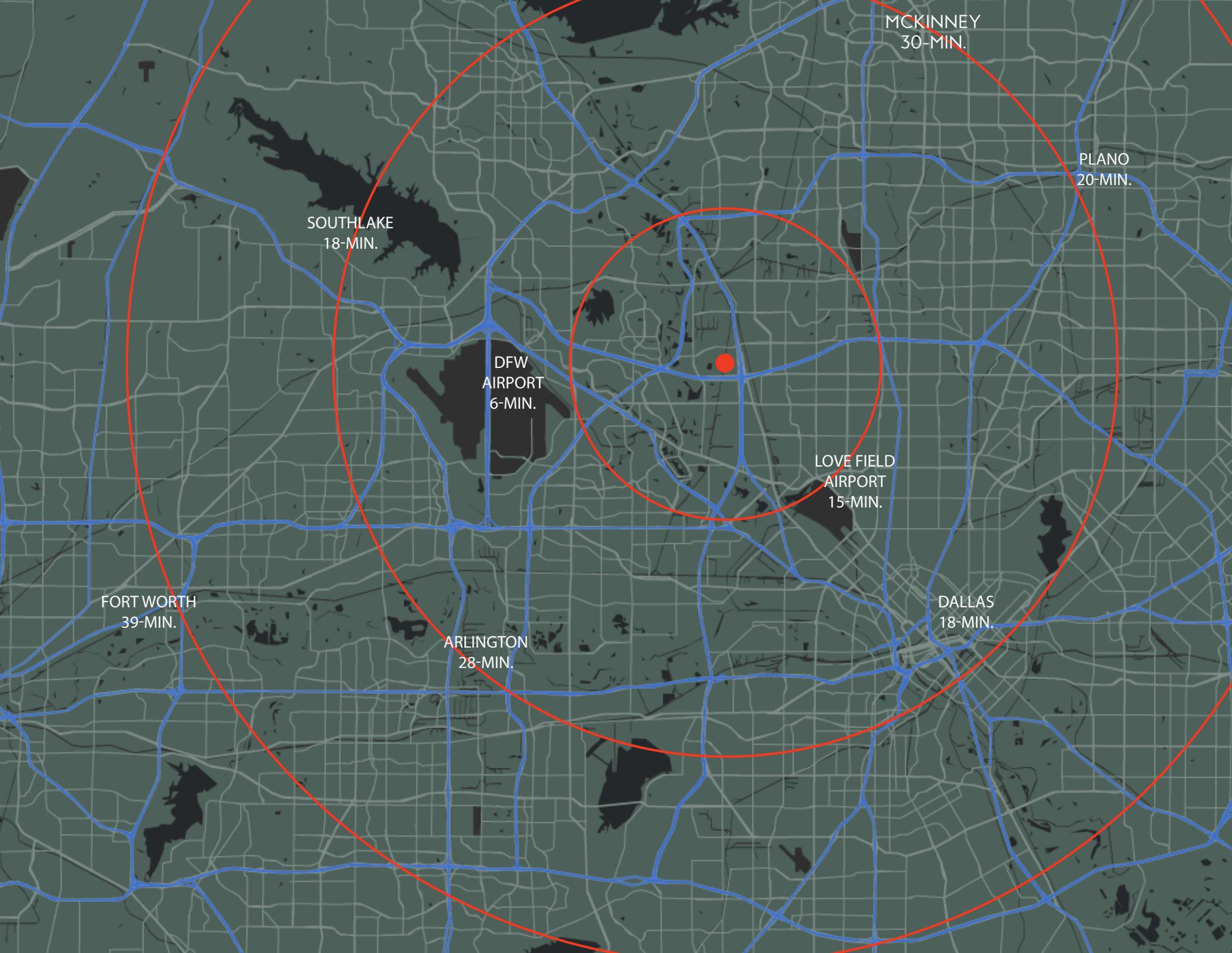




82K SF DISTRIBUTION CENTER - NW CORNER OF IH 635 AND IH 35E
2271 MORGAN PARKWAY, FARMERS BRANCH, TX

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

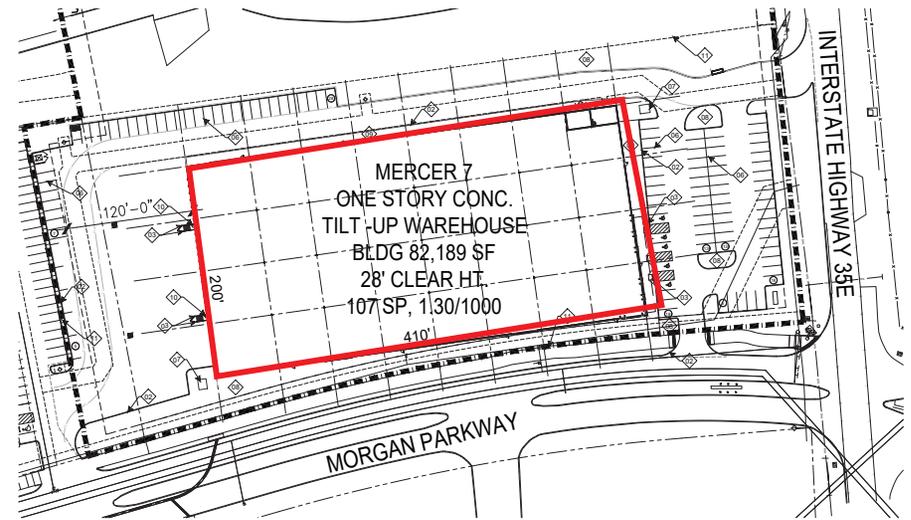
- 225-acre master planned development
- Several build to suit options for office campuses and distribution centers
- Overlooking a 57-acre lake
- Spacious greens and waterways
- Committed to energy conservation, sustainability and long-term value
- Architectural design guidelines for quality and aesthetics
- 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

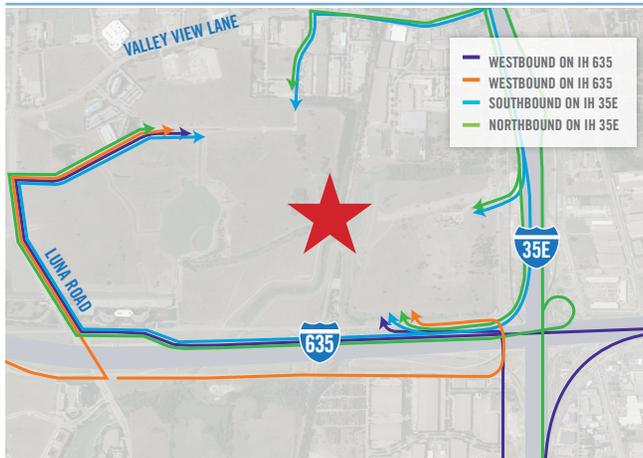
- Multiple fiber providers: Zayo Metro, Fiber Light, Time Warner Cable, and others
- Contracted providers offer the best electricity rates in the deregulated Texas market
- Connectivity between selected buildings
- Underground infrastructure providing uninterrupted service and reliability
- Located on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

BUILDING SPECIFICATIONS

82,189 SF TOTAL
 50'X50' BAYS WITH 60' SPEED BAY
 9 DOCK DOORS
 28' CLEAR HEIGHT
 200' BUILDING DEPTH
 11 - 4'X8' SKYLIGHTS
 107 PARKING SPACES
 ESFR SPRINKLER
 APPROX. 4.19 ACRES
 AVAILABLE MARCH 2027



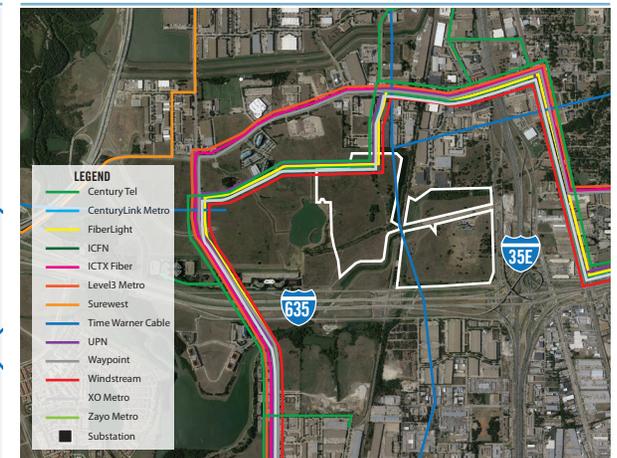
ACCESS/ROUTES



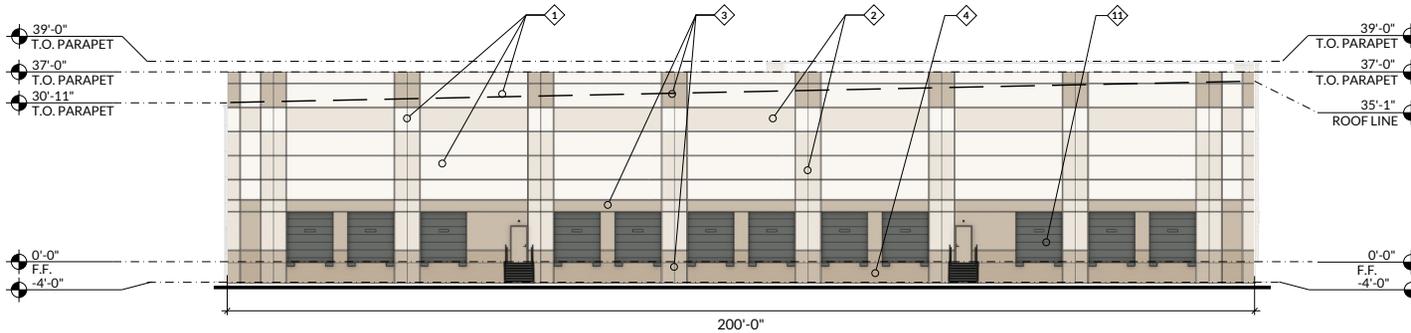
LOCATION



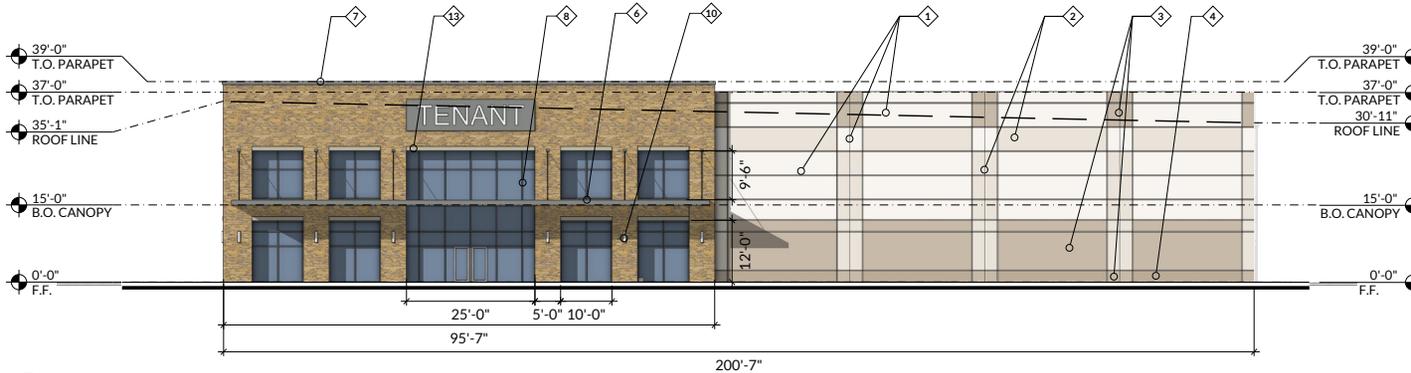
FIBER MAP



BUILDING ELEVATION



2 WEST ELEVATION
SCALE: 1" = 10'



1 EAST ELEVATION (FRONT)
SCALE: 1" = 10'

MERCER 7
CITY OF FARMERS BRANCH
DALLAS COUNTY, TEXAS
WAREHOUSE/ 4.60 AC

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DATE OF PREPARATION: 4/14/2025

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



Mercer Business Park Historical Aerial



Billingsley Distribution Center Development



Billingsley Distribution Center Development



Billingsley Distribution Center Development

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