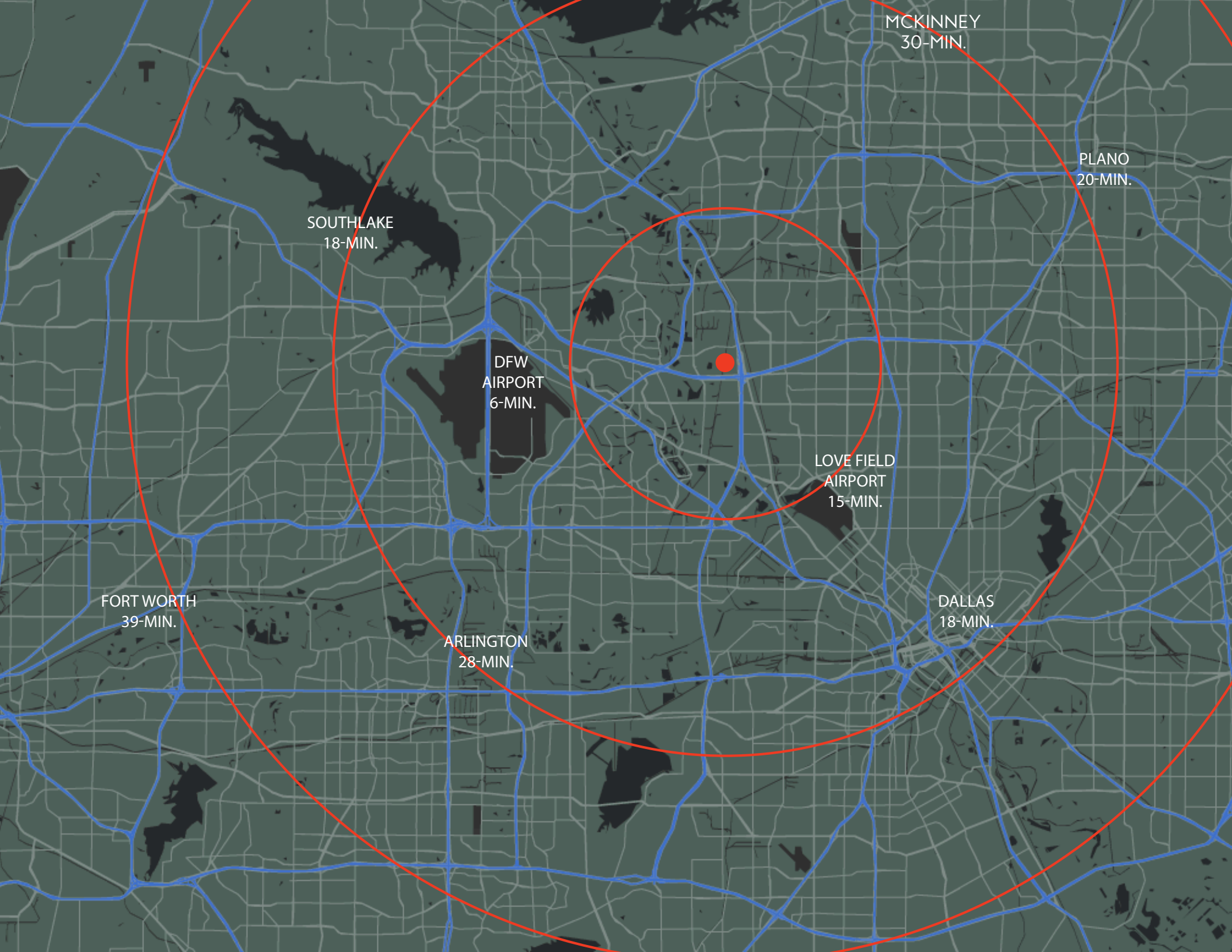




MBP
MERCER BUSINESS PARK

71K SF DISTRIBUTION CENTER - 55,466 AVAILABLE Q3 2020 - NW CORNER OF IH 635 AND IH 35E
11927 MUSTANG ROAD, FARMERS BRANCH, TX

BILLINGSLEY
COMPANY



MCKINNEY
30-MIN.

PLANO
20-MIN.

SOUTHLAKE
18-MIN.

DFW
AIRPORT
6-MIN.

LOVE FIELD
AIRPORT
15-MIN.

DALLAS
18-MIN.

ARLINGTON
28-MIN.

FORT WORTH
39-MIN.

BUSINESS PARK FEATURES

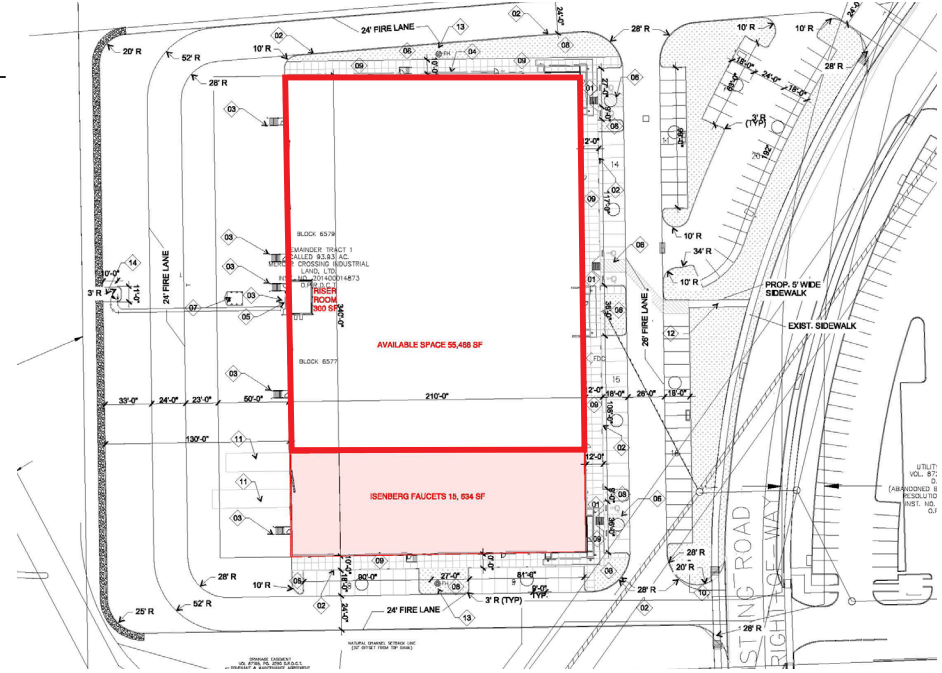
- 225-acre master planned development
- Several build to suit options for office campuses and distribution centers
- Overlooking a 57-acre lake
- Spacious greens and waterways
- Committed to energy conservation, sustainability and long-term value
- Architectural design guidelines for quality and aesthetics
- Unbeatable access to IH 35E, IH 635, and SH 190
- Close proximity to downtown Dallas and D/FW's two major airports
- Adjacent to business areas such as The Galleria and Las Colinas

DATA AND FIBER AVAILABILITY

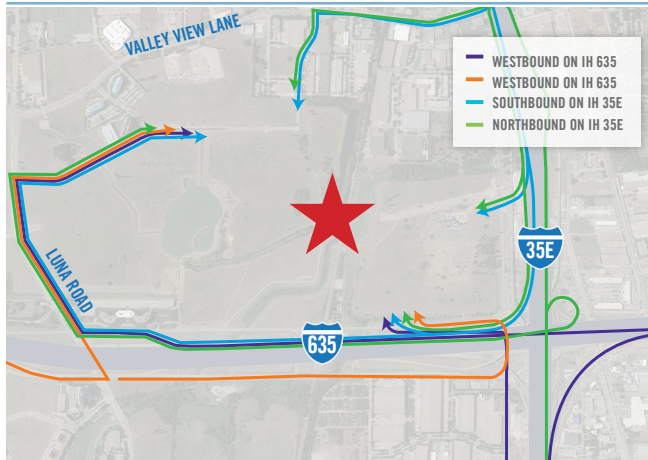
- Multiple fiber providers: Zayo Metro, Fiber Light, Time Warner Cable, and others
- Contracted providers offer the best electricity rates in the deregulated Texas market
- Connectivity between selected buildings
- Underground infrastructure providing uninterrupted service and reliability
- Located on the Texas Oncor grid

BUILDING SPECIFICATIONS

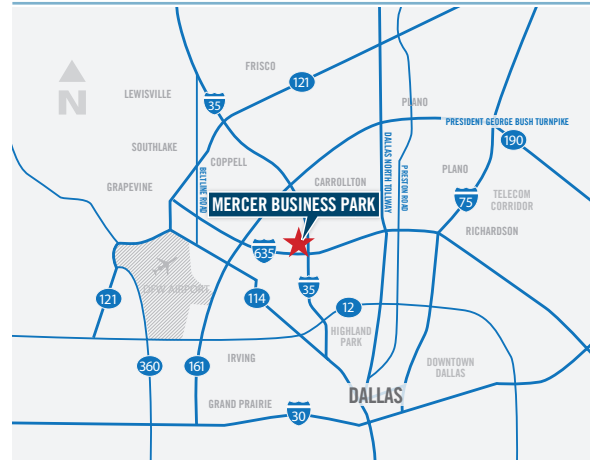
71,100 SF TOTAL
 55,466 SF AVAILABLE
 20 - 9'X10' DOCK DOORS TOTAL
 30' CLEAR HEIGHT
 141 TOTAL PARKING SPACES
 210' BUILDING DEPTH
 4'X8' SKYLIGHTS
 BACK LOADING BUILDING
 ESFR SPRINKLER
 APPROX. 6.3 ACRES



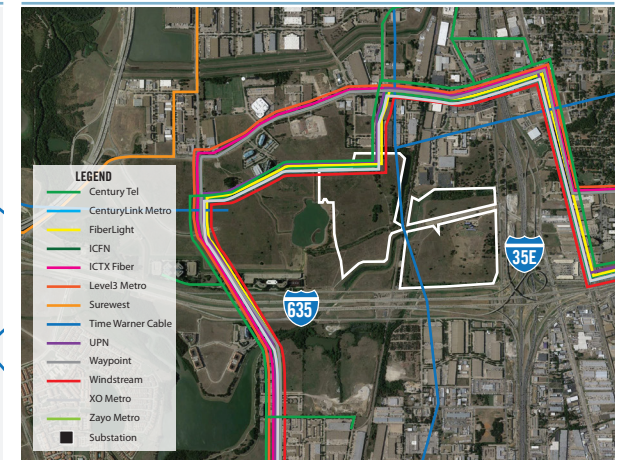
ACCESS/ROUTES



LOCATION



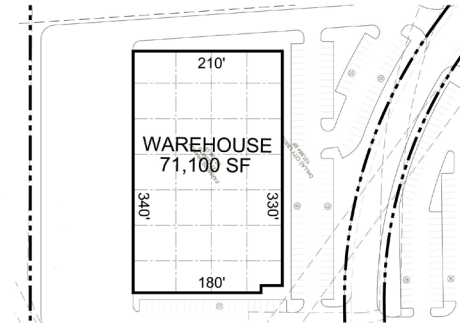
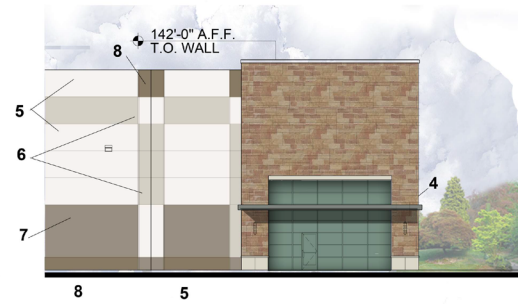
FIBER MAP



BUILDING ELEVATION

Proposed Finishes:

- 1. Stone: Auric Splitface (8" x 24")
Natural Thin Veneer by Global Stone Services
- 2. Stone: Cream Smooth (8" x 24")
Natural Thin Veneer by Global Stone Services
- 3. Store Front System: Kawneer, Clear Anodized
- 4. Steel Canopy, Metal Coping,
Metal Awnings & Dock Doors: SW7019 Gauntlet Gray
- 5. Paint: SW7004 Snowbound
- 6. Paint: SW7570 Egret White
- 7. Paint: SW7506 Loggia
- 8. Paint: SW7507 Stone Lion
- 9. EIFS: Dryvit #167, Winter Eve,
Limestone (LS) finish



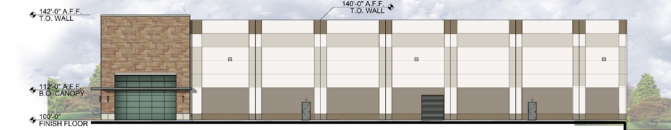
KEY PLAN



1 EAST ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"



3 NORTH ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"

D/FW'S MOST ACCESSIBLE BUSINESS ADDRESS IS LOCATED AT MERCER BUSINESS PARK. THE 225-ACRE BUSINESS PARK IS LOCATED AT THE CROSSROADS OF IH 35E, IH 635, AND NEAR PRESIDENT GEORGE BUSH TURNPIKE. THIS EASILY-ACCESSIBLE LOCATION OFFERS GREAT VISIBILITY AND SHORT DRIVE TIMES TO REACH EVERY CORNER OF THE METROPLEX.

MASTER PLAN



AERIAL PHOTOGRAPHY





Lake at Mercer Business Park



Billingsley Distribution Center Development



Billingsley Distribution Center Development



Billingsley Distribution Center Development

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We Partner In Creating Life-Enhancing Communities



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