



WICHITA DRIVE & I-20 • FORT WORTH, TEXAS
CLASS A INDUSTRIAL PARK | 1,010,565 SF TOTAL AVAILABLE



Leased & Managed By:



Owned By:



Leasing Contacts:

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MASTER SITE PLAN

DRIVING DISTANCE

NEARBY TENANTS

INGRESS/EGRESS

HIGHLIGHTS

- Master-planned 83.4 acre project
- Three buildings totaling 1,010,565 SF
- Cross dock and rear load configurations
- Ability to fence and secure
- Exceptional circulation drives for queuing
- Zoned "J" - medium industrial

LOCATION STRENGTHS

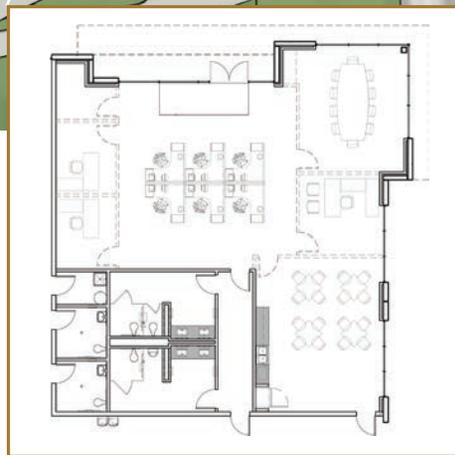
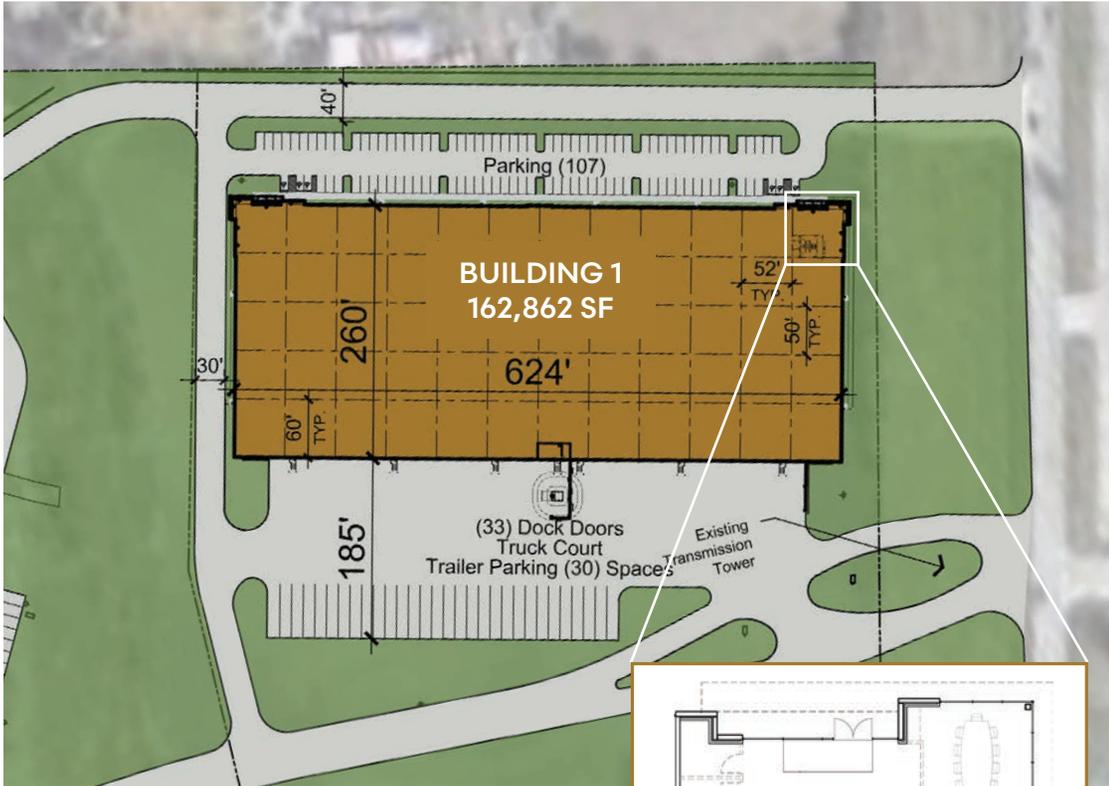
- Close proximity to I-35W and I-20
- Strong corporate neighbors
- Outstanding labor pool
- Great access to surrounding amenities
- South Fort Worth submarket

SPECS	BUILDING 1
Available SF	162,862 SF
Clear Height	32'
Car Parks	107
Trailer Parks	30
Dock Doors	33 - 9' x 10'
Ramps	2 - 12' x 14'
Power	750kva

SPECS	BUILDING 2
Available SF	142,737 SF
Clear Height	32'
Car Parks	153
Trailer Parks	20
Dock Doors	31 - 9' x 10'
Ramps	2 - 12' x 14'
Power	750kva

SPECS	BUILDING 3
Available SF	704,966 SF
Clear Height	40'
Car Parks	371
Trailer Parks	200
Dock Doors	153 - 9' x 10'
Ramps	4 - 14' x 16'
Power	2500kva; Two additional 2500kva transformer pads available



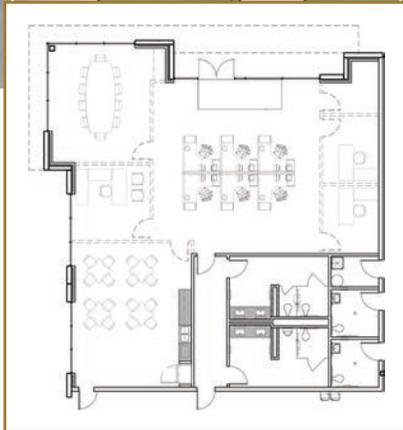
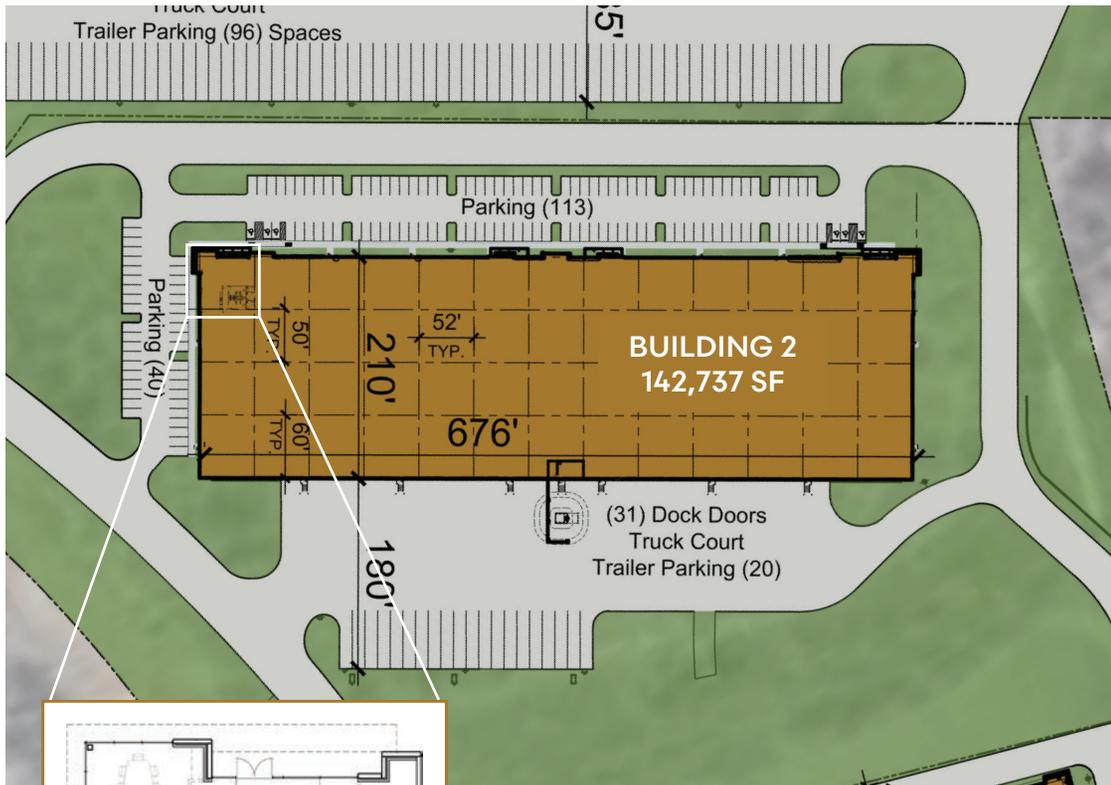


Ability to
secure
Perimeter

strong
workforce
labor

Triple
freeport

	TOTAL SIZE	162,862 SF
	DIVISIBLE TO	54,080 SF
	SPEC OFFICE	3,000 SF
	CLEAR HEIGHT	32'
	LOADING	Rear load
	PARKING	107
	TRAILER PARKS	30
	TRUCK COURT DEPTH	185'
	BUILDING DEPTH	260'
	DOCK DOORS	33 - 9' x 10'
	RAMPS	2 - 12' x 14'
	COLUMN SPACING	52' X 50'
	STAGING BAY	60'
	POWER	750kva
	SPRINKLER SYSTEM	ESFR

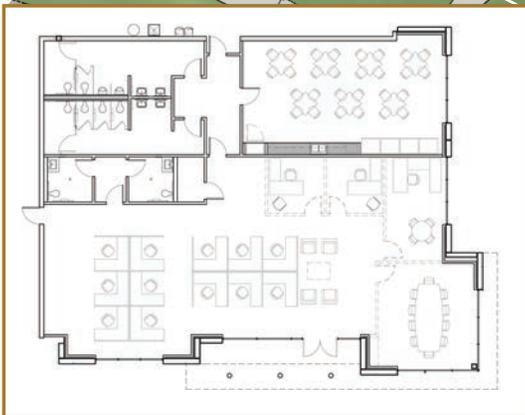
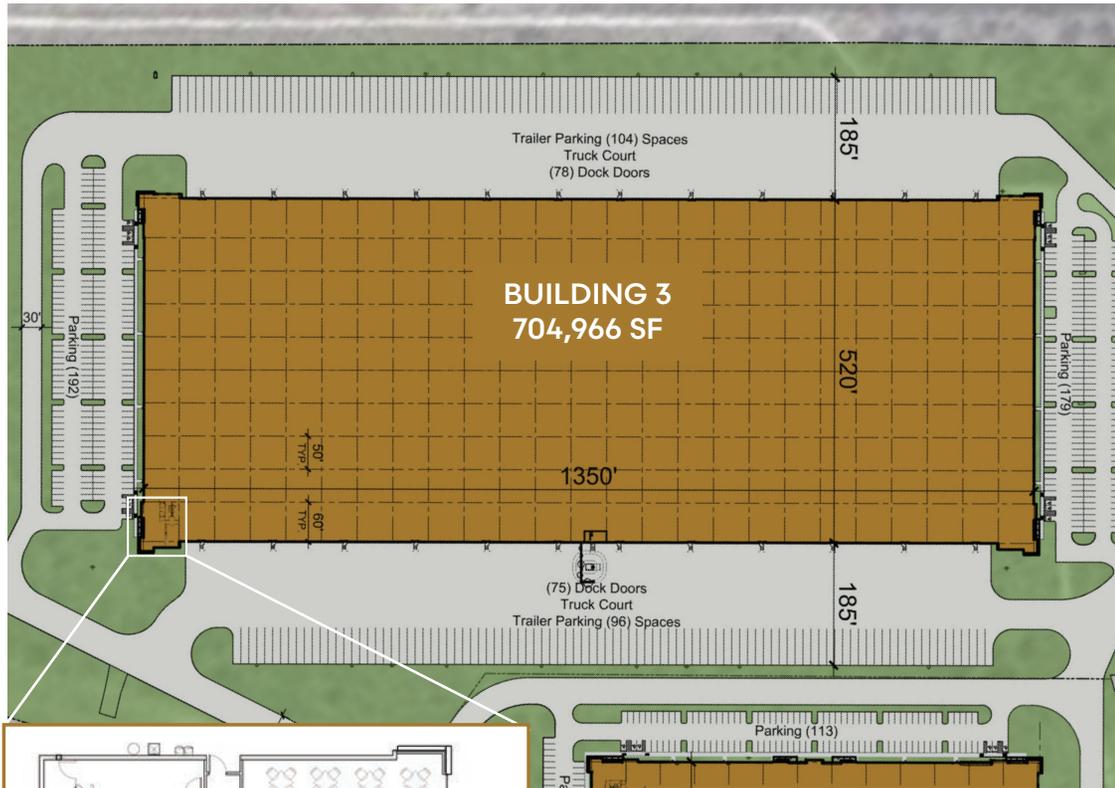


Ability to
secure
Perimeter

strong
workforce
labor

Triple
freoport

	TOTAL SIZE	142,737 SF
	DIVISIBLE TO	43,680 SF
	SPEC OFFICE	3,000 SF
	CLEAR HEIGHT	32'
	LOADING	Rear load
	PARKING	153
	TRAILER PARKS	20
	TRUCK COURT DEPTH	180'
	BUILDING DEPTH	210'
	DOCK DOORS	31 - 9' x 10'
	RAMPS	2 - 12' x 14'
	COLUMN SPACING	52' X 50'
	STAGING BAY	60'
	POWER	750kva
	SPRINKLER SYSTEM	ESFR



Ability to
secure
Perimeter

strong
workforce
labor

Triple
freoport

	TOTAL SIZE	704,966 SF
	DIVISIBLE TO	352,483 SF
	SPEC OFFICE	4,133 SF
	CLEAR HEIGHT	40'
	LOADING	Cross-dock
	PARKING	371
	TRAILER PARKS	200
	TRUCK COURT DEPTH	185'
	BUILDING DEPTH	520'
	DOCK DOORS	153 - 9' x 10'
	RAMPS	4 - 14' x 16'
	COLUMN SPACING	54' X 50'
	STAGING BAY	60'
	POWER	2500kva; Two additional 2500 kva transformer pads available
	SPRINKLER SYSTEM	ESFR



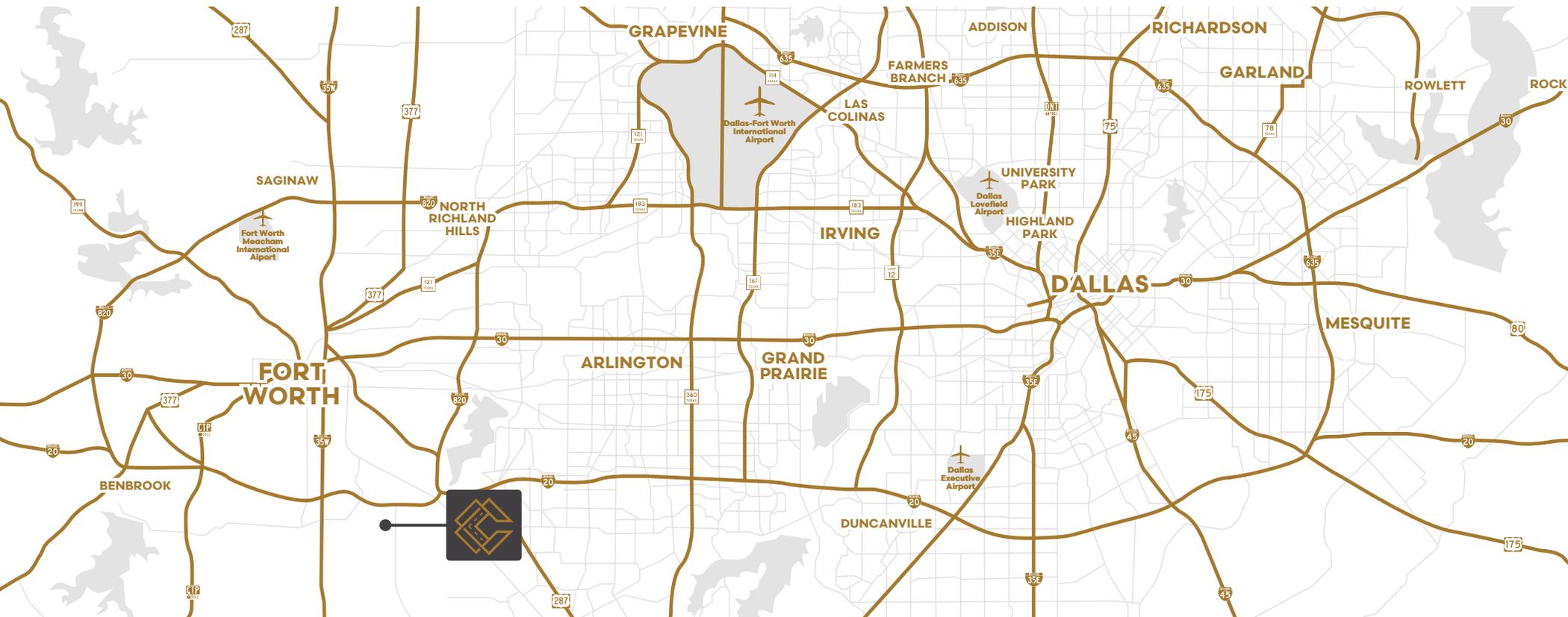
- 9 miles to Downtown Fort Worth
- 30 miles to Downtown Dallas



- 1 mile to I-20
- 1.7 miles to I-35 W
- 6.5 miles to I-30
- 7 miles to Chisholm Trial Parkway
- 13 miles to TX-360

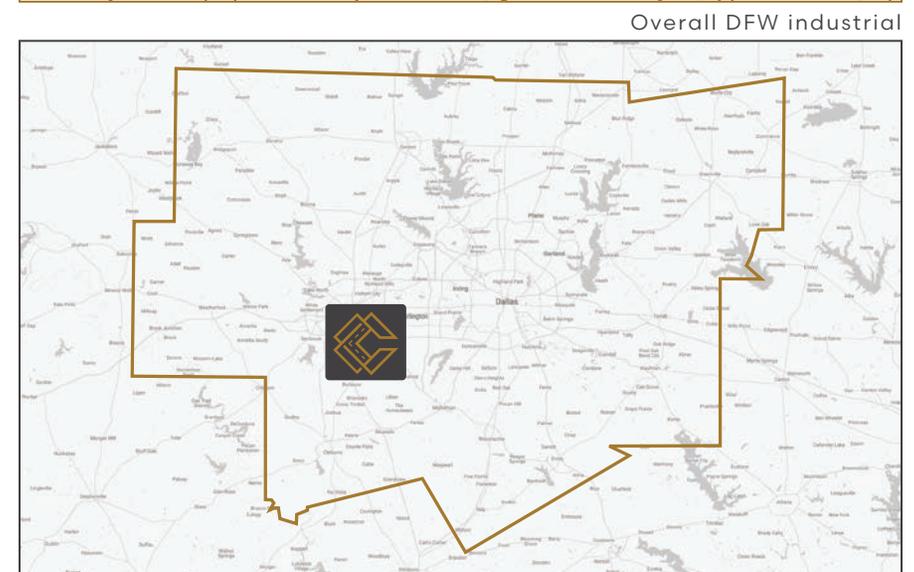
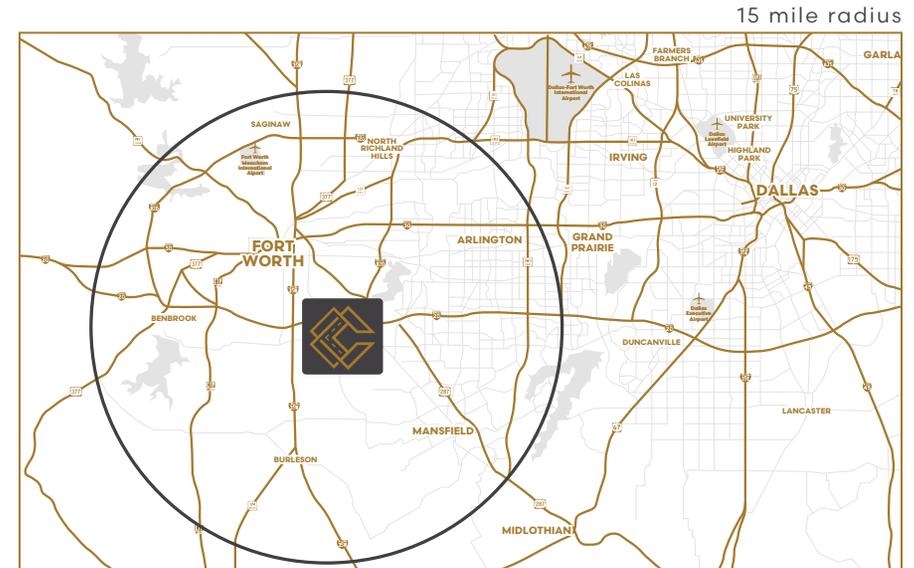


- 12.4 miles to Meacham International
- 21.7 miles to Dallas/Fort Worth International Airport
- 22.4 miles to BNSF Intermodal & Alliance Airport
- 28 miles to Dallas Love Field Airport



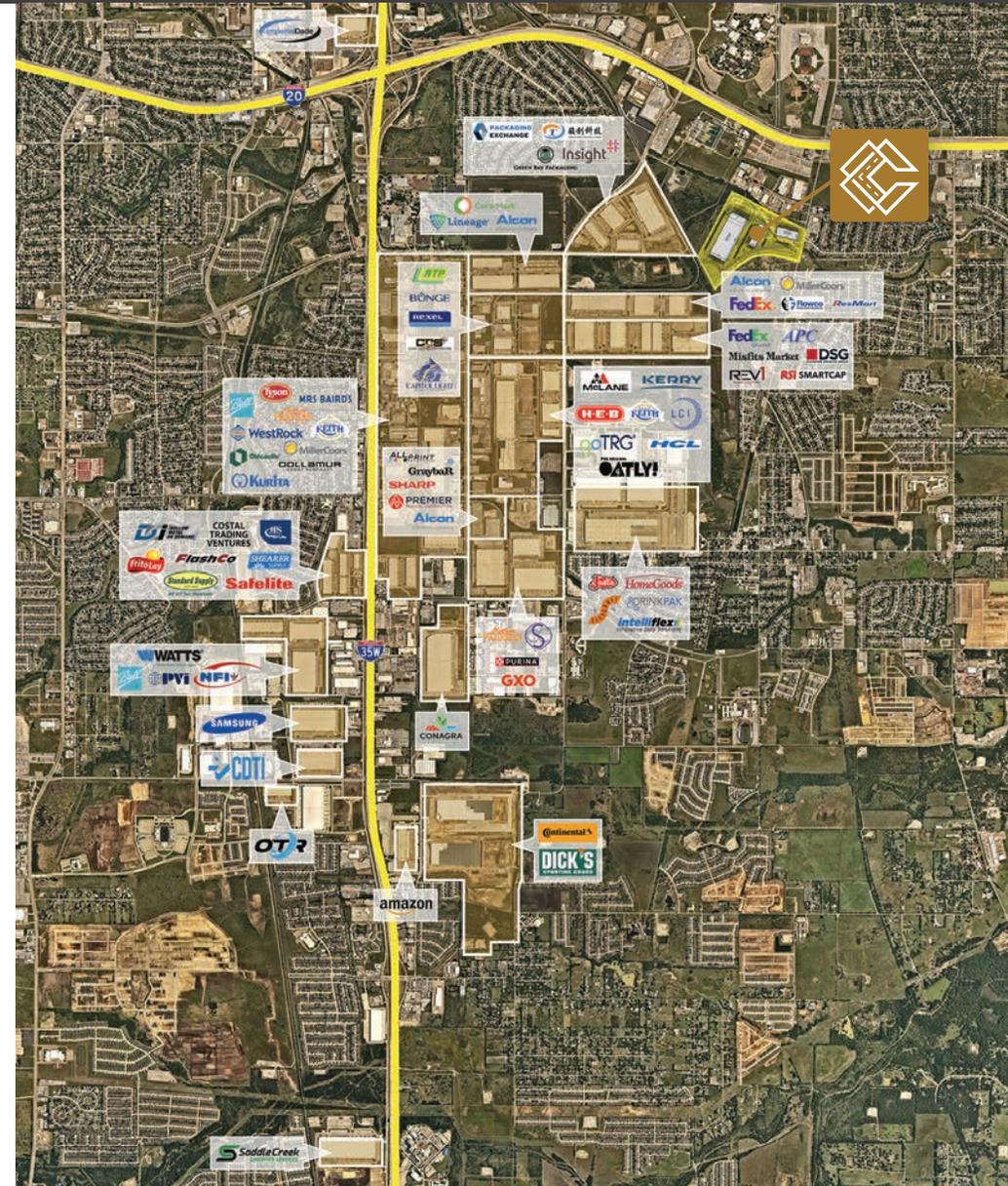
	15 MILE RADIUS	OVERALL DFW
INVENTORY		
BUILDINGS	5,632	25,303
SQUARE FOOTAGE	235,199,550 SF	1,216,606,727 SF
LABOR		
TOTAL WORKERS	855,924	4,423,093
BLUE COLLAR LABOR	229,388	933,273
LABOR INDEX		
BLUE COLLAR WORKERS per building	40.73	36.88
BLUE COLLAR WORKERS per 1,000 SF	0.98	0.77
MEDIAN HOUSEHOLD INCOME in 2025	\$76,074	\$91,813
LABOR AVAILABILITY compared to each other per building	10.4%	-9.4%
LABOR AVAILABILITY compared to each other per 1,000 SF	27.1%	-21.3%

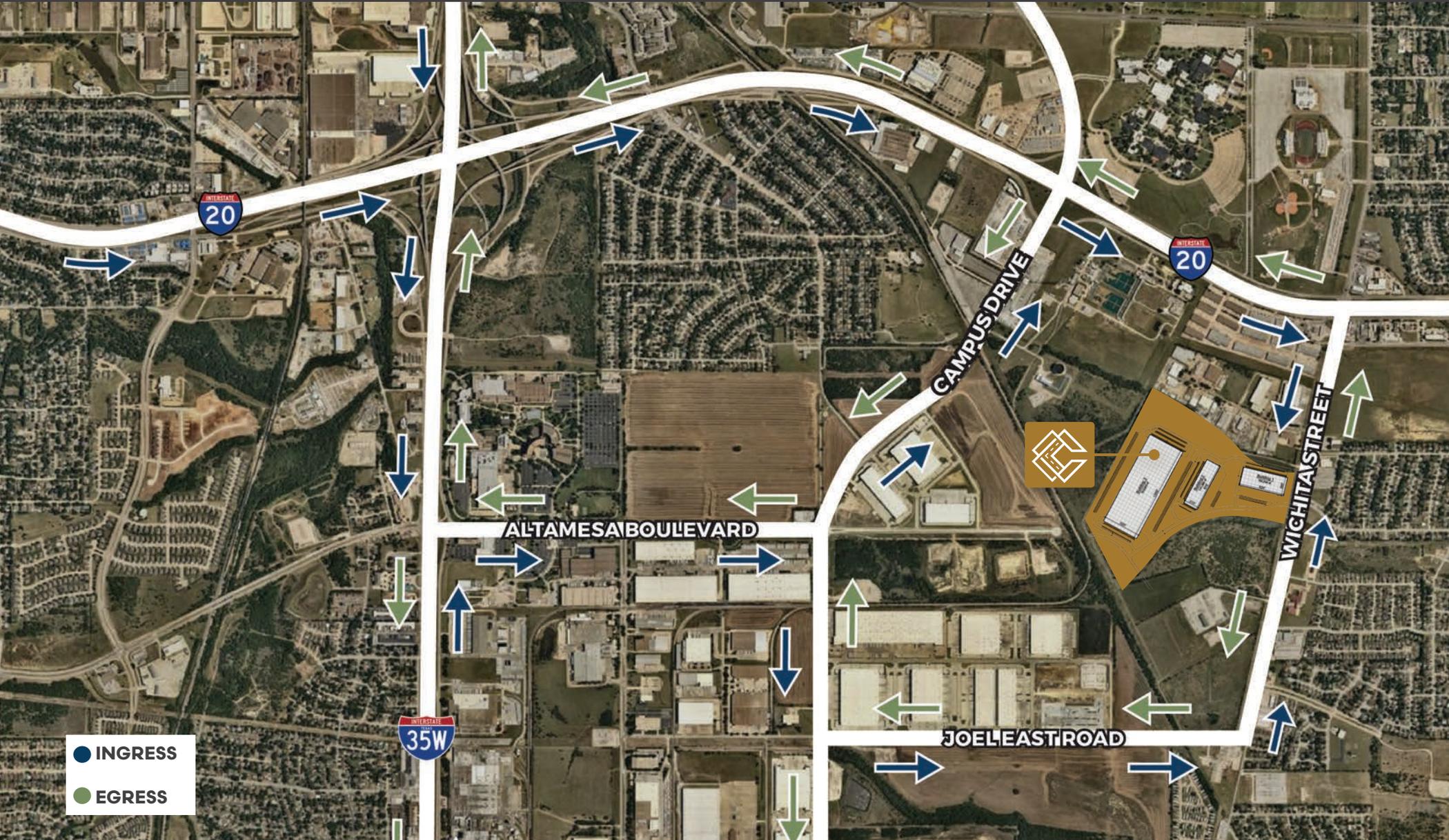
27.1% higher concentrations of skilled labor in a 15-Mile Radii from Carter Crossing than all of Dallas-Fort Worth



SITE STRENGTHS

- Class A industrial park totaling 1,010,565 SF
- Options ranging from 43,680 SF - 704,966 SF
- Exceptional power capabilities
- Corporate tenant mix
- Triple freeport tax incentives
- Ability to secure FTZ designation
- Located in a designated enterprise zone
- New market tax credit program available
- Strong labor base
- Dedicated spine roads, queuing lanes and circulation drives
- Ability to secure building perimeters
- Zoned "J" - medium industrial





- INGRESS
- EGRESS



Owned By:



Leased & Managed By:



LEASING CONTACTS

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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.

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

A buyer/tenant's agent fees are not set by law and are fully negotiable.

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 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.

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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone