

## LAKEVIEW BUSINESS DISTRICT

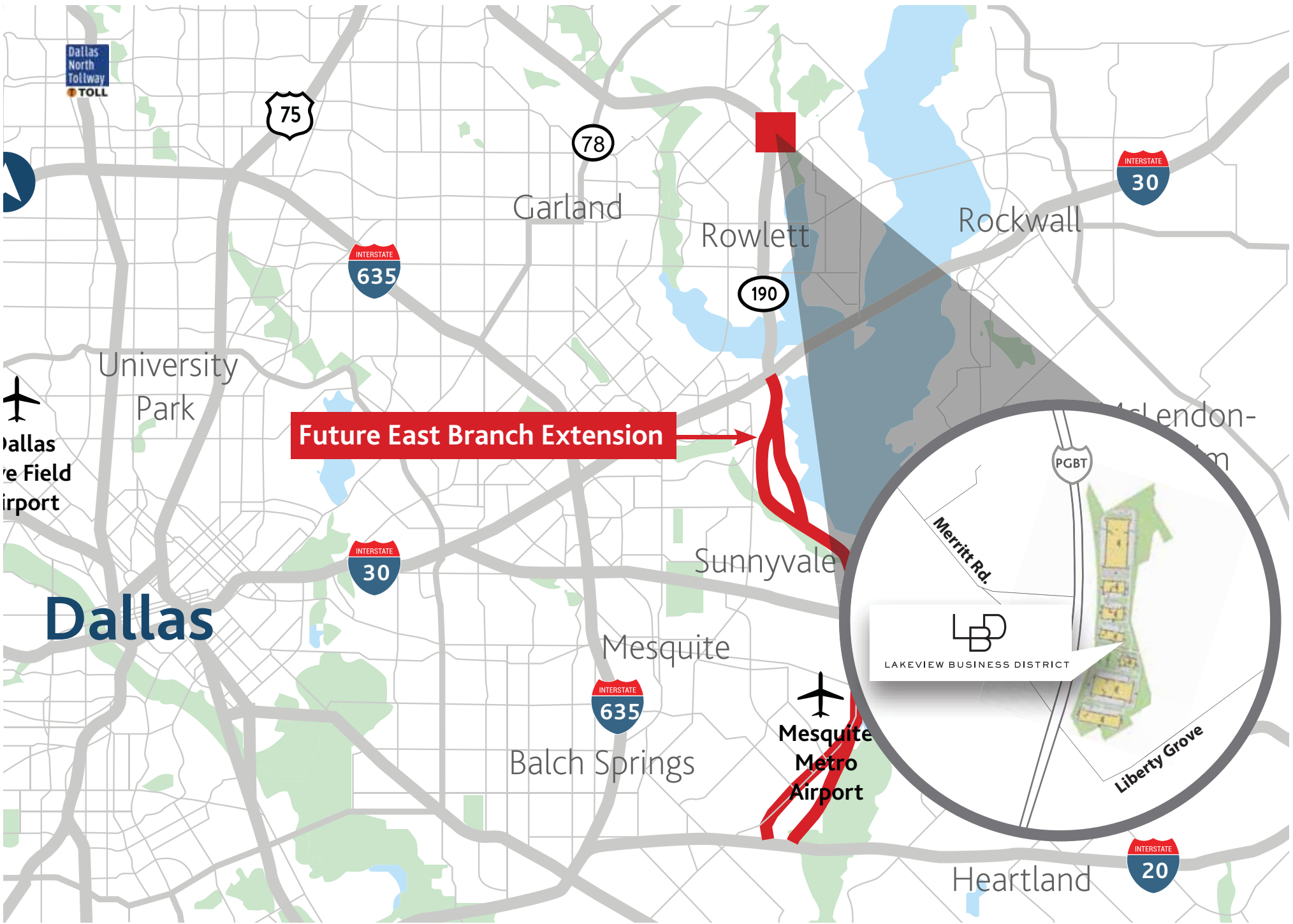
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Total // 7 Buildings //  $\pm 1,765,267$  SF

Phase 1 // 5 Buildings //  $\pm 1,063,642$  SF

Phase 2 // 2 Buildings //  $\pm 701,625$  SF

8220 Merritt Rd Rowlett, TX (PGBT & Merritt Rd)





## OVERVIEW

Lakeview Business District is a Class-A, master planned business park situated on  $\pm 165$  acres encompassing nearly 1.8 million square feet. Phase I is 5-buildings totaling  $\pm 1,063,642$  square feet and Phase II is 2-buildings totaling  $\pm 701,625$  square feet. This best-in-class development will meet the demand of today's tenant being strategically located in one of the best states in the country for economic and industrial market fundamentals. The site has great visibility with PG&T 190 frontage, easy access to Interstate 30, and great regional access to Dallas-Fort Worth.

# POPULATION GROWTH

## DALLAS / FORT WORTH

- Largest population increase in the country between 2022 and 2023.

## KAUFMAN COUNTY

- The fastest-growing county in the U.S. from 2022 to 2023.
- Population Growth: 7.6%

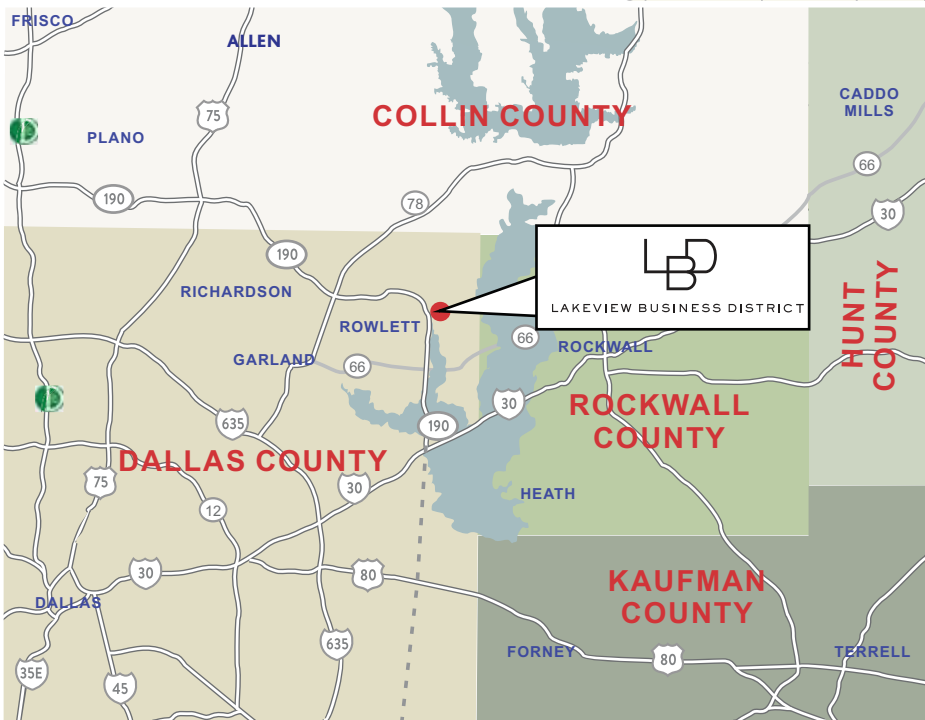
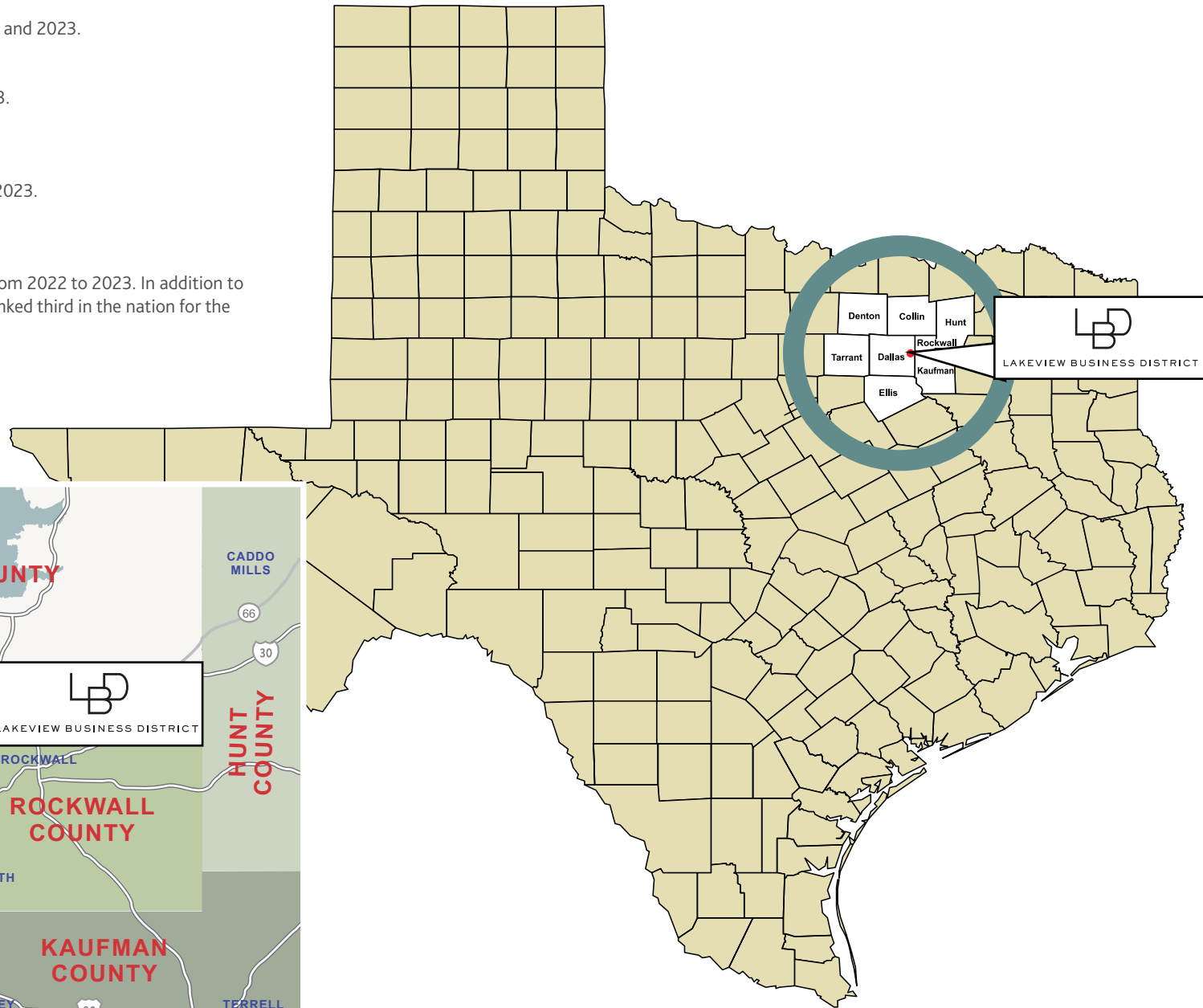
## ROCKWALL COUNTY

- Second fastest-growing county in the U.S. from 2022 to 2023.
- Population Growth: 6.5%

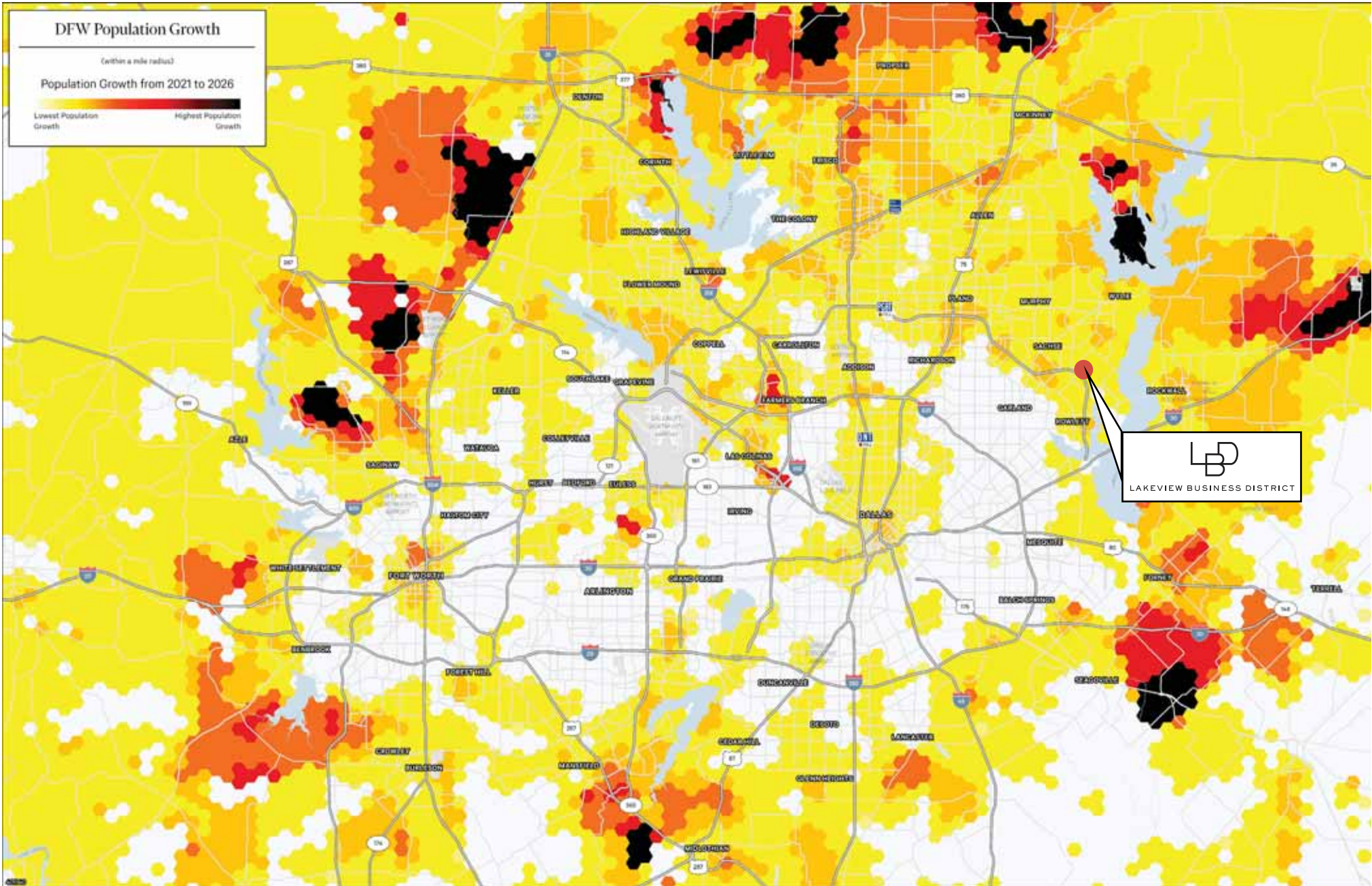
## COLLIN COUNTY

- Ranked second in the nation in total residential growth from 2022 to 2023. In addition to ranking second in numeric growth, Collin County is also ranked third in the nation for the most residents gained from domestic migration in 2022.

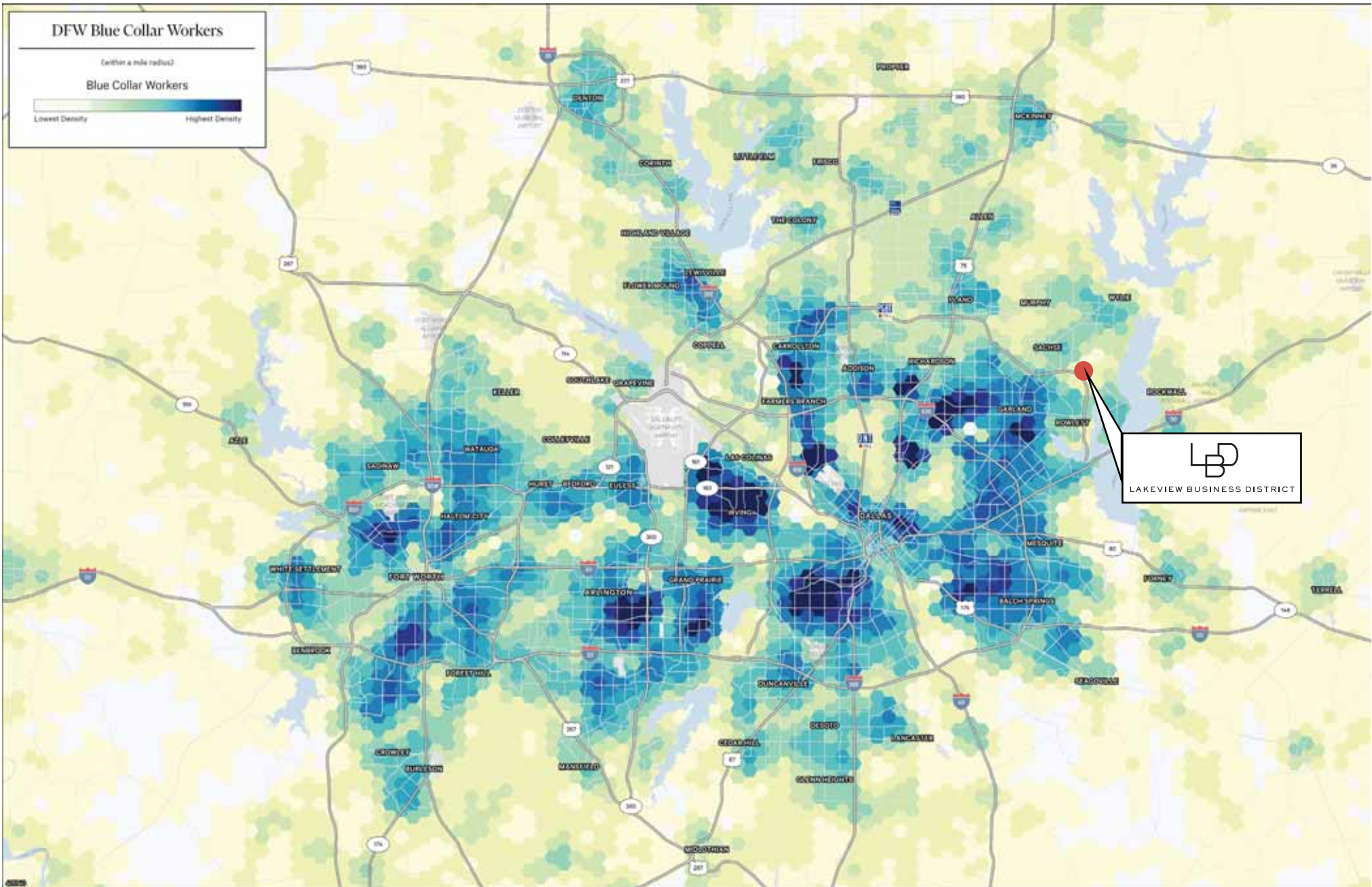
Source: U.S. Census Bureau



# POPULATION GROWTH



# BLUE COLLAR WORKERS





**PGBT  
TO US 75**

**PGBT**

**190**

**ON RAMP**  
PGBT

**EXIT**  
Merritt Road

**LD**  
LAKEVIEW BUSINESS DISTRICT

**Merritt Rd.**

**ON RAMP**  
PGBT

**EXIT**  
Merritt Road

**Liberty Grove**

**PGBT  
TO I-30**

**PGBT**

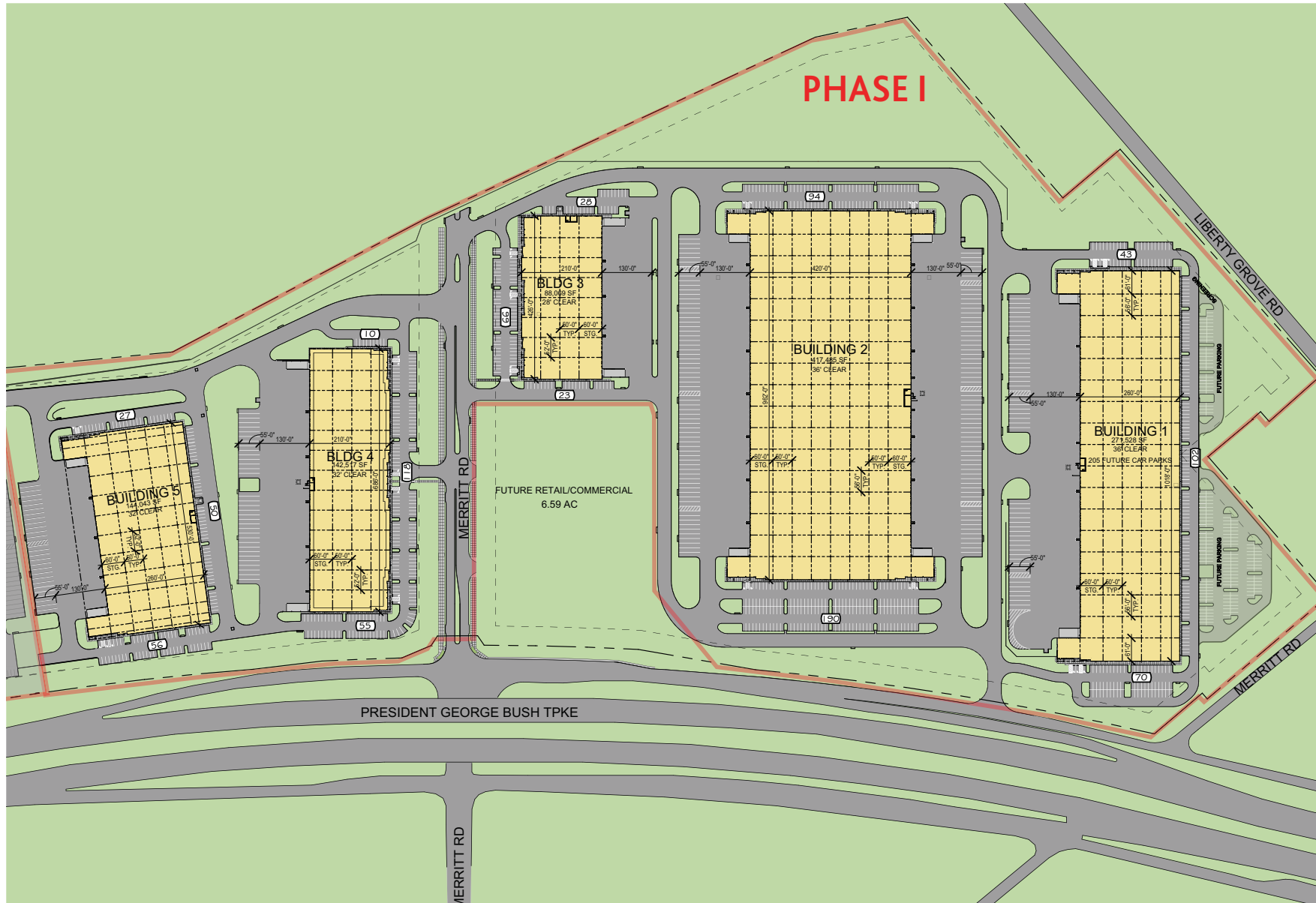
**190**

# MASTER PLAN - PHASE I





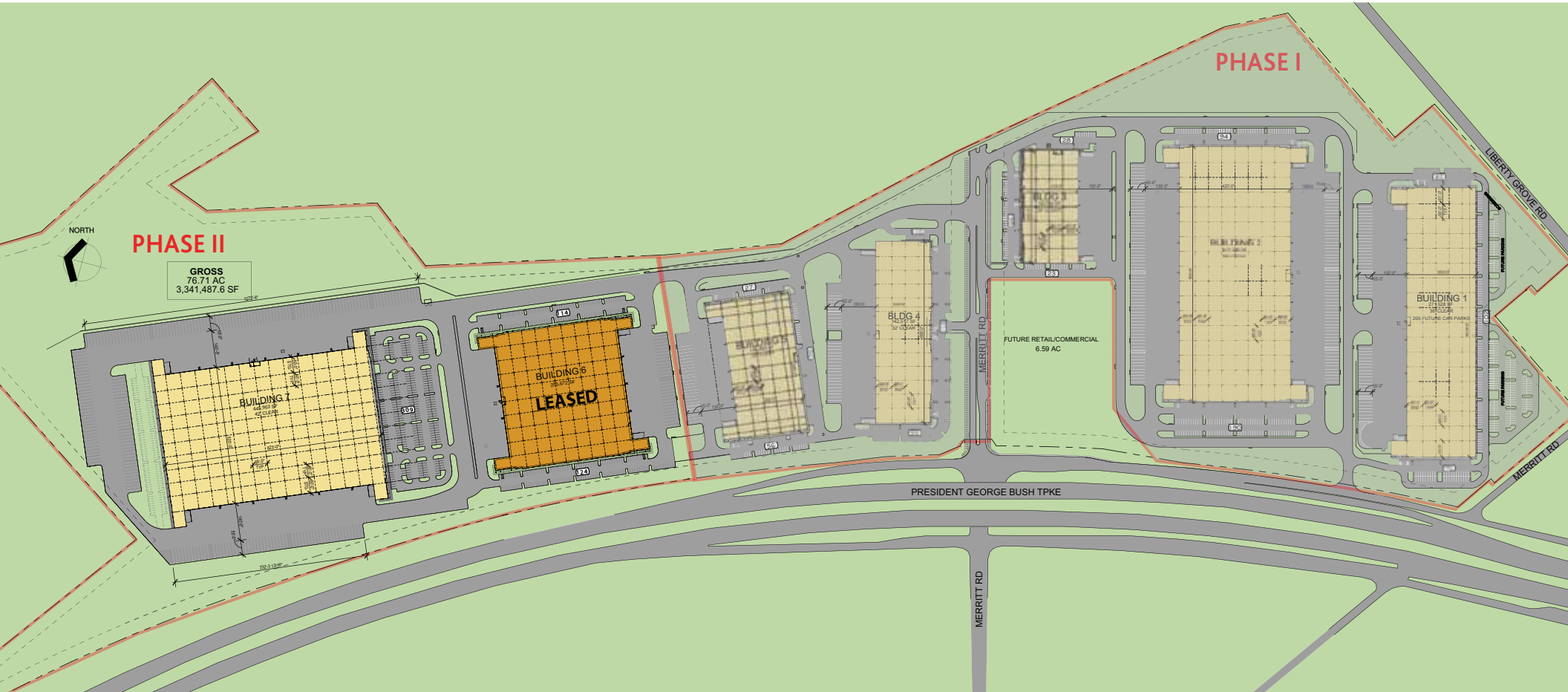
# PHASE I



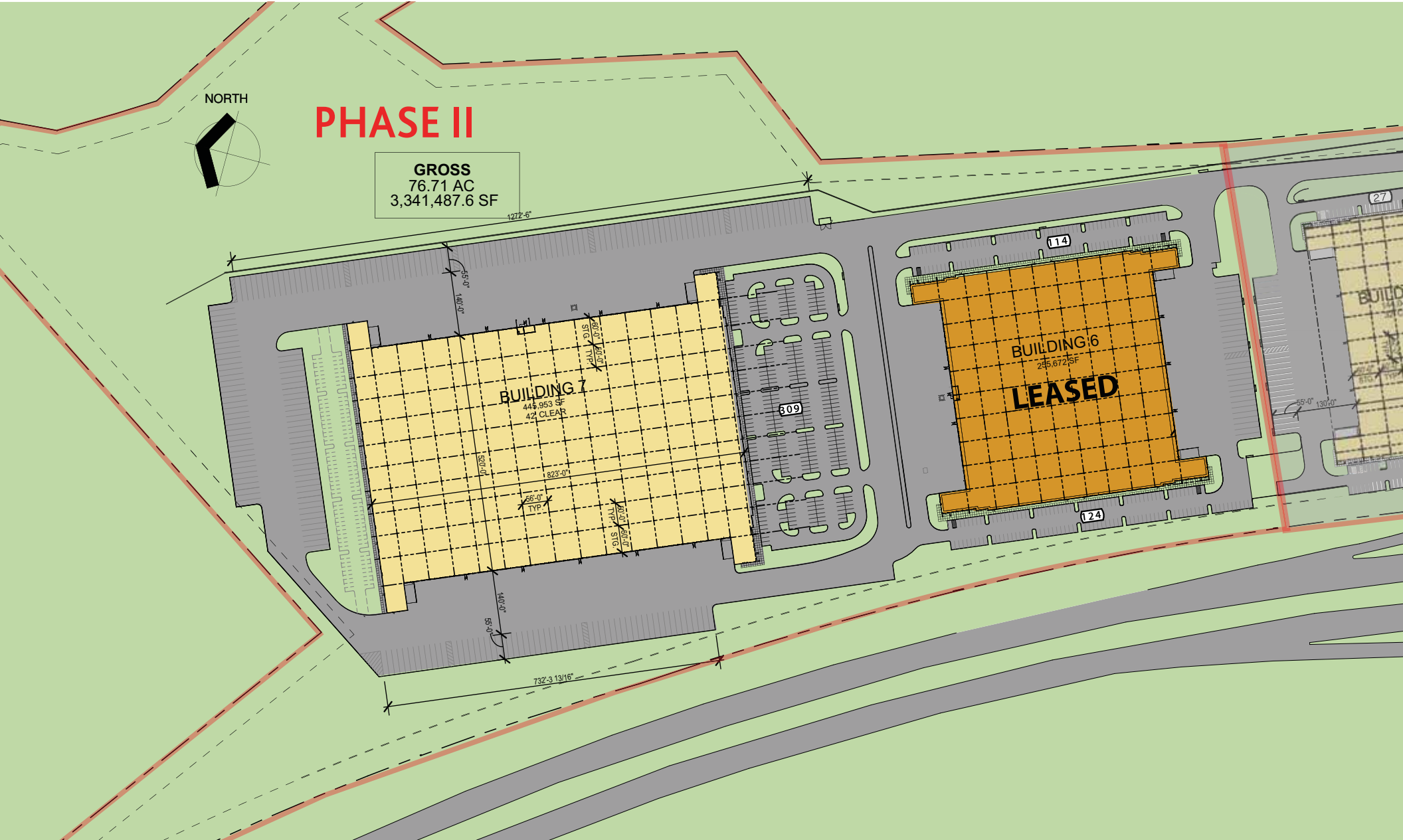


PHASE I	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	BLDG. 5	TOTAL
BUILDING SIZE:	271,528 SF	417,485 SF	88,069 SF	142,517 SF	144,043 SF	<b>1,063,642 SF</b>
BUILDING CONFIG:	Front Load	Cross Dock	Rear Load	Rear Load	Front Load	<b>+88 Acres</b>
BUILDING DEPTH:	260'	420'	210'	210'	260'	
TRUCK COURT:	185'	185'	130'	185'	185'	
FIRE PROTECTION:	ESFR	ESFR	ESFR	ESFR	ESFR	
TYPICAL BAY:	56' x 50'	56' x 50'	52' x 50'	52' x 50'	52' x 50'	
CLEAR HEIGHT:	36'	36'	32'	32'	32'	
TRAILER PARKING:	55	131	N/A	37	29	
CAR PARKS:	215	284	119	183	133	
DRIVE-IN DOORS:	2	4	2	2	2	
DOCK DOORS:	51	94	38	25	25	

# MASTER PLAN - PHASE II



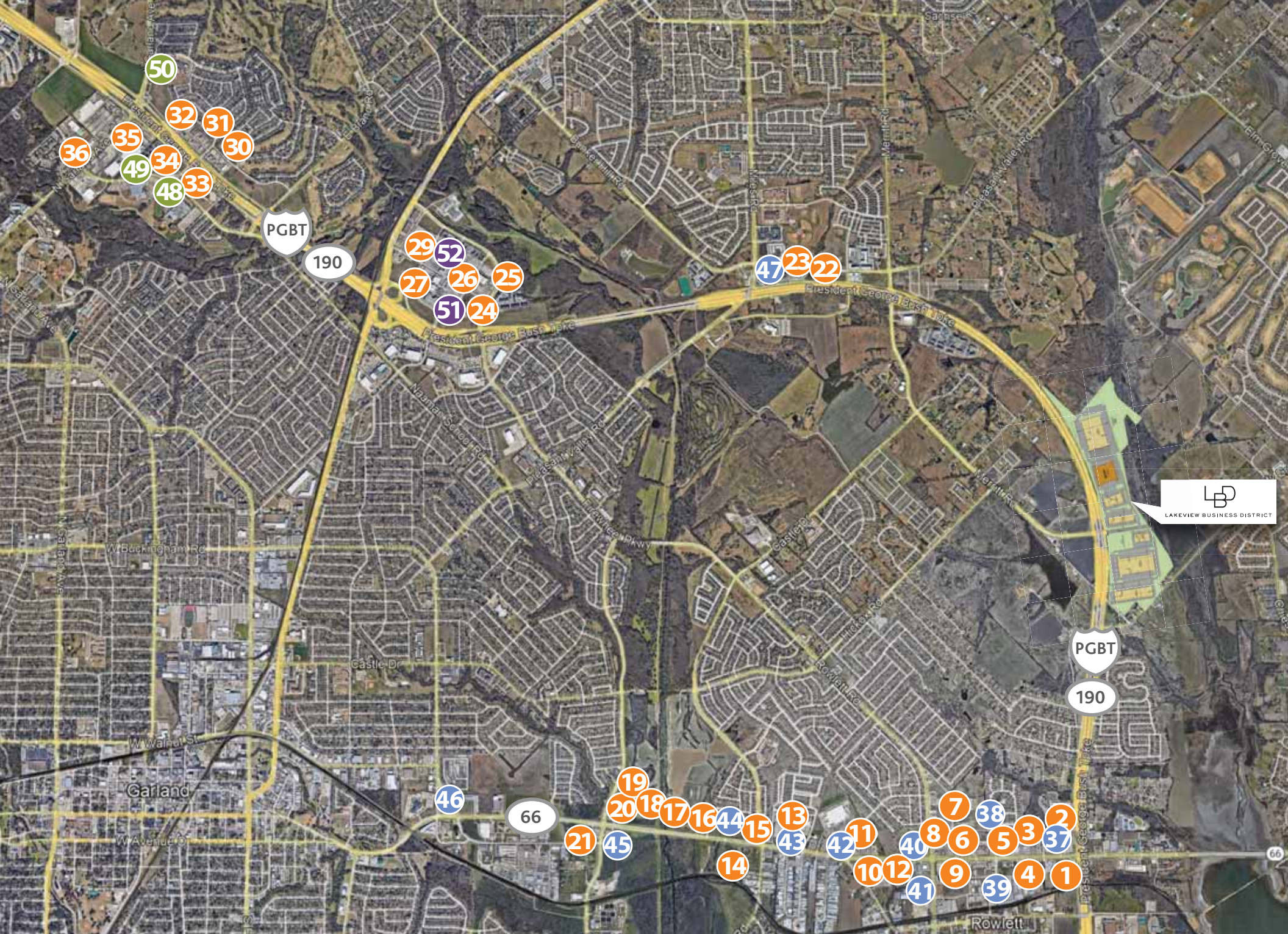
# PHASE II





## PHASE II

	BLDG. 6	BLDG. 7	TOTAL
BUILDING SIZE:	255,672 SF	445,953 SF	<b>701,625 SF</b>
AVAILABLE SF:	Fully Leased	445,953 SF	<b>445,953 SF</b>
BUILDING CONFIG:	Cross Dock	Cross Dock	<b>+77 Acres</b>
BUILDING DEPTH:	470'	520'	
TRUCK COURT:	130' / 185'	195'	
FIRE PROTECTION:	ESFR	ESFR	
TYPICAL BAY:	52' x 50'	56' x 50'	
CLEAR HEIGHT:	32'	42'	
TRAILER PARKING:	29	229	
CAR PARKS:	316	309	
DRIVE-IN DOORS:	48	4	
DOCK DOORS:	4	125	





## DINING

- 1 Panera Bread
- 2 Applebee's Grill and Bar
- 3 Raising Cane's
- 4 McAllister's Deli
- 5 Amelia's
- 6 KFC
- 7 Jimmy John's
- 8 McDonald's
- 9 Taco Bell
- 10 Chipotle Mexican Grill
- 11 Smoothie King
- 12 Hat Creek Burger Company
- 13 Chick-fil-A
- 14 Starbucks
- 15 Valentinos Ristorante Italiano
- 16 Whataburger
- 17 Little Caesar's Pizza
- 18 Chili's Grill and Bar
- 19 Dunkin'
- 20 Sonic Drive-In
- 21 Church's Chicken

- 22 Pho Station
- 23 Manny's Tex Mex
- 24 Houlihan's
- 25 Gloria's Latin Cuisine
- 26 Wildwood Firewheel
- 27 Ferah Tex-Med Kitchen
- 28 In-N-Out
- 29 Outback Steakhouse
- 30 Olive Garden
- 31 Texas Roadhouse
- 32 Matt's Ranch Martinez
- 33 Buffalo Wild Wings
- 34 IHOP
- 35 Crumbl Cookies
- 36 Cheddar's Scratch Kitchen



## SERVICES

- 37 Target
- 38 LA Fitness
- 39 Shell
- 40 Walgreens
- 41 CVS
- 42 Chase
- 43 Wells Fargo
- 44 Murphy USA
- 45 QuikTrip
- 46 RaceTrac
- 47 Exxon



## HOTELS

- 48 Tru by Hilton
- 49 Hyatt Place
- 50 Holiday Inn Dallas



## ENTERTAINMENT

- 51 Firewheel Town Center
- 52 AMC Firewheel 18

# CAPABILITIES

**52**

YEARS AS A PREMIER  
REAL ESTATE DEVELOPMENT COMPANY  
AND ACKNOWLEDGED BY  
PEERS, PARTNERS AND LENDERS AS AN  
INDUSTRY LEADING INNOVATOR

**3.6**

BILLION DOLLARS IN  
COMPLETED TRANSACTIONS

**63**

MILLION SQUARE FEET  
OF DEVELOPMENTS,  
ACQUISITIONS AND DISPOSITIONS





# NATIONAL PLATFORM - EXAMPLE PROJECTS



**// NEXUS PARK**  
HOUSTON, TEXAS



**// PARC SOUTHWEST**  
IRVING, TEXAS



**// PARC NORTHEAST**  
RICHARDSON, TEXAS



**// PARC SANTA FE**  
LITTLETON, COLORADO



**// PARC AIR 59**  
HOUSTON, TEXAS



**// 46 RANCH**  
FORT WORTH, TEXAS



**// PARC ROYAL**  
IRVING, TEXAS



**// PARC 59**  
HUMBLE, TEXAS

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