



BUSINESS PARK FEATURES

- 225-acre master planned development
- Several build to suit options for office campuses and distribution centers
- Overlooking a 57-acre lake
- Spacious greens and waterways
- Committed to energy conservation, sustainability and long-term value
- Architectural design guidelines for quality and aesthetics
- Unbeatable access to IH 35E, IH 635, and SH 190
- Close proximity to downtown Dallas and D/FW's two major airports
- Adjacent to business areas such as The Galleria and Las Colinas

DATA AND FIBER AVAILABILITY

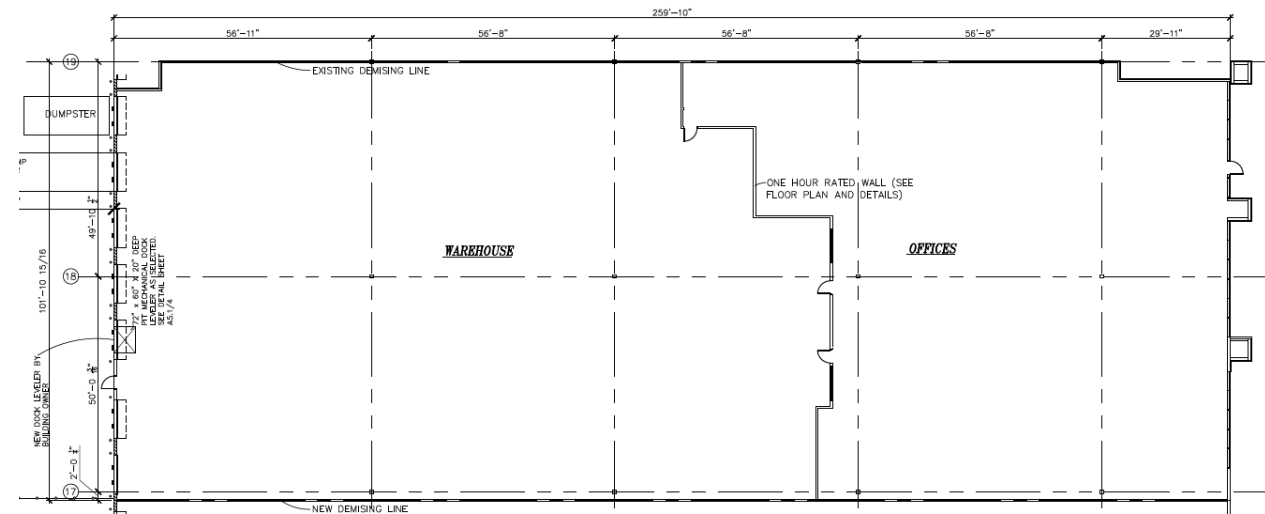
- Multiple fiber providers: Zayo Metro, Fiber Light, Time Warner Cable, and others
- Contracted providers offer the best electricity rates in the deregulated Texas market
- Connectivity between selected buildings
- Underground infrastructure providing uninterrupted service and reliability
- Located on the Texas Oncor grid

BUILDING SPECIFICATIONS

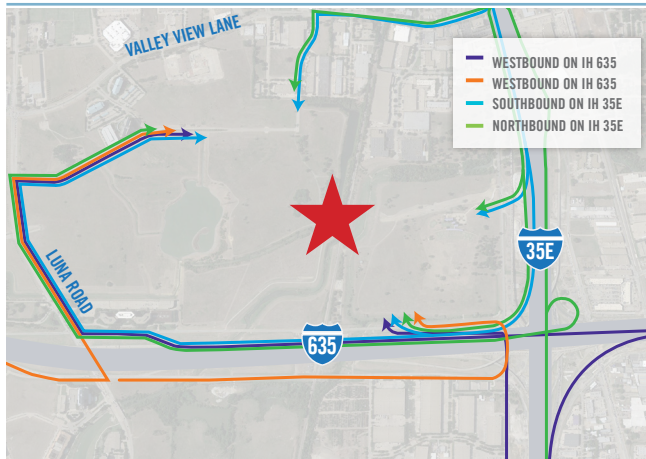
26,300 SF TOTAL
15,939 SF WAREHOUSE
10,361 SF OFFICE
6 DOCK DOORS

1 DOCK LOADING RAMP
258' BUILDING DEPTH
50' X 56' BAY SIZE
32' CLEAR HEIGHT

ESFR SPRINKLER
AMPLE PARKING
PROFESSIONALLY LANDSCAPED



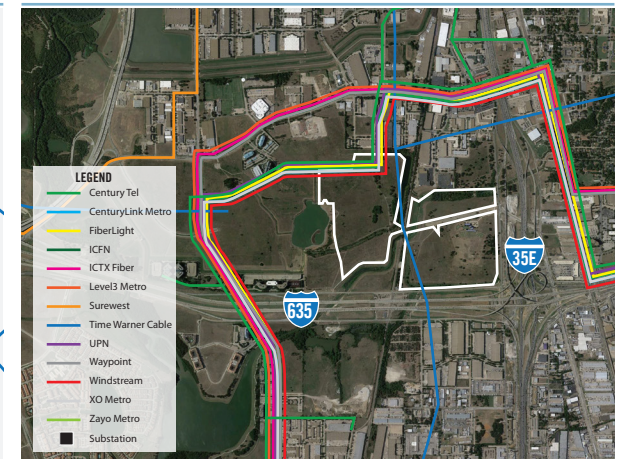
ACCESS/ROUTES



LOCATION



FIBER MAP



MASTER PLAN



AERIAL PHOTOGRAPHY





Lake at Mercer Business Park



Billingsley Distribution Center Development



Billingsley Distribution Center Development



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