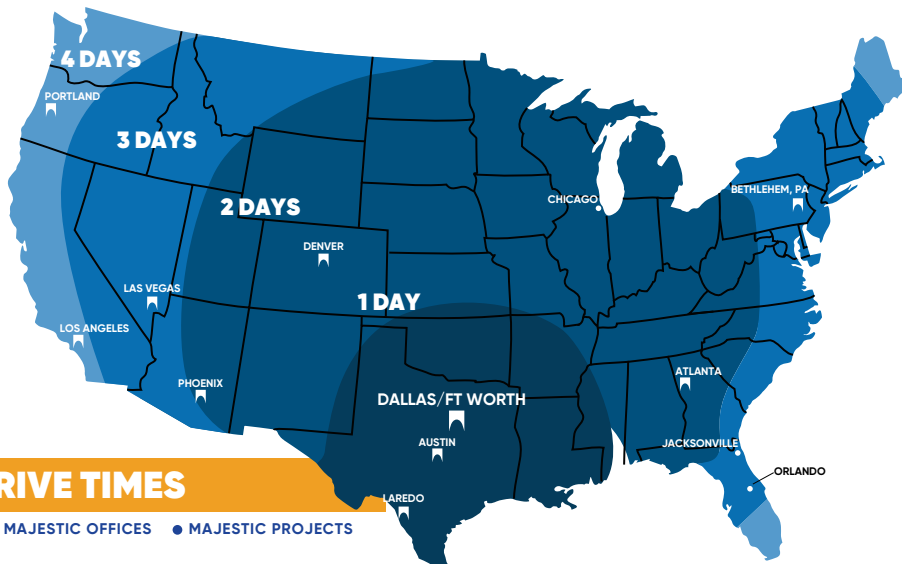


# PROPOSED

# MAJESTIC FORT WORTH SOUTH BUSINESS PARK WEST PHASE

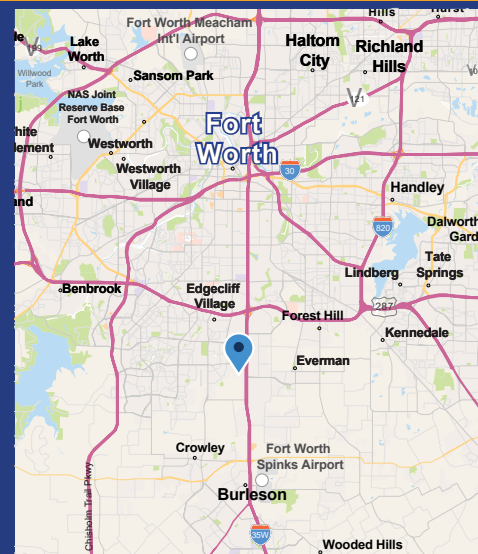


**Building 9 - 168,207 SF**  
138-Acre Master-Planned Business Park  
9500 Hemphill Street, Fort Worth, TX 76134



## DRIVE TIMES

MAJESTIC OFFICES MAJESTIC PROJECTS



## CONTACT US

**Cameron Pybus** 817-710-7360  
cpybus@majesticrealty.com

[www.MajesticFWSouth.com](http://www.MajesticFWSouth.com)

131 East Exchange Avenue, Suite 212  
Fort Worth, TX 76164



## LOCATION FEATURES

- Direct access via I-35 W and W Risinger Road
- 5.6 Miles South of I-20 and I-35 W Interchange
- Adjacent to NAFTA Superhighway
- Strong Workforce Market (competitive wages)

## POTENTIAL INCENTIVES

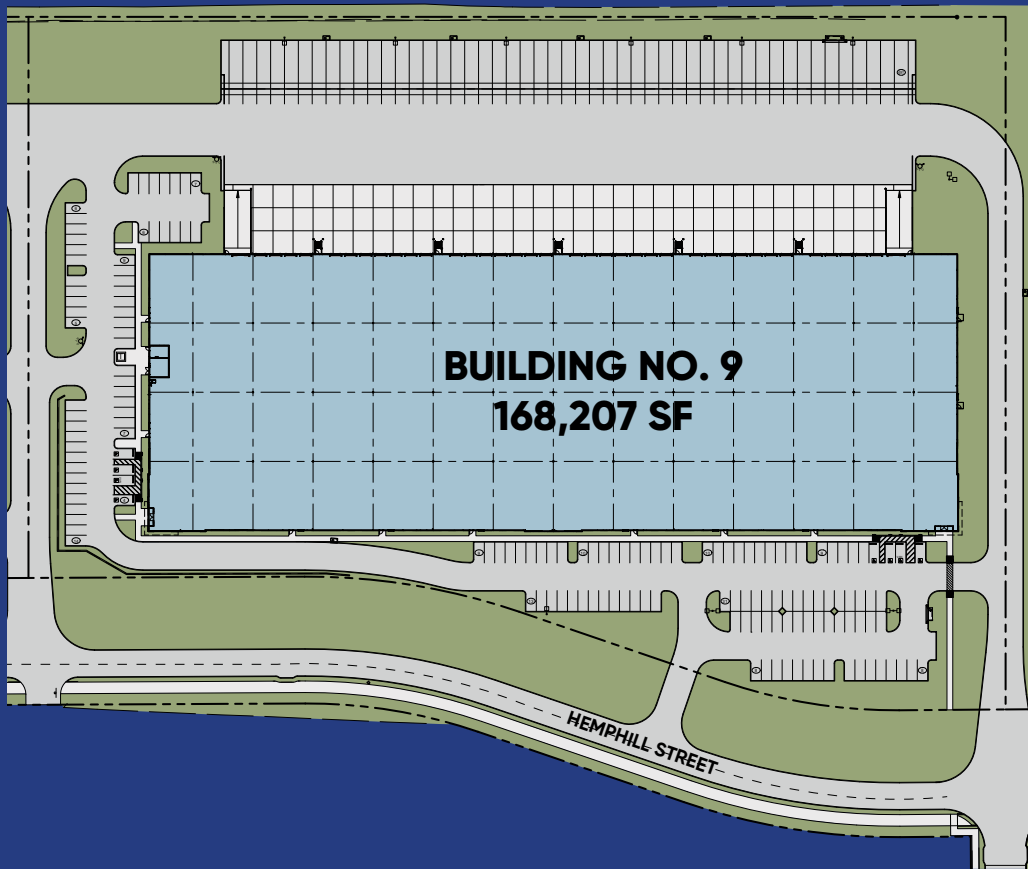
### STATE

- Texas Enterprise Fund
- Texas Emerging Technology Fund
- Texas Product/Business Fund

### LOCAL

- Chapter 380 Program Potential
- Property Tax Abatement
- Sales Tax Abatement
- Enterprise Zone Program
- Renewable Energy Incentives
- Manufacturing Exemptions
- Triple Freeport Exemption
- Qualified HUB Zone

# MAJESTIC FORT WORTH SOUTH BUSINESS PARK



## BUILDING 9 SPECIFICATIONS

- **Divisible:** Down to 45,000 SF
- **Available:** 168,207 SF
- **Clear Height:** 36'
- **Bay Spacing:** 50' x 52' (typical)
- **Auto Parking Positions:** 156
- **Trailer Parking Positions:** 49
- **Fire Sprinkler System:** ESFR
- **Loading:**
  - 37 Dock High Doors
  - 2 Ground Level Ramps
- **Abundant Fiber In Place**

## ABOUT MAJESTIC REALTY CO.

- 90M SF Portfolio that includes Industrial, Office, Retail and Resorts
- 2015 NAIOP Developer of the Year
- Largest Privately Owned Industrial Developer in the U.S.
- 8.9 M SF Presence in DFW (5 Business Parks)

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