



HIGH POINT 67 LOGISTICS CENTER

S Hwy 67 | Cedar Hill, TX 75104

MASTER PLAN

92,467 SF Available | Rail-Served Build-to-Suit Opportunities

High Point 67 Logistics Center is a multi-phase development with 92,467 square feet for immediate occupancy. Phase II and III offer rail-served build-to-suit opportunities with easy access to Hwy 67, less than 10 miles from I-20.



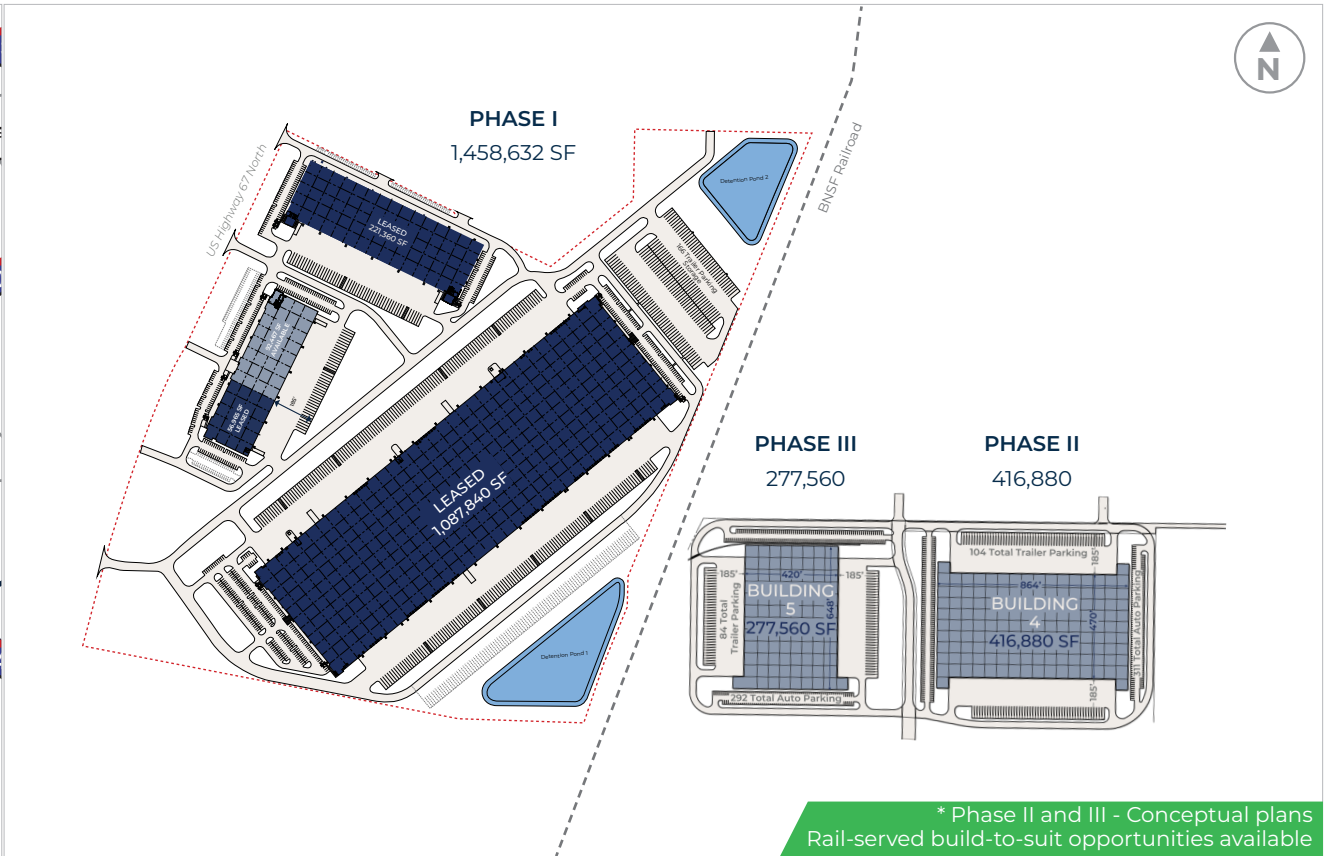


HIGH POINT 67 LOGISTICS CENTER

S HWY 67 | CEDAR HILL, TX 75104

MASTER PLAN

PROPERTY OVERVIEW



* Phase II and III - Conceptual plans
Rail-served build-to-suit opportunities available



92,467 SF available (Phase I)



ESFR sprinkler system



27 available trailing parking (Phase I)
383 – expansion trailer parking



Build-to-suit opportunities
(Phase II and III)



185' truck courts



123 available car parking spaces (Phase I)
110 – expansion car parking



32' clear heights (Phase I)



60' speed bays



54' x 50' column spacing (Phase I)



Potential rail access
for build-to-suit

Development



MATT HYMAN

972 201 2956 (o) | 214 548 3103 (c)
matt.hyman@hillwood.com

Leasing



STEPHEN KOLDYKE

214 979 6381 (o) | 214 850 4963 (c)
steve.koldyke@cbre.com

BRIAN GILCHRIST

214 979 6394 (o) | 817 907 1774 (c)
brian.gilchrist@cbre.com

KACY JONES

214 979 6151 (o) | 214 923 0056 (c)
kacy.jones@cbre.com



HIGH POINT 67 LOGISTICS CENTER

S HWY 67 | CEDAR HILL, TX 75104

MASTER PLAN

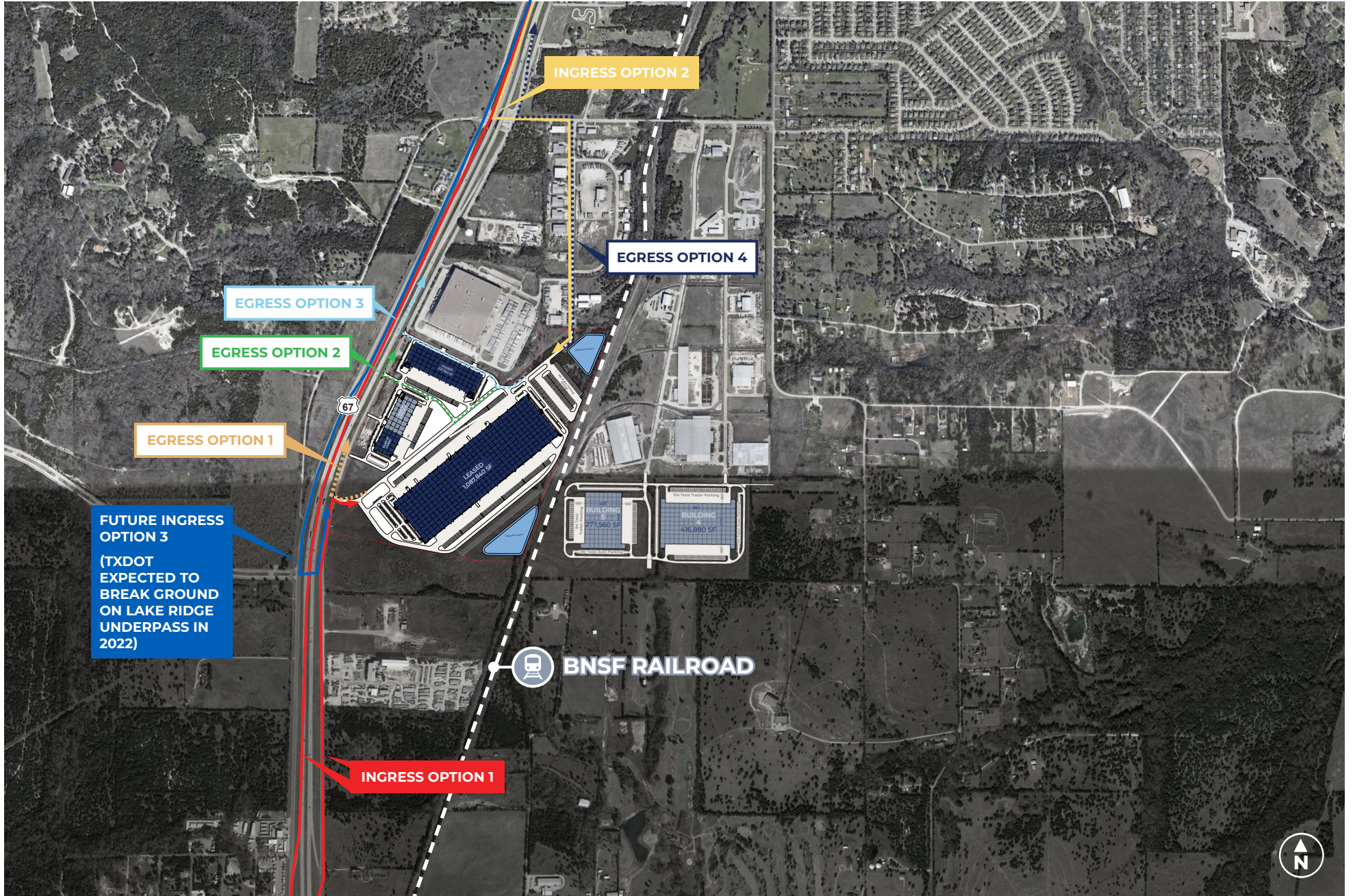
SITE PLAN





HIGH POINT 67 LOGISTICS CENTER

S HWY 67 | CEDAR HILL, TX 75104



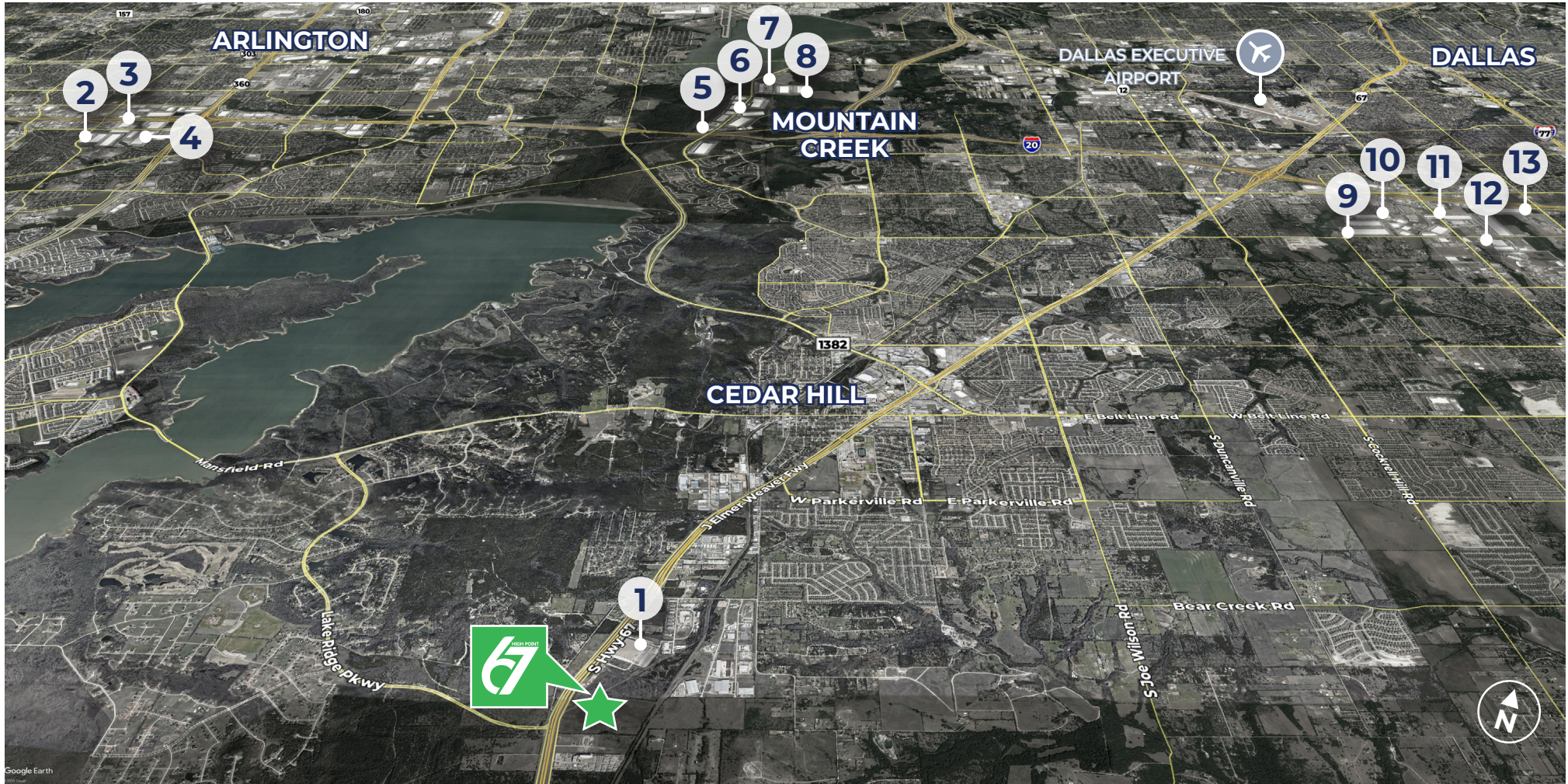


HIGH POINT 67 LOGISTICS CENTER

S HWY 67 | CEDAR HILL, TX 75104

MASTER PLAN

AREA INFORMATION



BUSINESSES

- | | |
|----------------------------|------------------------|
| 1. JC Penney | 8. Costco Distribution |
| 2. Williams-Sonoma | 9. NFI |
| 3. FedEx Ground | 10. Serta |
| 4. UPS Distribution Center | 11. Home Depot |
| 5. Niagara Bottling | 12. Walmart |
| 6. Kimberly Clark | 13. Kohl's |
| 7. Nestlé | |

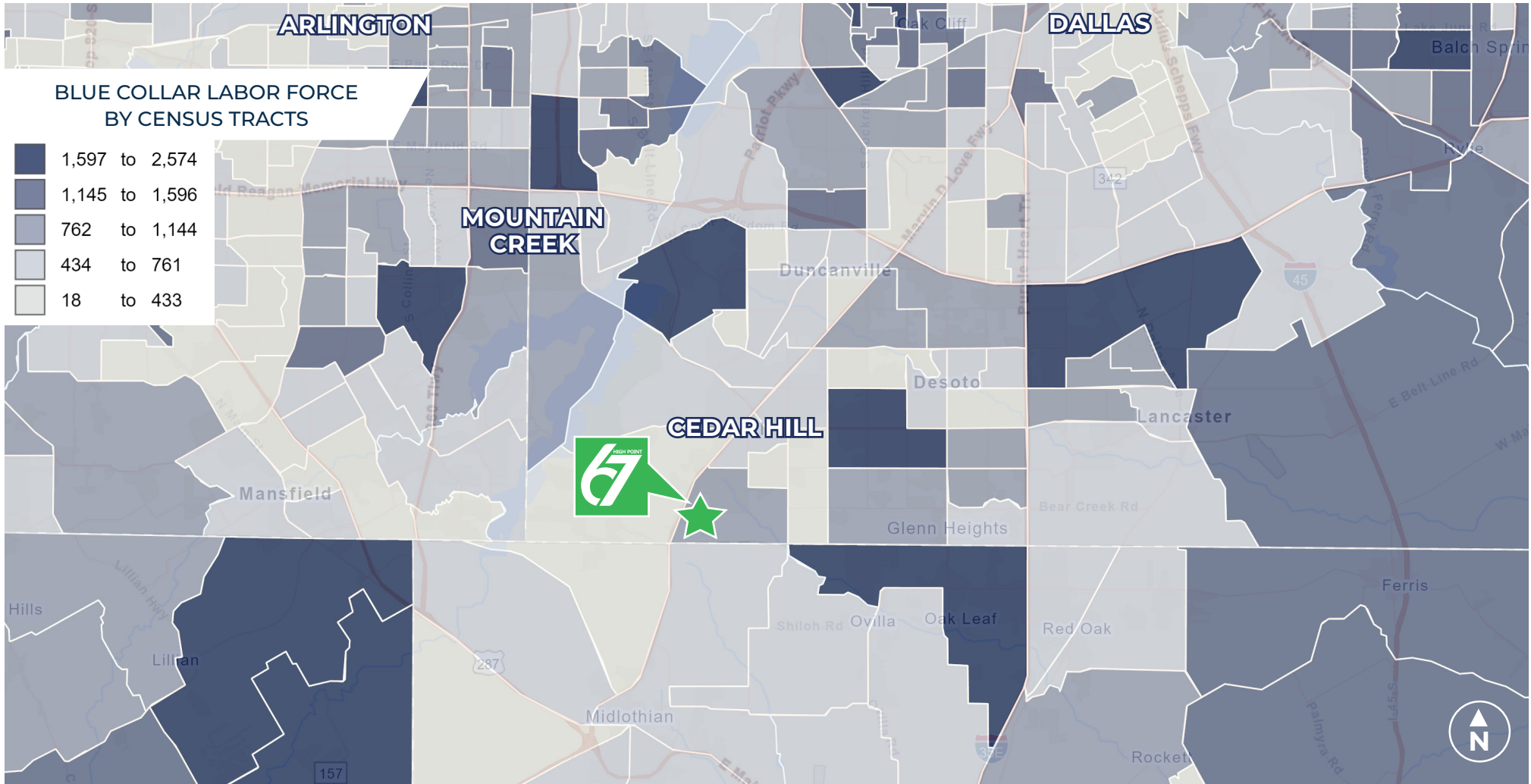
DRIVE TIMES

Interstate 20 8.8 mi. 9 min.	DFW International Airport 28.2 mi. 35 min.	FedEx Ground Hub 26 mi. 24 min.
Interstate 30 18 mi. 18 min.	Dallas CBD 20 mi. 22 min.	Union Pacific Intermodal 22 mi. 23 min.



HIGH POINT 67 LOGISTICS CENTER

S HWY 67 | CEDAR HILL, TX 75104



10 MILE RADIUS DEMOGRAPHICS



463,804

POPULATION



46,865

BLUE COLLAR LABOR FORCE



9.1%

UNEMPLOYMENT



\$78,801

MEDIAN HOUSEHOLD INCOME



23%

HIGH SCHOOL GRADUATE



31%

BACHELOR'S / GRAD / PROF DEGREE

Source: ESRI

HIGH POINT CONTACT

DEVELOPMENT

HILLWOOD
A PEROT COMPANY®

MATT HYMAN

972 201 2956 (o) 3000 Turtle Creek Blvd
214 548 3103 (c) Dallas, TX 75219
matt.hyman@hillwood.com hillwood.com

LEASING

CBRE

STEPHEN KOLDYKE

214 979 6381 (o) 2100 McKinney Ave | Ste 700
214 850 4963 (c) Dallas, TX 75201
steve.koldyke@cbre.com cbre.com

