

PLEASANT RUN LOGISTICS CENTER



Confidential
Offering
Summary



**CLASS A+ NEW
CONSTRUCTION**



268,667 SF



LEASE-TO-CORE



**MAY 2023
DELIVERY**



**SOUTH
DALLAS**

THE OFFERING

Pleasant Run Logistics Center (the “Property”) is a 268,667 square foot industrial project located in Lancaster (Dallas), Texas. The Property is strategically positioned in the South Dallas submarket, DFW’s premier national distribution submarket, with direct access to DFW’s major commercial hubs via I-35E and I-45. The Class A project is set to deliver in May 2023. Currently 0% leased, Pleasant Run Logistics Center offers a dynamic lease-to-core opportunity in Dallas Fort Worth.



INVESTMENT HIGHLIGHTS



Compelling Lease to Core Opportunity

The Property 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 that experienced a record high 5.9M SF of positive net absorption in 2021.



Brand New Institutional Quality Industrial Building

Pleasant Run Logistics 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, 185’ truck courts, and ample parking for trailers and cars.



Highly Accessible Premier DFW Location

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 2.8 miles of the Union Pacific Dallas Intermodal Terminal
- 30 minutes from DFW International Airport, the 3rd busiest airport in the U.S.



Robust Industrial Market

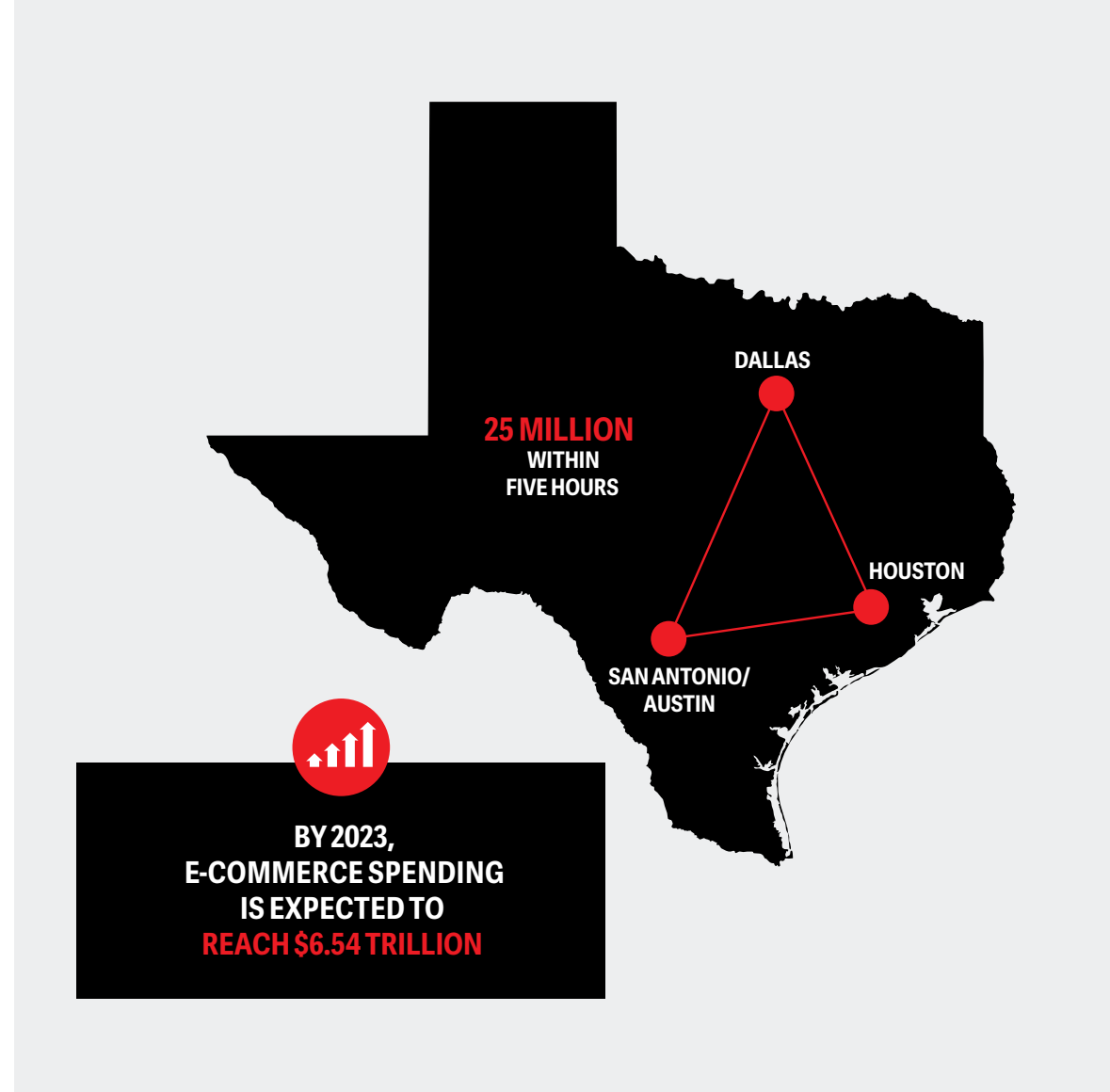
The DFW industrial market is one of the most active industrial markets in the country as record-setting absorption and tenant demand have constrained supply and led to a lack of economically developable land sites. The DFW industrial market ranks 2nd nationally in net absorption in 2021.

TEXAS TRIANGLE

- The Property is located in Lancaster, TX with easy access to the Texas Triangle, the area between DFW, Houston, San Antonio, and Austin.
- Over the next 40 years, the population is projected to grow more than 65%, resulting in 78% of the State of Texas' population residing in the area.
- The Texas Triangle combines to make the 7th largest mega-region in North America with \$1.32T in economic output, which ranks among the world's 15 largest economies

U.S. – MEXICO – CANADA TRADE AGREEMENT

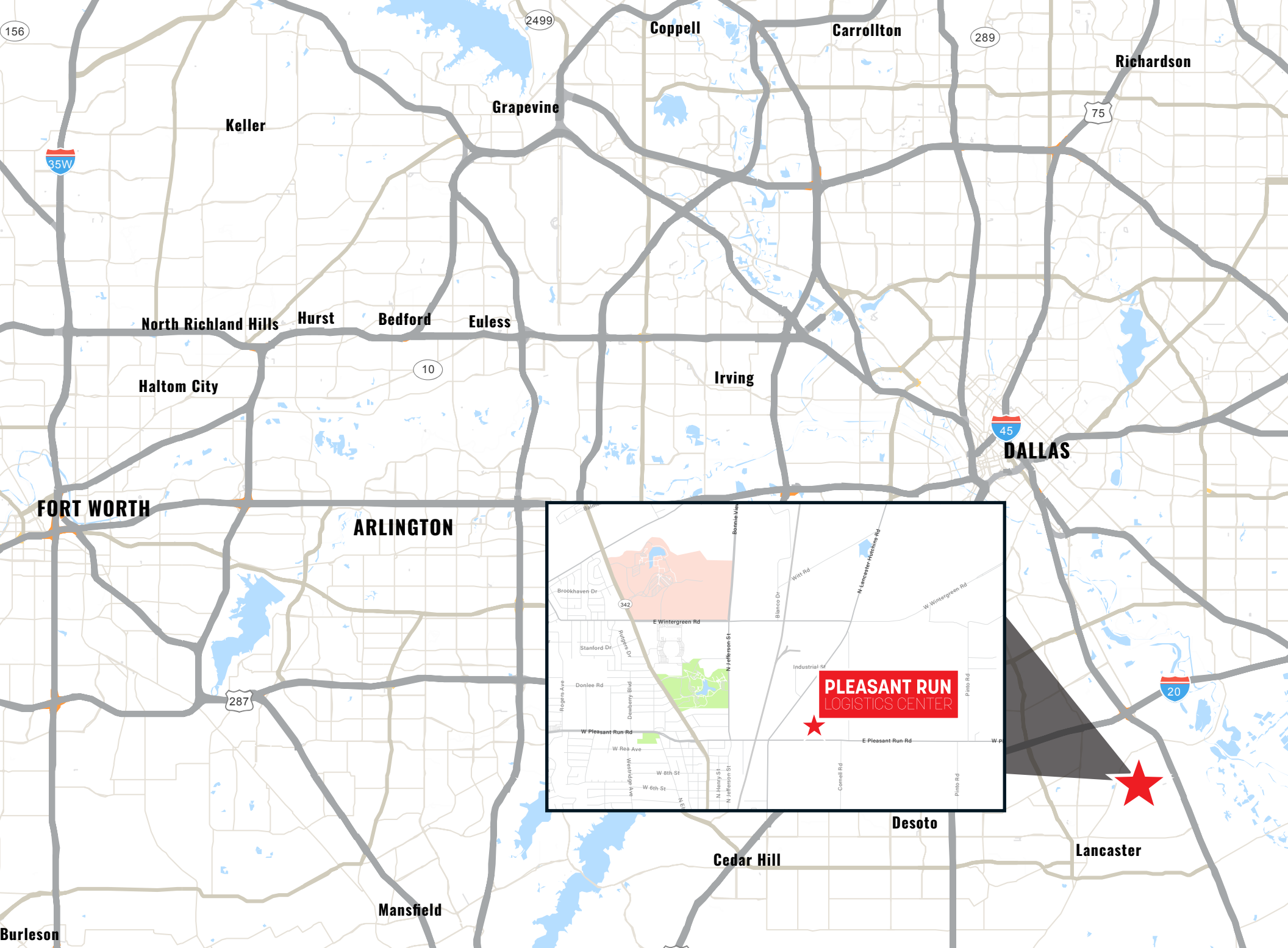
- Signed in 2018, the USMCA Trade Agreement replaced NAFTA, which saw nearly 48% of trade originate or destined for Texas.
- More than \$1.2T in annual trade between the U.S., Mexico, and Canada, with the USMCA agreement increasing the number of parts sourced from North America and cross-border transportation of goods before final assembly.
- Texas has the 10th largest economy in the world and second largest labor pool in the U.S. with 14M workers and is positioned to be one of the primary beneficiaries of the new USMCA agreement.



E – COMMERCE SHIFT

- The insatiable growth of e-commerce has continued to lead the rampant growth in the industrial property sector.
- A projected \$3.54T was spent on e-commerce in 2019 globally, resulting in 19% growth over 2018.
- Due to the recent pandemic, U.S. e-commerce penetration jumped to more than 25% as of April 2020, up 15% from year-end 2019.
- The disruption e-commerce has impacted on brick-and-mortar retailers should have a very minimal effect on logistics supply and demand as major retailers who have announced bankruptcies in 2020 account for less than 20bps of total U.S. logistics real estate occupancy.





Downtown Dallas



AMAZON

L'ORÉAL



FEDEX

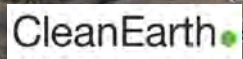
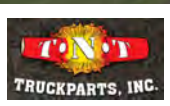


AMAZON



LANCASTER HUTCHINS RD

PLEASANT RUN
LOGISTICS CENTER



E PLEASANT RUN RD

WALMART
700,000 SF Built-to-Suite
Under Construction



SG THE SHIPPERS GROUP

DHL

UNION PACIFIC

3.8 Miles to I-45 via E Pleasant Run Rd

WACON MATTE

Biagi Bros.

McKinley
500,000+ SF
Built-to-Suite Proposed

Dynamex

PLEASANT RUN LOGISTICS CENTER

WALMART

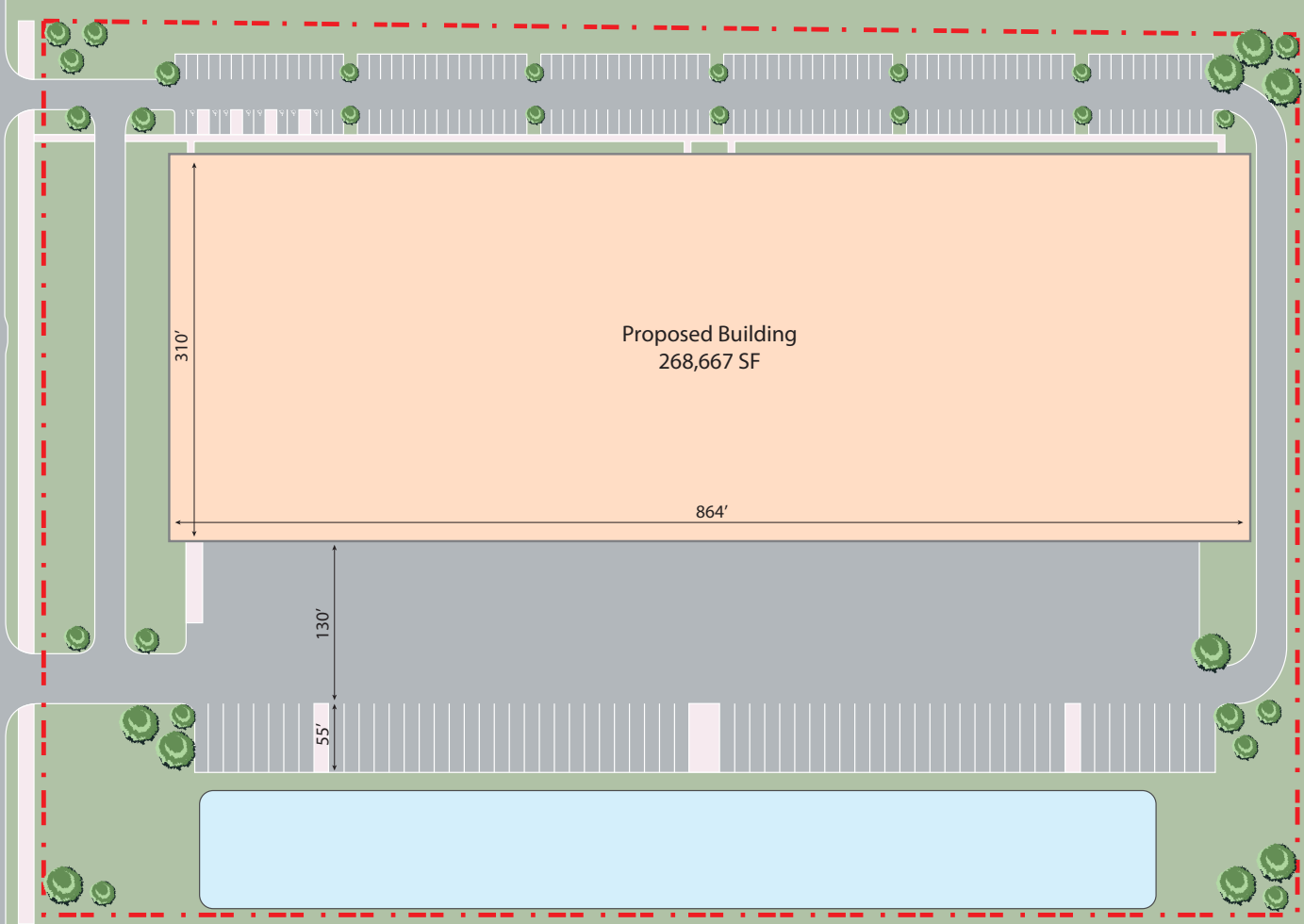
→ Ingress
← Egress

4.8 Miles to I-35E via E Pleasant Run Rd

2.3 Miles Away - E Belt Line Rd
• Walmart - 1.2M SF BTS Under Construction
• Niagra - 1.2M SF BTS Proposed

SITE PLAN

PLEASANT RUN RD



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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.