

NTX SUMMIT

165 ACRE MASTER PLANNED CLASS A DEVELOPMENT



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 **COLUMNAR**


STREAM



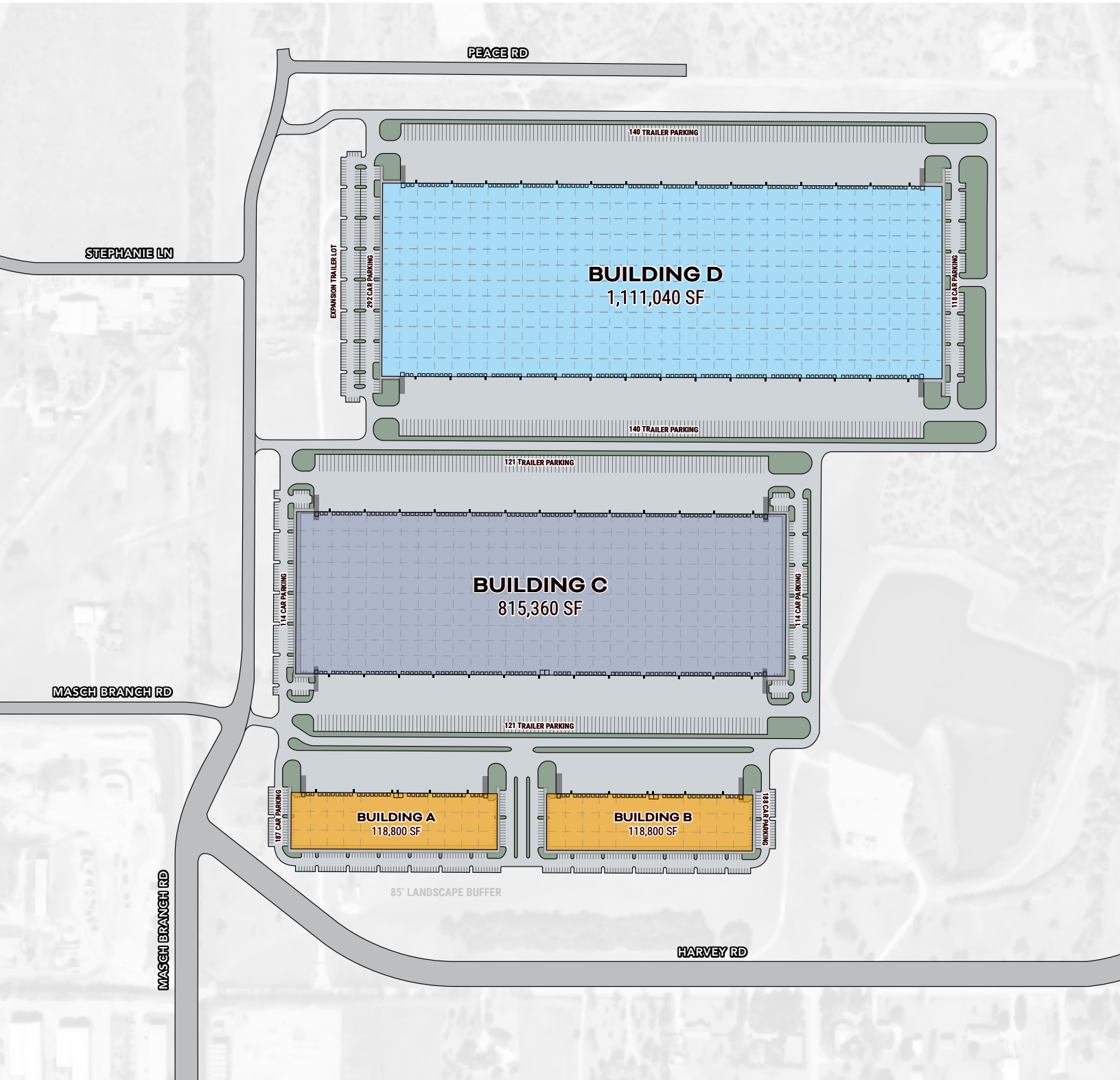
SITE OVERVIEW

TOTAL PROJECT
2,164,000 SF

PHASE 1: BUILDINGS A&B
237,600 SF
Building A: 118,800 SF
Building B: 118,800 SF

PHASE 2: BUILDING C
815,360 SF

PHASE 3: BUILDING D
1,111,040 SF



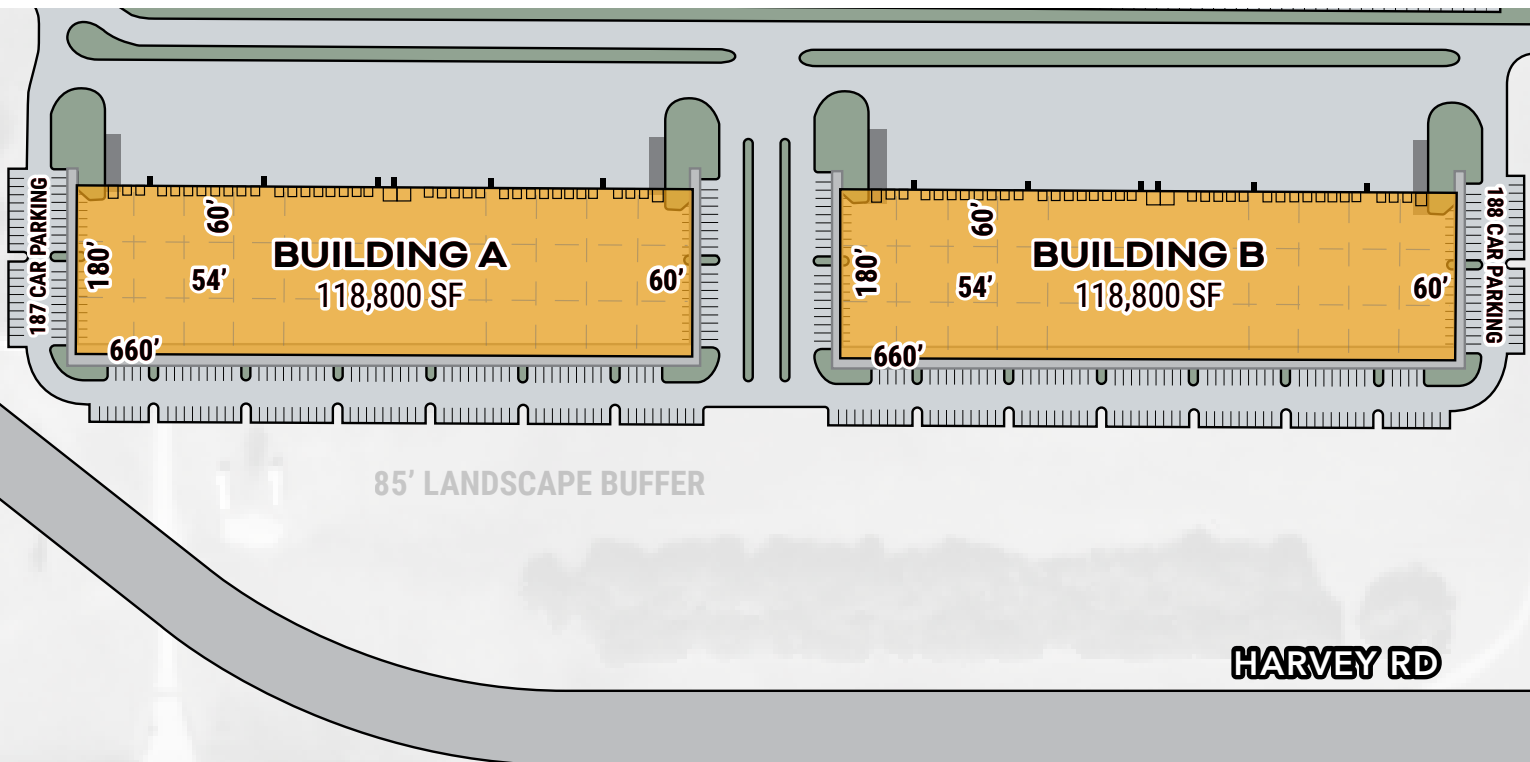
PHASE 1 - SHALLOW BAY

BUILDING A 118,800 SF

Dock Doors (9' x 10')	34
Ramp Doors (12' x 14')	2
Clear Height	32'
Fire Suppression	ESFR
Car Parks	187
Building Depth	180"
Typical Column Spacing	54' x 60'

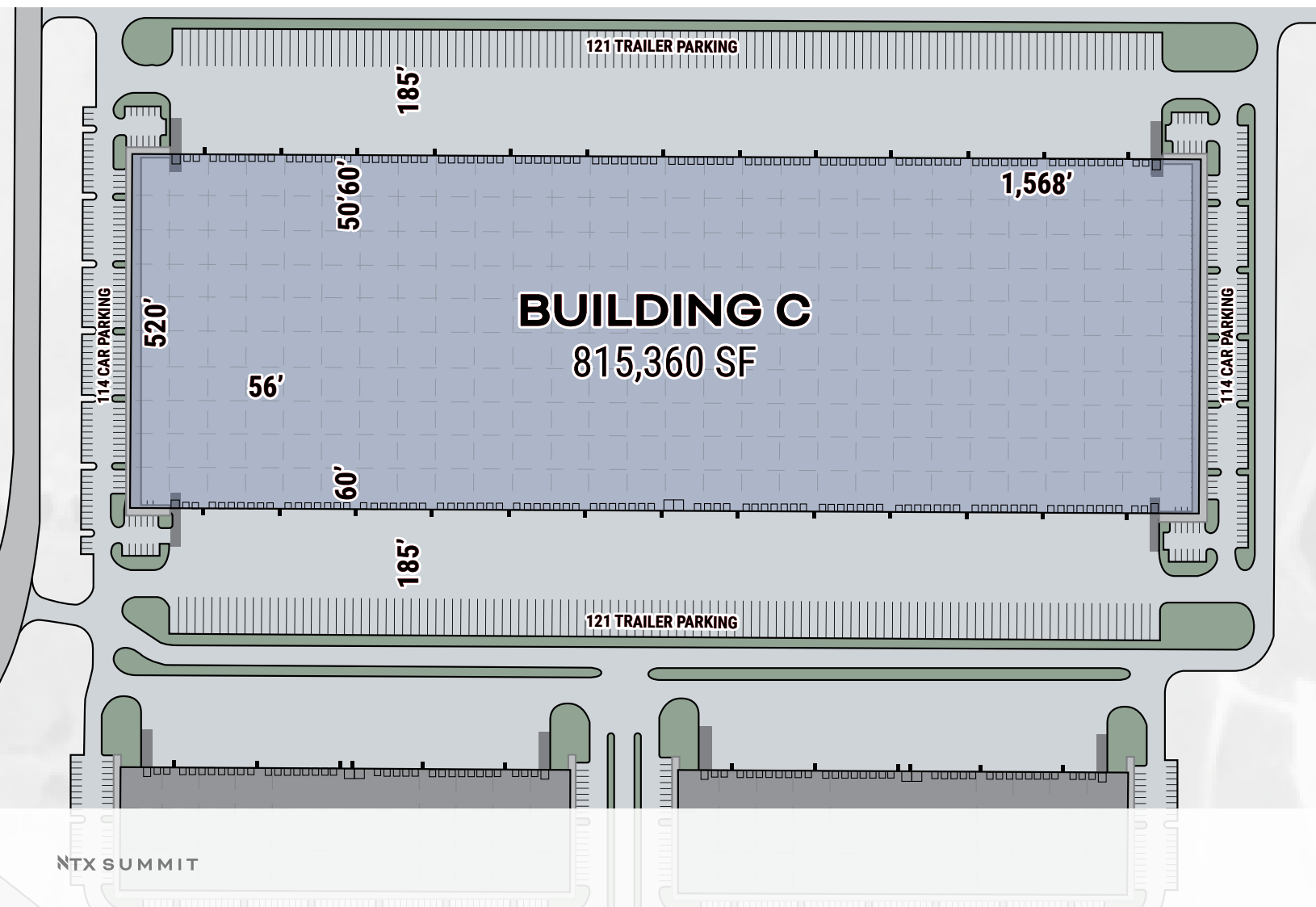
BUILDING B 118,800 SF

Dock Doors (9' x 10')	34
Ramp Doors (12' x 14')	2
Clear Height	32'
Fire Suppression	ESFR
Car Parks	188
Building Depth	180"
Typical Column Spacing	54' x 60'



815,360 SF

Dock Doors (9' x 10')	175	Car Parks	274
Ramp Doors (12' x 14')	4	Building Depth	520'
Clear Height	40'	Typical Column Spacing	50' x 56'
Fire Suppression	ESFR	Acres	60.22
Trailer Parks	242		



PHASE 2 - ALTERNATE

BUILDING E

136,080 SF

Dock Doors (9' x 10')	41
Ramp Doors (12' x 14')	2
Clear Height	32'
Fire Suppression	ESFR
Car Parks	185
Building Depth	180'
Typical Column Spacing	54' x 60'

BUILDING F

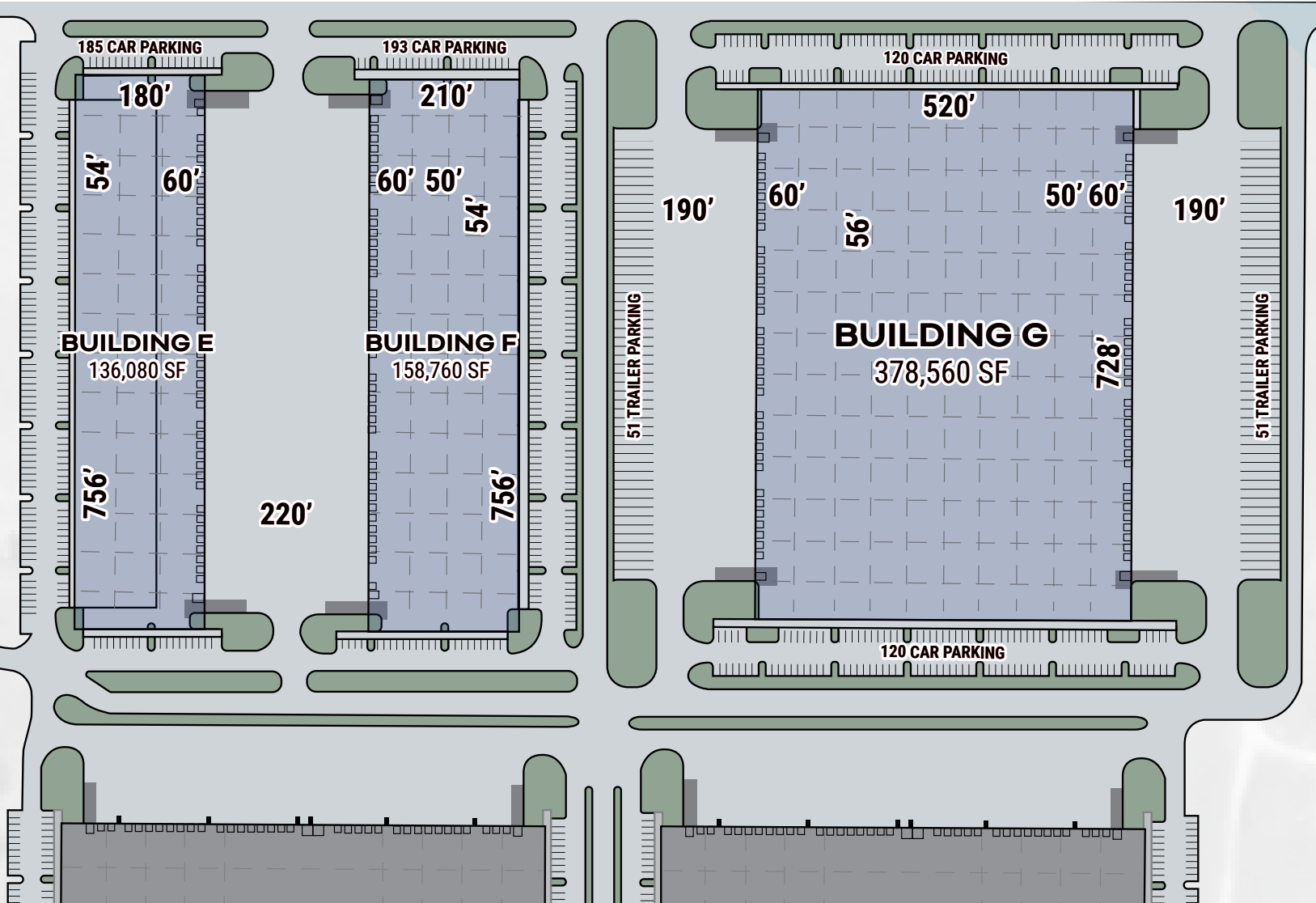
158,760 SF

Dock Doors (9' x 10')	41
Ramp Doors (12' x 14')	2
Clear Height	32'
Fire Suppression	ESFR
Car Parks	193
Building Depth	210'
Typical Column Spacing	54' x 50'

BUILDING G

378,560 SF

Dock Doors (9' x 10')	69
Ramp Doors (12' x 14')	4
Clear Height	36'
Fire Suppression	ESFR
Trailer Parks	102
Car Parks	240
Building Depth	520'
Typical Column Spacing	50' x 56'

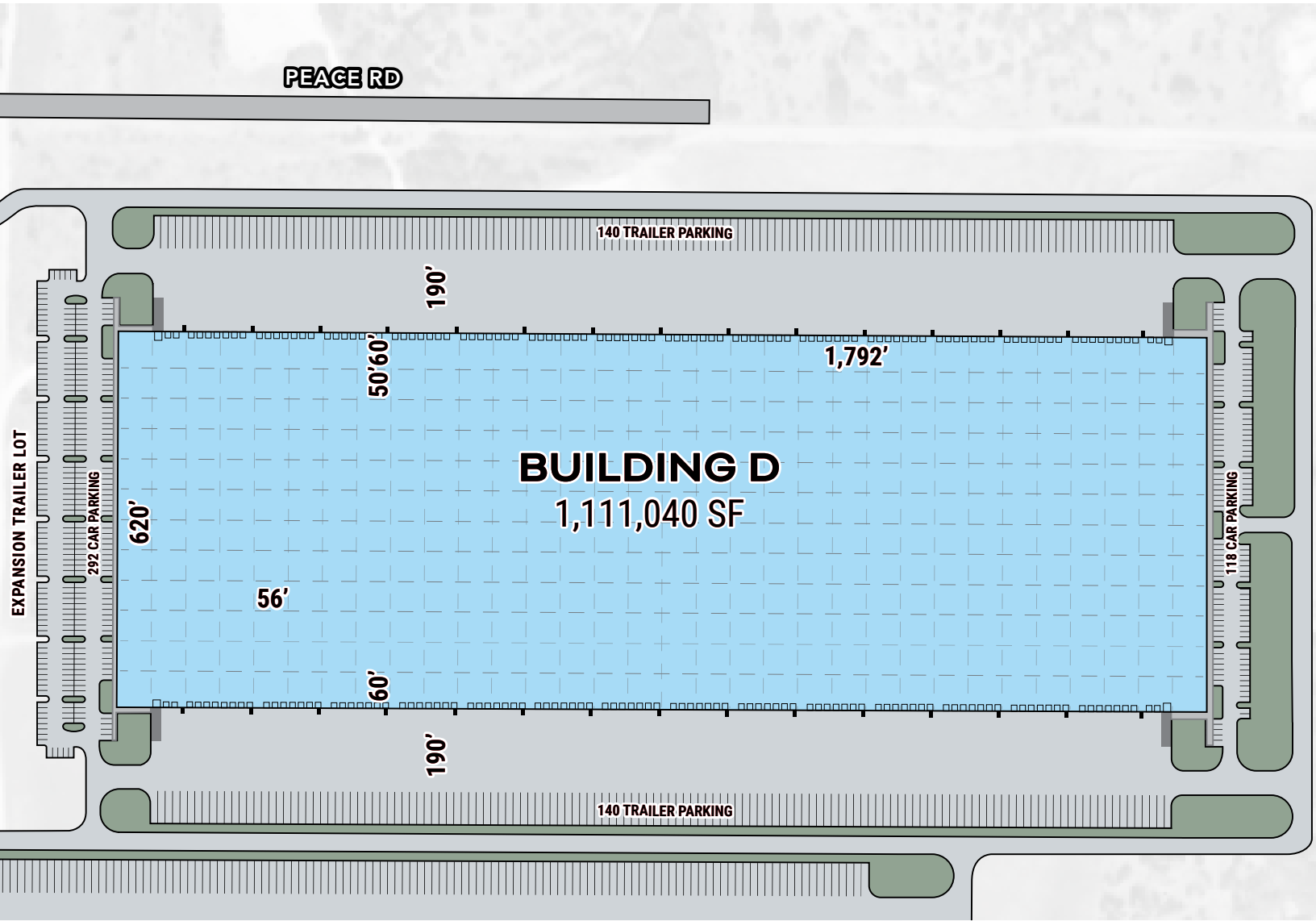


PHASE 3 - BTS / BULK DISTRIBUTION

TOTAL SF

1,111,040 SF

Dock Doors (9' x 10')	203	Car Parks	410
Ramp Doors (12' x 14')	4	Future Car Parks	134
Clear Height	40'	Building Depth	620'
Fire Suppression	ESFR	Typical Column Spacing	50' x 56'
Trailer Parks	280	Acres	74.60



LAND AVAILABILITY

TOTAL PROJECT
164.93 AC

PHASE 1: BUILDINGS A&B
30.11 AC

PHASE 2: BUILDING C
60.22 AC

PHASE 3: BUILDING D
74.60 AC

Zoned LI - Light Industrial

All Utilities Delivered to Site (Q1 2027)

Dual Served by Oncor and DME

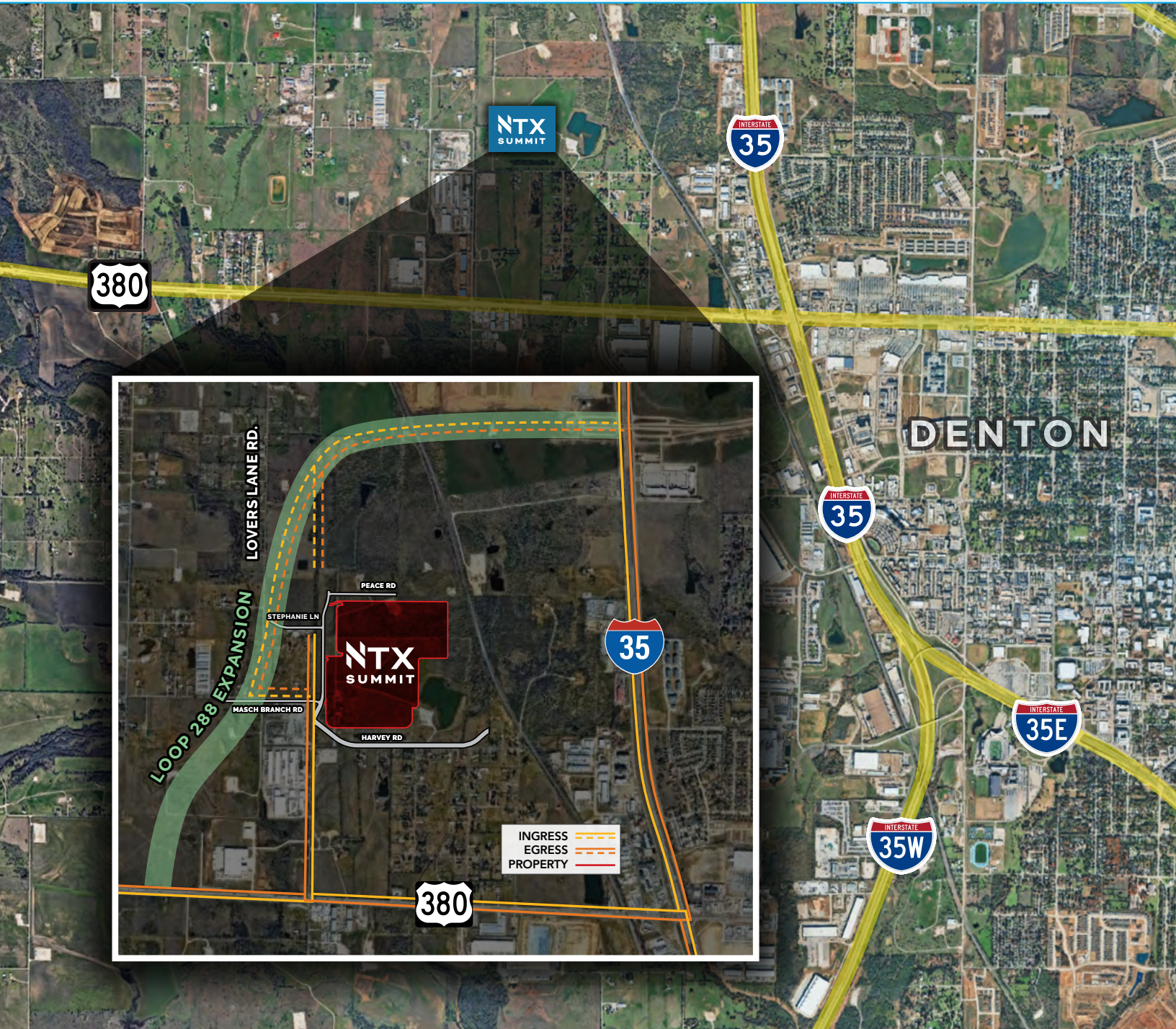
Newly Improved Road to Site

Direct Access to Masch Branch / US-380

Direct Access to Loop 288 Expansion



LOCATION OVERVIEW



5 MIN.
INTERSTATE 35

8 MIN.
DENTON AIRPORT

32 MIN.
DFW AIRPORT

25 MIN.
ALLIANCE AIRPORT

34 MIN.
BNSF INTERMODAL

40 MIN.
FORT WORTH CBD

50 MIN.
DALLAS CBD

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