



## SOUTH FIELDS TERMINAL

9990 Bonnie View Rd,  
601 W Wintergreen Rd, &  
10500 Blanco Dr | Dallas, TX

South Fields Terminal is a total of 54.36 acres across three industrial zoned tracts of land available for build to suit. The project offers flexibility on site planning and can accommodate warehouse, manufacturing, industrial outside storage, industrial service facility, and cross dock truck terminal users.



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OWNED BY:  BANDERA VENTURES



LEASED BY:  STREAM



# SOUTH FIELDS TERMINAL

9990 BONNIE VIEW RD, 601 WINTERGREEN RD & 10500 BLANCO DR | DALLAS, TX



## TRACT A

9990 BONNIE VIEW RD

- 16.89 Acres
- Direct access off Logistics Drive and Wintergreen Road
- Designed for industrial outside storage uses
- Can accommodate up to 461 trailer positions
- Ability to build a guard shack, service facility, or office

## TRACT B

601 W WINTERGREEN RD

- 25.91 acres
- Direct access off Wintergreen Road
- Flexibility on site plan
- Can accommodate rear load, front load, cross dock, or cross dock truck terminal configurations

## TRACT C

10500 BLANCO DR

- 11.55 acres (15.11 acres gross)
- Direct access off Blanco Drive and Wintergreen Road
- Flexibility on site plans
- Can accommodate industrial outside storage, industrial service facility, and cross dock truck terminal uses

## PROJECT DETAILS

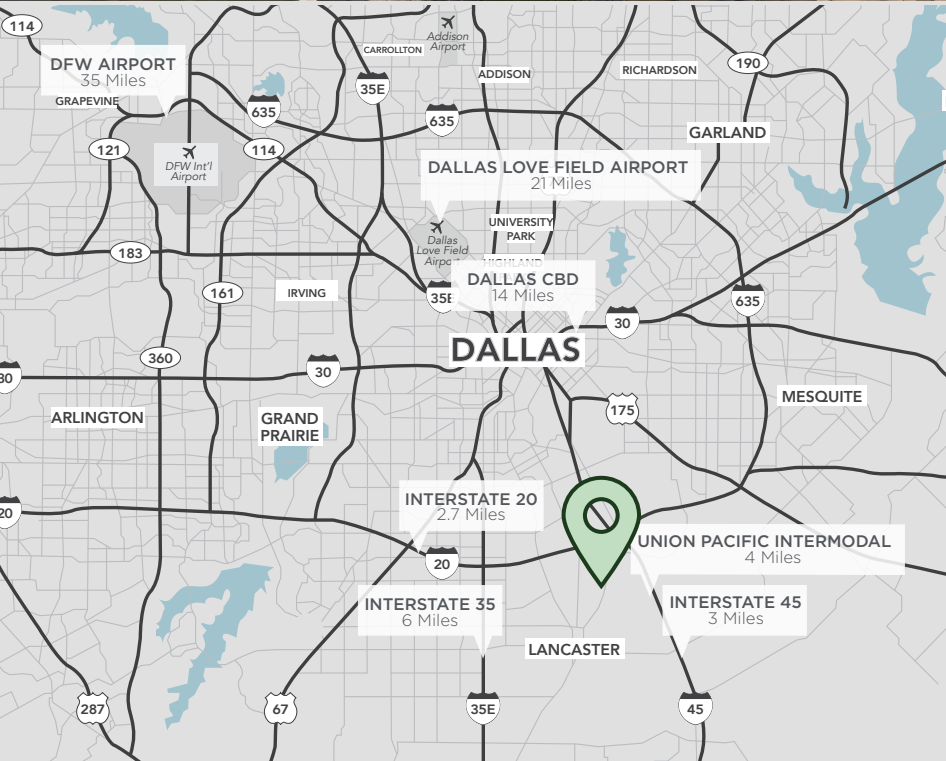
- 54.36 total acres
- Connectivity between all tracts
- Zoning: Dallas Logistics Port Special Purpose District (PD 761 - Allows stacking up to 30').
- Warehouse, manufacturing, industrial outside storage, industrial service facility all allowed by right.
- City of Dallas water and sewer servicing the site
- Access to heavy power





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## LOCATION HIGHLIGHTS

- Strategically located in the heart of the Southern Dallas Inland Port
- Minutes away from the Union Pacific Intermodal
- Direct access from I-20 and I-45
- Recently improved W Wintergreen Rd
- Premier logistics hub for distribution, trucking, and manufacturing



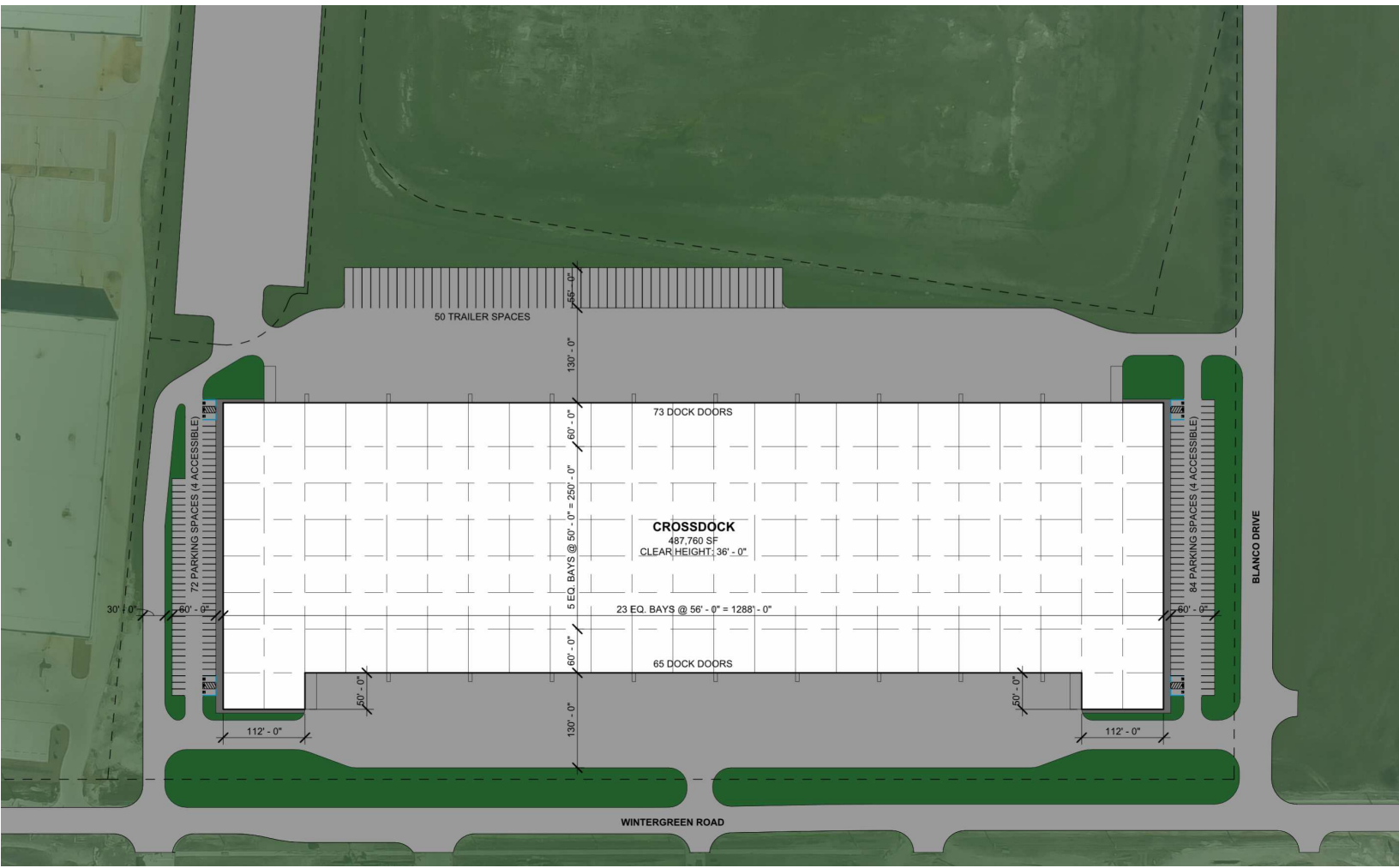


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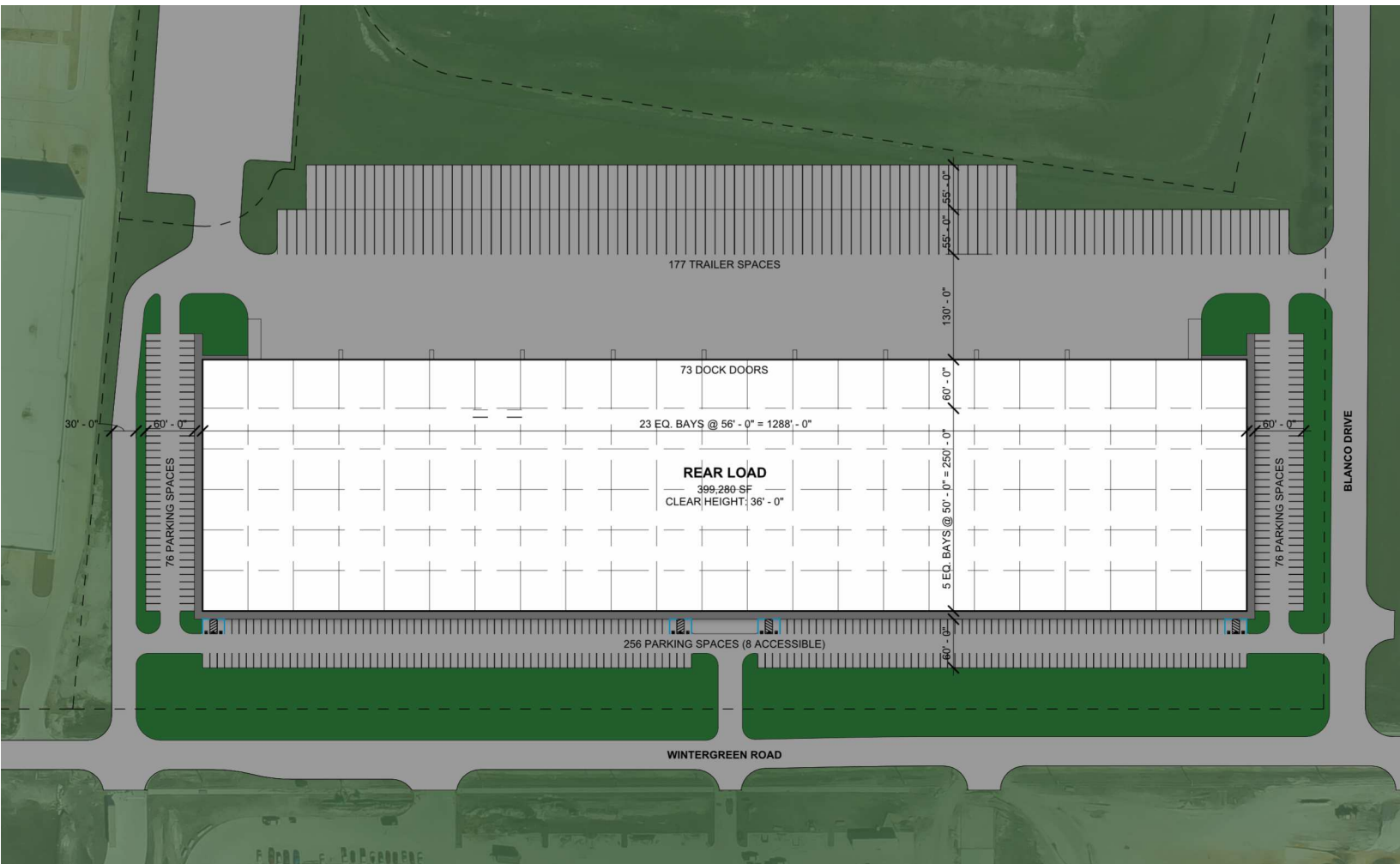


## BUILDING DETAILS

- 487,760 SF
- Cross Dock Configuration
- 370' deep
- 56'w x 50'd column spacing
- 138 (9'x10') dock doors
- 4 (10'x12') ramps
- 50 trailer positions
- 156 auto spaces





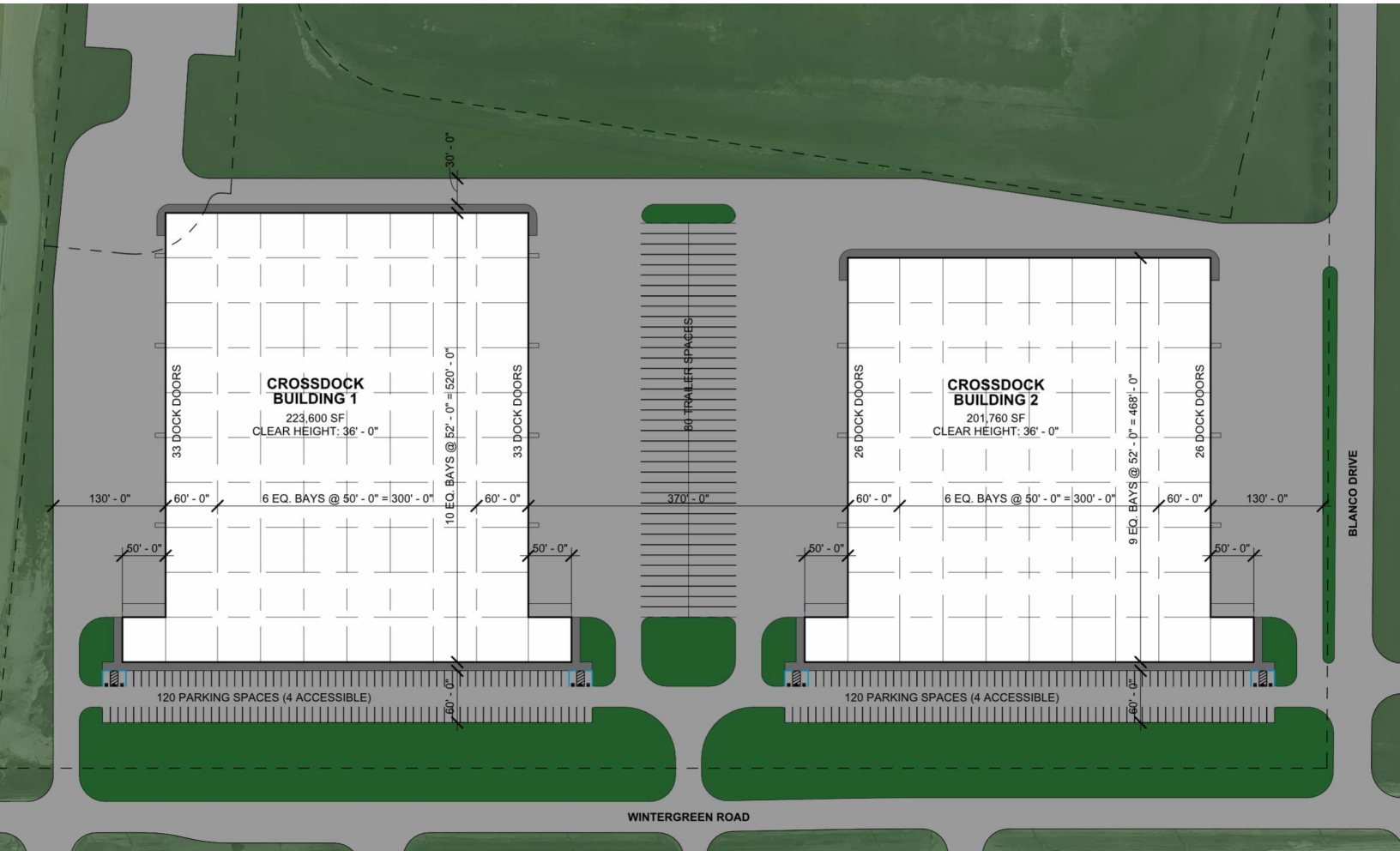


## BUILDING DETAILS

- 399,280 SF
- Rear Load Configuration
- 370' deep
- 56'w x 50'd column spacing
- 73 (9'x10') dock doors
- 2 (10'x12') ramps
- 177 trailer positions
- 408 auto spaces







### BUILDING 1 DETAILS

- 223,600 SF
- Cross Dock Configuration
- 300' deep
- 52'w x 50'd column spacing
- 66 (9'x10') dock doors
- 2 (10'x12') ramps
- 40 trailer positions
- 120 auto spaces

### BUILDING 2 DETAILS

- 201,760 SF
- Cross Dock Configuration
- 300' deep
- 52'w x 50'd column spacing
- 52 (9'x10') dock doors
- 2 (10'x12') ramps
- 40 trailer positions
- 120 auto spaces







### TRACT A DETAILS

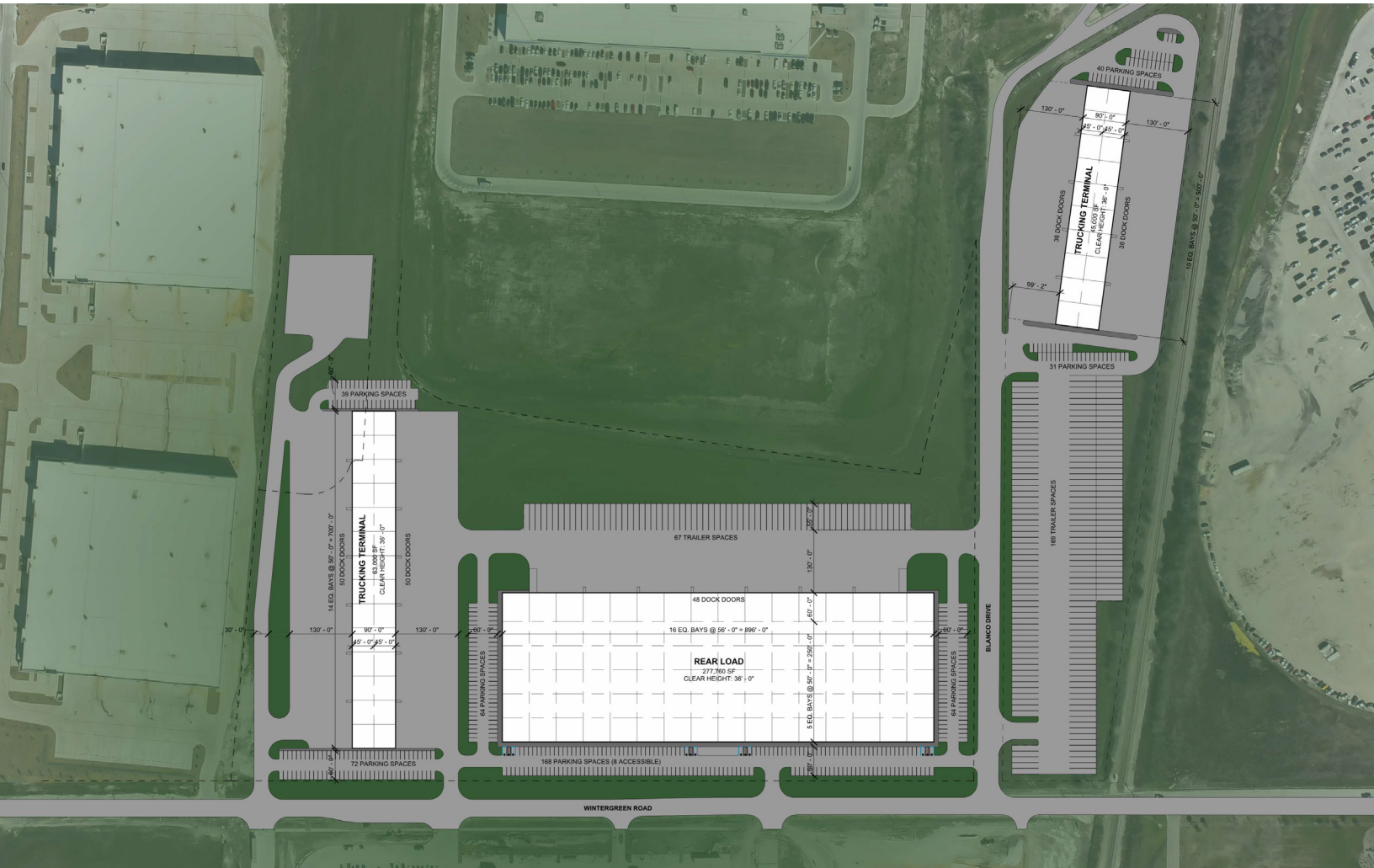
- 16.89 acres
- 461 total trailer positions
- 181 75' stalls
- 280 55' stalls
- Ability to build guard shack, service facility, or office

### TRACT C DETAILS

- 11.55 acres
- 326 55' trailer positions
- Ability to lengthen 50 positions to 75'







### 63,000 SF CROSS DOCK TRUCKING TERMINAL

- 100 dock doors
- 90' deep
- 111 auto spaces
- Flows into Tract A which can accommodate up to 461 trailer positions

### 45,000 SF CROSS DOCK TRUCKING TERMINAL

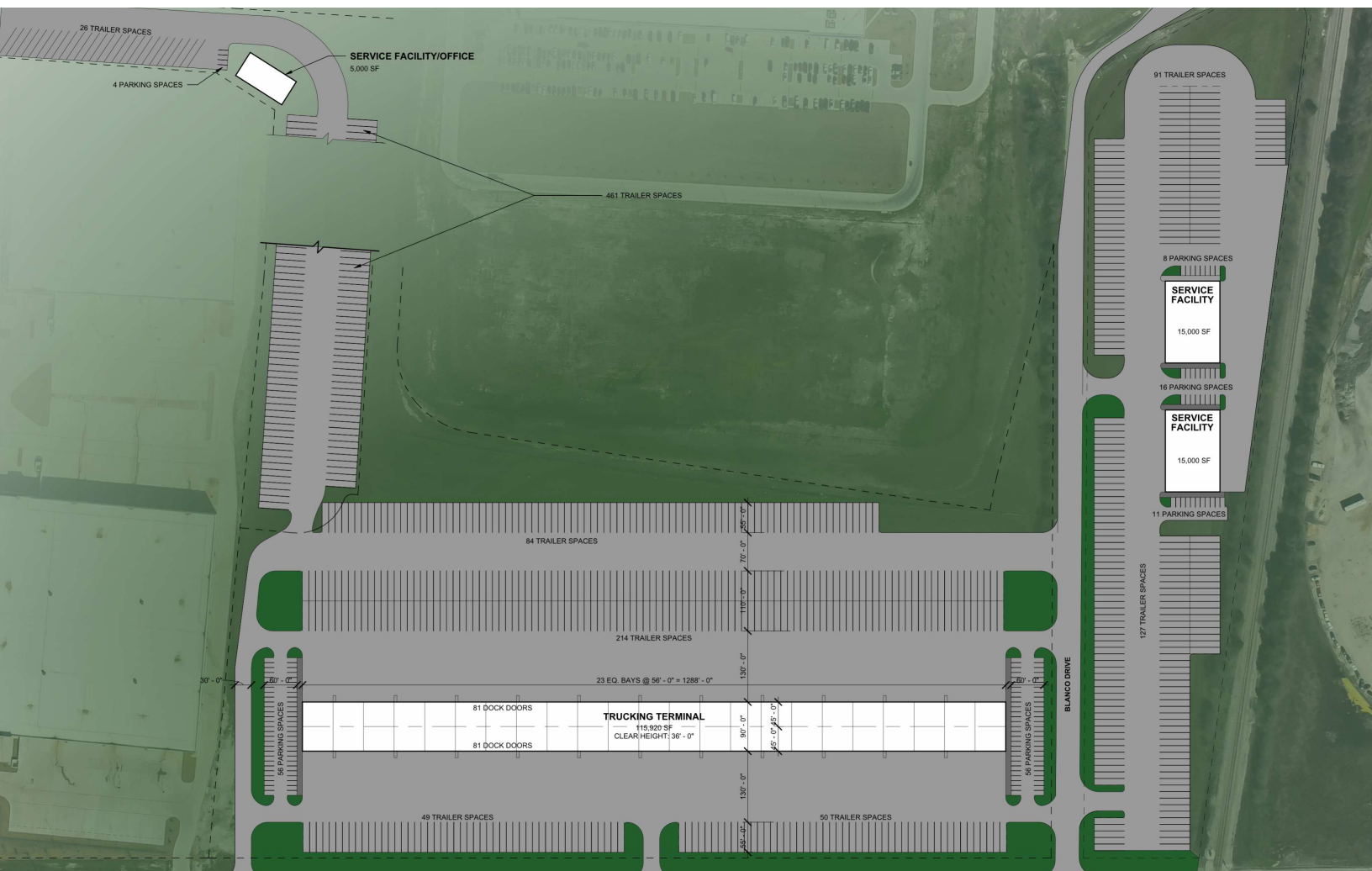
- 72 dock doors
- 90' deep
- 71 auto spaces
- 169 trailer positions

### 277,760 SF REAR LOAD

- 48 dock doors
- 310' deep
- 296 auto spaces
- 67 trailer positions







### CROSS DOCK TRUCKING TERMINAL

- 115,930 SF
- 162 dock doors
- 90' deep
- 112 auto spaces
- 401 trailer positions

### TRACT A TRAILER PARKING

- 5,000 SF service facility or office
- 461 trailer positions

### INDUSTRIAL SERVICE FACILITY:

- Approx. 11.5 acres total
- Two (2) 15,000 SF Service Facilities
- 35 auto spaces
- 218 trailer positions
- Ability to demise site and secure truck court
- Oversized Grade-level doors







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