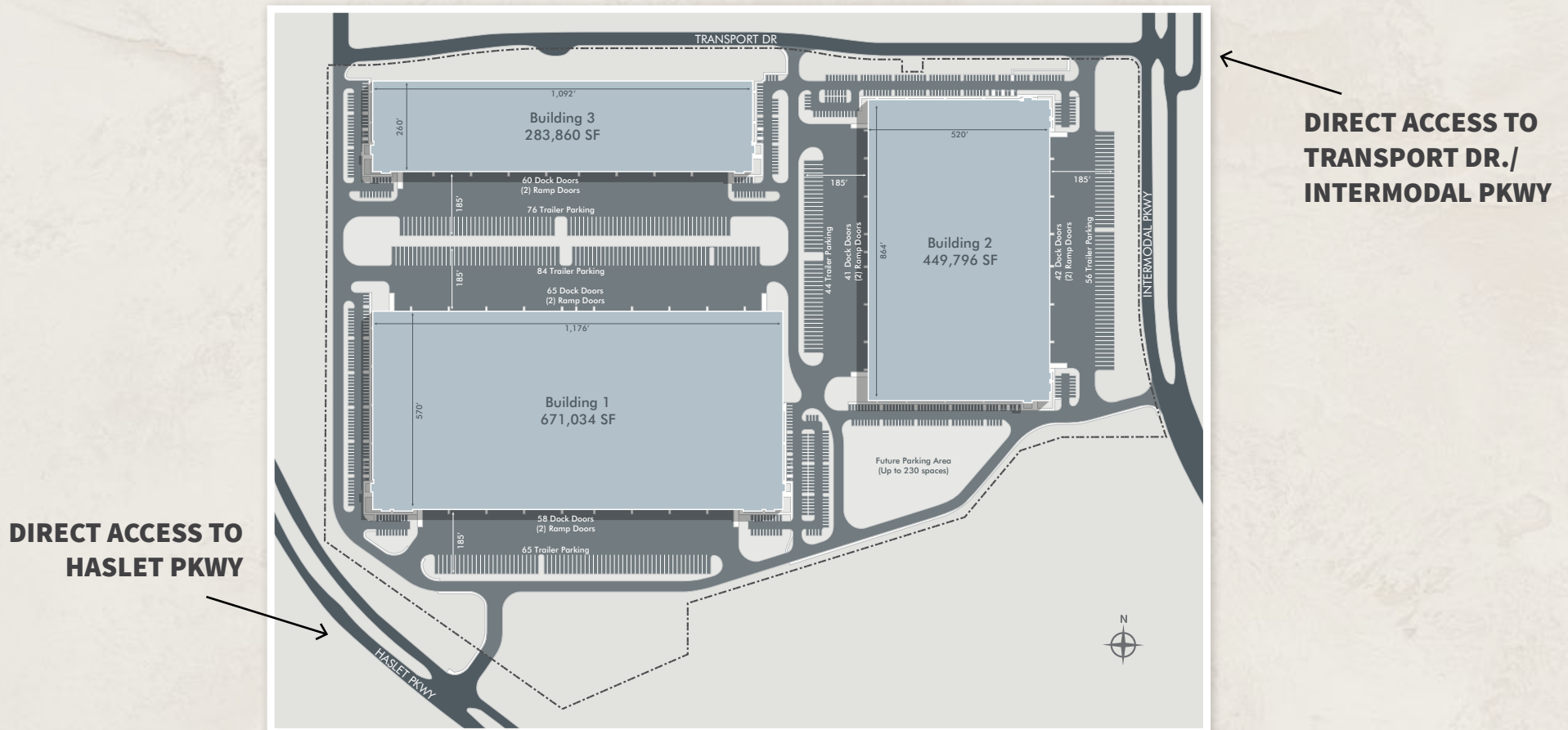
The Property is currently 100% preleased on a long-term basis to four tenants: H-E-B, Volkswagen, Prairie Industries and ANEW Business Solutions. The four tenants have a combined WALT of over 9 years. Prairie Industries currently has 10.5 Years remaining on their lease with 3.0% annual rent escalations, while Volkswagen signed a 15-year 6-month lease that commenced November 16, 2021 with 2.0% annual rent escalations. Both leases will allow potential buyers to capture substantial lease term and have healthy income growth embedded within the cash flow.

## **BRAND NEW INSTITUTIONAL QUALITY INDUSTRIAL PARK**

Intermodal Commerce Park features best-in-class industrial construction and highly functional Class A design providing all amenities and building characteristics sophisticated tenants have come to expect in modern industrial warehouses. The Property features three buildings: two 40' clear cross-dock facilities (Buildings 1 & 2) and one 36' clear front-load facility (Building 3). The Park is A/C ready with R-20 roofs and insulated doors.

# SPEED TO MARKET & PRIME LOCATION

The Offering provides investors the ability to quickly enter into DFW's competitive industrial environment with an exceptional opportunity to invest in a stable, cash-flowing asset with organic income growth. From 2016-2021 North Fort Worth experienced an average annual rent growth of 6.0% and has absorbed 7.6 million square feet year-to-date. Located just 2.8 miles from the entrance to the BNSF Railway the largest intermodal carrier in the world, ICP offers tenants the ability to secure intermodal service between Seattle/Portland and Dallas/Fort Worth. Comparable to single-driver, over-the-road trucking options, the Pacific Northwest-Texas service operates 5 days a week. With access to the largest markets in Texas, it's the most efficient way to ship throughout the Lone Star state. In addition, ICP provides the ability for improved access to southern entrance to BNSF and major arterial roadways (e.g. IH-35) via road improvements to Haslet Parkway. With nine points of ingress and egress to the Park that provide direct access to Transport Drive, Intermodal Parkway, and the future completion of Haslet Parkway, tenants will have maximum flexibility in transporting goods out of the Property to the rest of the metroplex as well as BNSF.







BUILDING 3

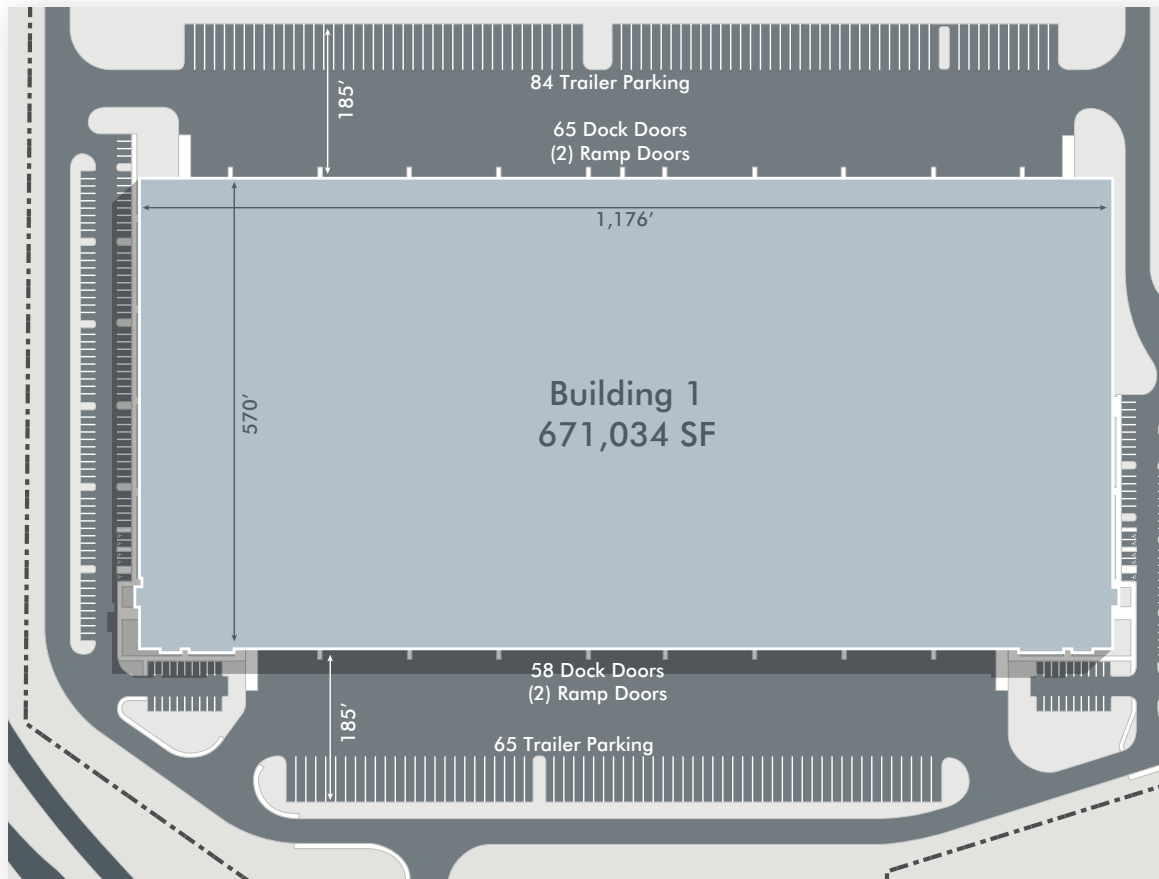
BUILDING 2

BUILDING 1

**ICP**  
INTERMODAL COMMERCE PARK



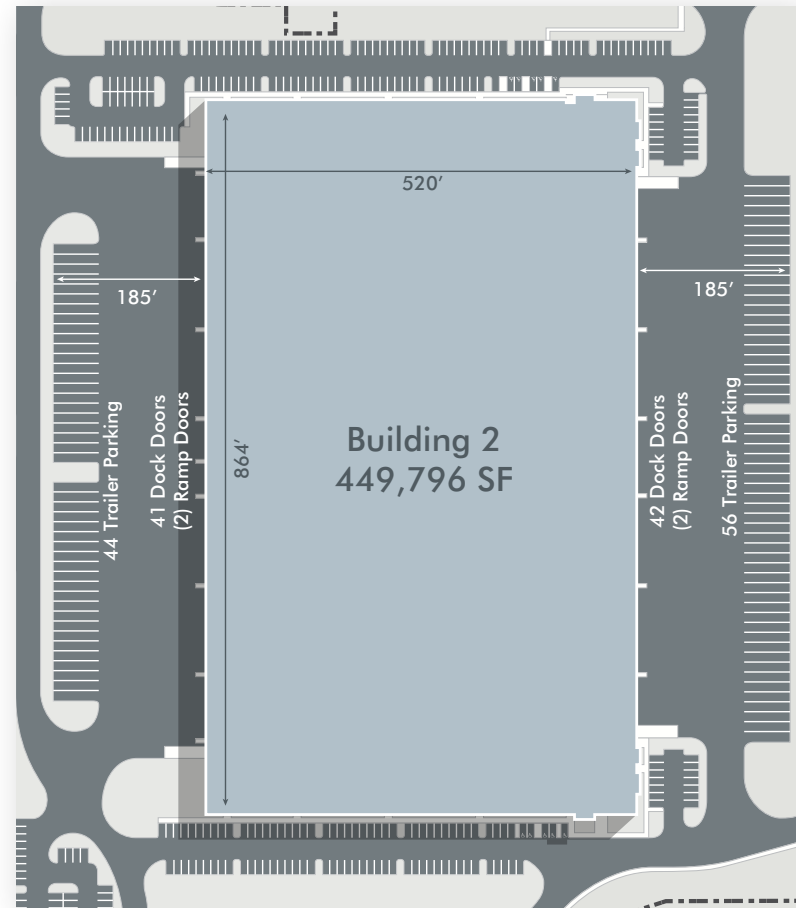
# PROPERTY OVERVIEW



BUILDING 1	
ADDRESS:	280 S Intermodal Pky, Haslet, TX 76052
SQUARE FOOTAGE:	671,034
OCCUPANCY:	100%
SITE SIZE:	35.88 acres
COVERAGE:	42.9%
COMPLETION DATE:	November 2021
LOADING:	Cross-Dock
CLEAR HEIGHT:	40'
DOCK-HIGH DOORS	123
DRIVE-IN DOORS:	4
TRUCK COURT:	185'
OFFICE FINISH SF:	BTS
TYPICAL COLUMN SIZE:	54' x 50'
SPEED BAYS:	54' x 60'
BUILDING DIMENSIONS:	1176' x 570'
TRAILER PARKING:	149 (1.2 per Dock Door)
CAR PARKING:	258 (0.38 : 1000 SF)
SPRINKLERS:	ESFR

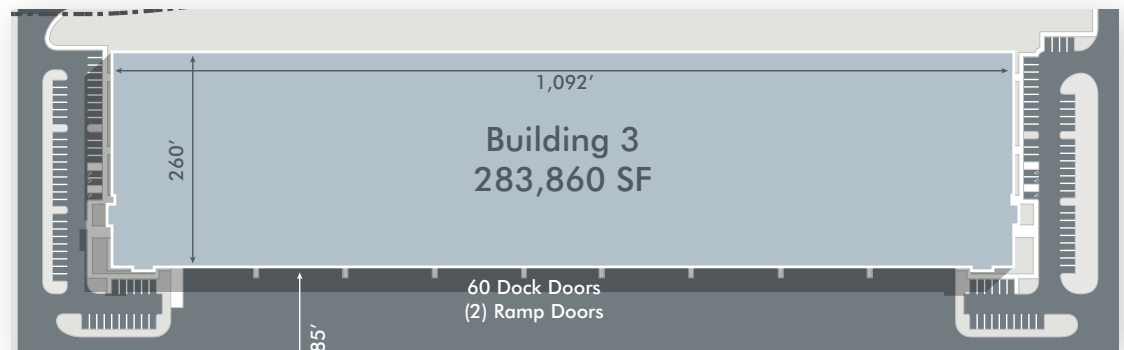
## BUILDING 2

<b>ADDRESS:</b>	230 S Intermodal Pky, Haslet, TX 76052
<b>SQUARE FOOTAGE:</b>	449,796
<b>OCCUPANCY:</b>	100%
<b>SITE SIZE:</b>	27.53 acres
<b>COVERAGE:</b>	37.5%
<b>COMPLETION DATE:</b>	November 2021
<b>LOADING:</b>	Cross-Dock
<b>CLEAR HEIGHT:</b>	40'
<b>DOCK-HIGH DOORS</b>	83
<b>DRIVE-IN DOORS:</b>	4
<b>TRUCK COURT:</b>	185'
<b>OFFICE FINISH SF:</b>	BTS
<b>TYPICAL COLUMN SIZE:</b>	54' x 50'
<b>SPEED BAYS:</b>	54' x 60'
<b>BUILDING DIMENSIONS:</b>	864' x 520'
<b>TRAILER PARKING:</b>	100 (1.1 per Dock Door)
<b>CAR PARKING:</b>	267 (0.59 : 1000 SF)
<b>SPRINKLERS:</b>	ESFR



## BUILDING 3

<b>ADDRESS:</b>	206 S Intermodal Pky, Haslet, TX 76052
<b>SQUARE FOOTAGE:</b>	283,860
<b>OCCUPANCY:</b>	100%
<b>SITE SIZE:</b>	16.58 acres
<b>COVERAGE:</b>	39.3%
<b>COMPLETION DATE:</b>	November 2021
<b>LOADING:</b>	Front-Load
<b>CLEAR HEIGHT:</b>	36'
<b>DOCK-HIGH DOORS</b>	60
<b>DRIVE-IN DOORS:</b>	2
<b>TRUCK COURT:</b>	185'
<b>OFFICE FINISH SF:</b>	BTS
<b>TYPICAL COLUMN SIZE:</b>	54' x 50'
<b>SPEED BAYS:</b>	54' x 60'
<b>BUILDING DIMENSIONS:</b>	1092' x 260'
<b>TRAILER PARKING:</b>	76 (1.2 per Dock Door)
<b>CAR PARKING:</b>	116 (0.4 : 1000 SF)
<b>SPRINKLERS:</b>	ESFR



# Significant Investment in Regional Highways

Three highway infrastructure projects totaling \$1.1B are simultaneously under construction in Haslet, 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 Haslet to Denton.

1

## Haslet, Texas Accessibility Improvement Project (Start Q1 2021, Completion Fall 2024)

- » This estimated \$62M project will significantly increase mobility in the 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, Summer 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 Haslet.
- » 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 - Haslet 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 Haslet/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.





# WHY DALLAS?

3 FORTUNE 10  
COMPANY HQS

NO OTHER MSA HAS MORE THAN ONE

145 CORPORATE HQ  
RELOCATIONS SINCE 2010

NO. 1 IN THE NATION IN  
RAW POPULATION GROWTH  
(2020 CENSUS)

LOW COST OF DOING  
BUSINESS WITH A SCORE OF  
88.45  
(US AVG - 100)

LOW COST OF LIVING  
WITH A SCORE OF 165  
6% BELOW THE NATIONAL AVERAGE



**DFW Airport**  
21.6 Miles / 26 Minutes

**Downtown Dallas**  
39 Miles / 45 Minutes

**FUTURE HASLET PARKWAY**

**FUTURE INTERMODAL PARKWAY**

**BUILDING 2**



For additional details on Haslet Parkway expansion, please see page 18.

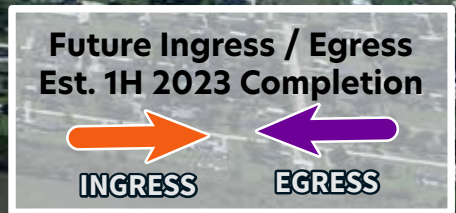




**DEMATIC**

**Downtown Fort Worth**  
18 Miles / 22 Minutes

**Terra Mana Land Development**  
154.98 Acres



**BUILDING 1**

**BUILDING 3**

**ICP**  
INTERMODAL COMMERCE PARK

#4 REAL ESTATE MARKET FOR 2021  
URBAN LAND INSTITUTE/PWC

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#1 MSA FOR PROJECTED POPULATION GROWTH  
461,800 NEW RESIDENTS PROJECTED OVER THE NEXT 5 YEARS

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LEADING PRO BUSINESS ENVIRONMENT  
#1 MARKET FOR DOING BUSINESS 15 YEARS IN A ROW

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#2 IN JOB GAINS SINCE FEB 2020 COMPARED TO MAJOR MARKETS  
+250,000+ JOB GAINS SINCE JAN 2021

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ROBUST ECONOMIC DIVERSITY - HEALTHY MIX OF INDUSTRIES





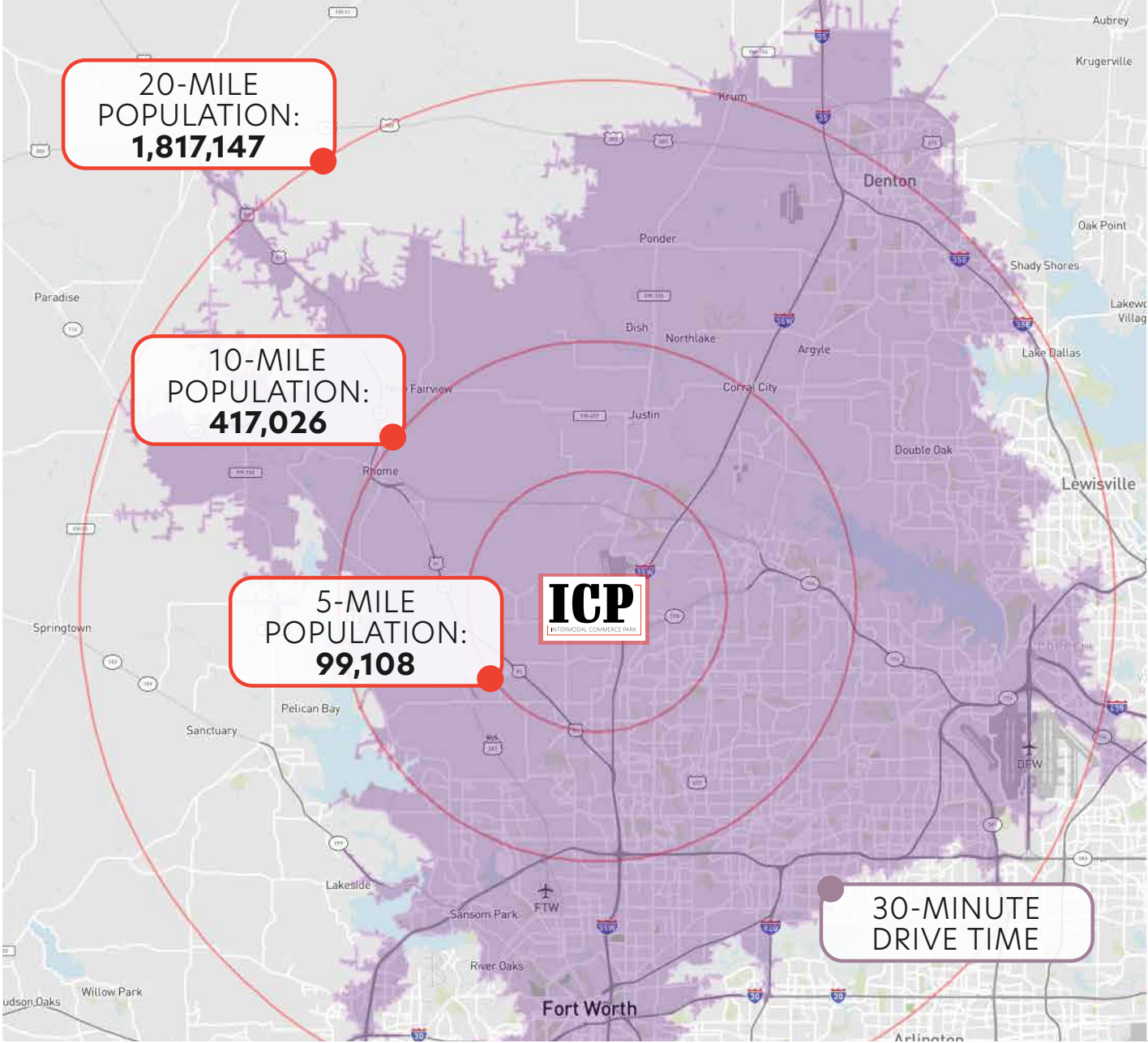
# NET ABSORPTION IN THE NORTH FORT WORTH SUBMARKET

- » North Fort Worth has paved a new path of growth with rooftops and amenities filling the area between Interstate 820 and Haslet 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 has continued momentum in 2021 with another 10.5 million square feet.

## NATIONAL CREDIT TENANTS IN THE SURROUNDING VICINITY







# 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 Haslet, Texas.

## INSTITUTIONAL OWNERSHIP WITHIN NORTH FORT WORTH SUBMARKET







114 TEXAS

Alliance Center West

Alliance Airport AFW Fort Worth

Northlake Industrial

35W

Alliance Center North

Roanoke

Alliance Gateway Phase III

BNSF Intermodal

Alliance Gateway Phase II

Alliance Center East

FedEx Super Regional Hub

Haslet

170 TEXAS

Alliance Gateway Phase I

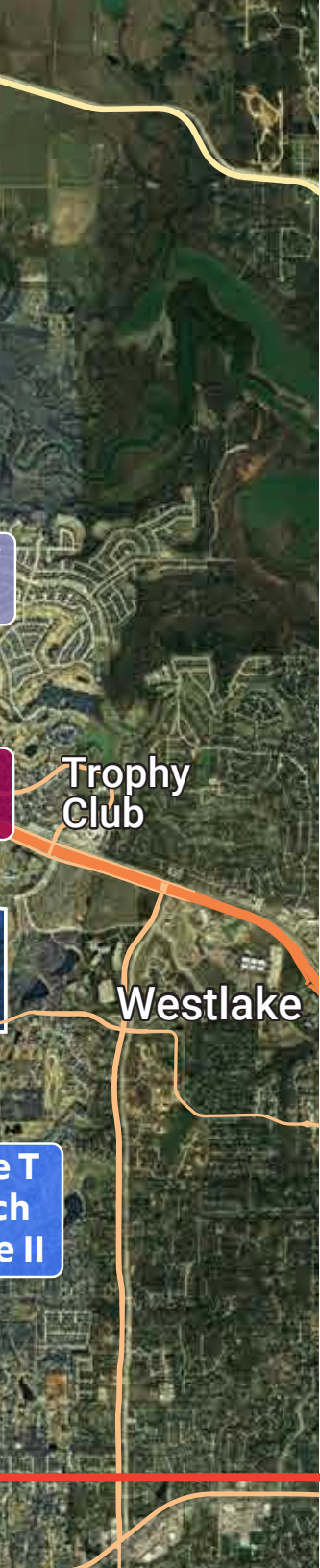
Circle T Ranch Phase I

Circle Ranch Phase I



Alliance Lonestar





**ICP**  
INTERMODAL COMMERCE PARK



# ICP

INTERMODAL COMMERCE PARK

Dallas, Texas

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