



**GATEWAY
CROSSING**
LOGISTICS PARK

AVAILABLE NOW
CLASS A MASTER-PLANNED
INDUSTRIAL PARK

1220-1228 SAGE HILL PARKWAY
FORNEY, TEXAS 75126

DEVELOPED BY:



LEASED BY:



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1220-1228 SAGE HILL PARKWAY
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Business Park Features

- Master Planned 127 Acres Business Park
- Class A building design with LEED Certification
- Four lane private road for increased queuing capabilities
- Isolated employee parking
- 185' Truck Courts with trailer parking
- Ability to secure with designated guard house locations
- Purpose built roads and infrastructure recently completed
- Unencumbered access over rail line via Gateway Blvd from Hwy-80
- Nearby numerous retail/dining amenities



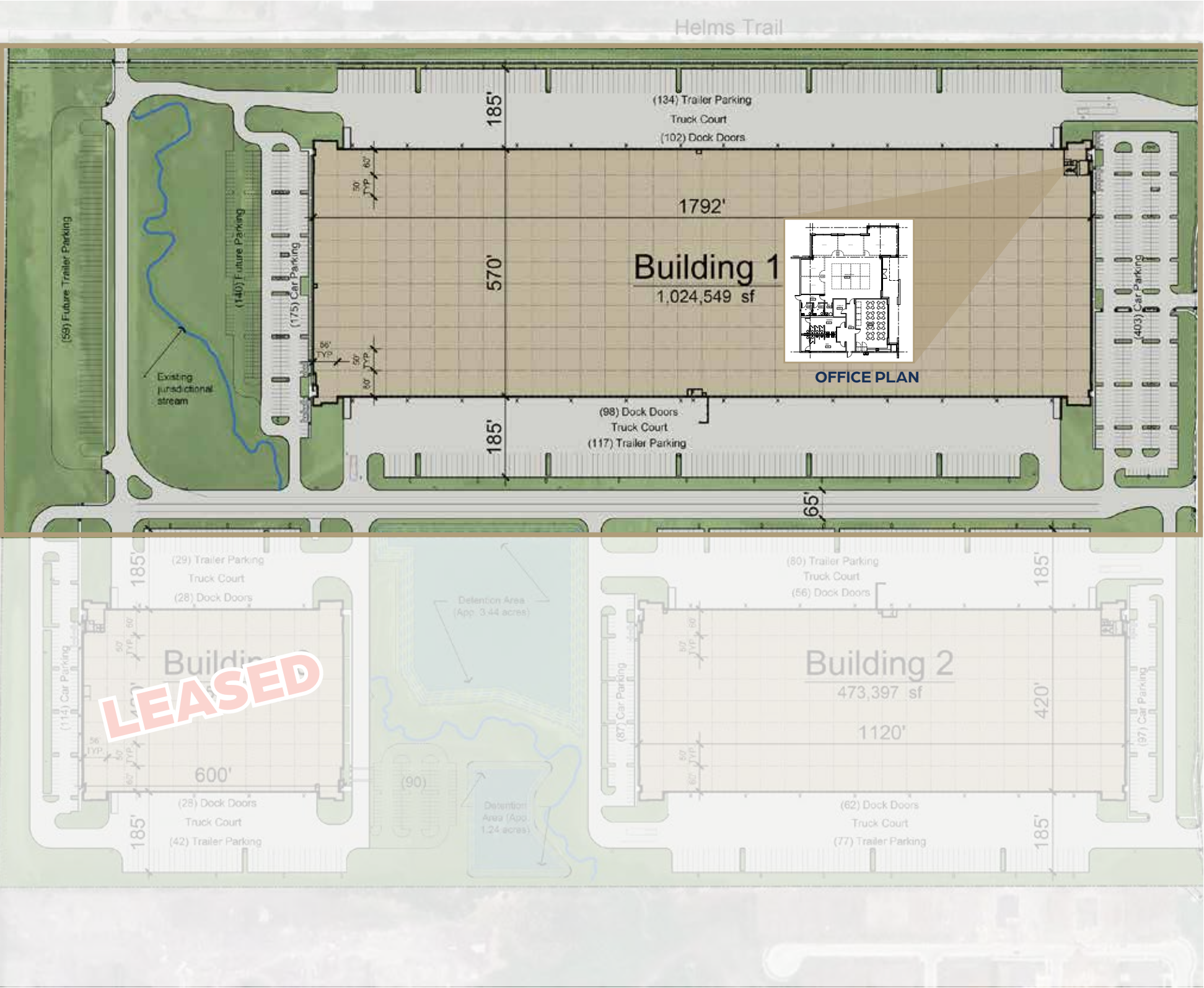
Forney Highlights

- Triple Freeport Tax Exemption
- Lowest tax rates in the South/Southeast region of DFW
- Within the deepest labor pool in DFW – over 1.3 million workers within 35 minute commute
- Nearby housing for all employees
- Over 28,000 future homesites within Forney
- 2nd fastest growing school district in Texas – ISD expected to increase by 144% within next 10 years



- To Gateway Blvd and Hwy 80
- Designated Guard House Location
- Spec Improvements
 - Spec Office
 - LED Warehouse Lighting – 30 FC Open Warehouse
 - 60 – 40K LB Levelers + Shelter
 - Z Guards at each overhead door
 - Whitebox Warehouse Walls – Columns Safety Yellow
- Isolated Employee Parking
- Conduit laid for additional electrical transformers
- Abundant trailer parking w/ expansion
- Four (4) Lane Private Road
- Designated Guard House Locations
- Conduit laid for additional electrical transformers
- Abundant trailer parking

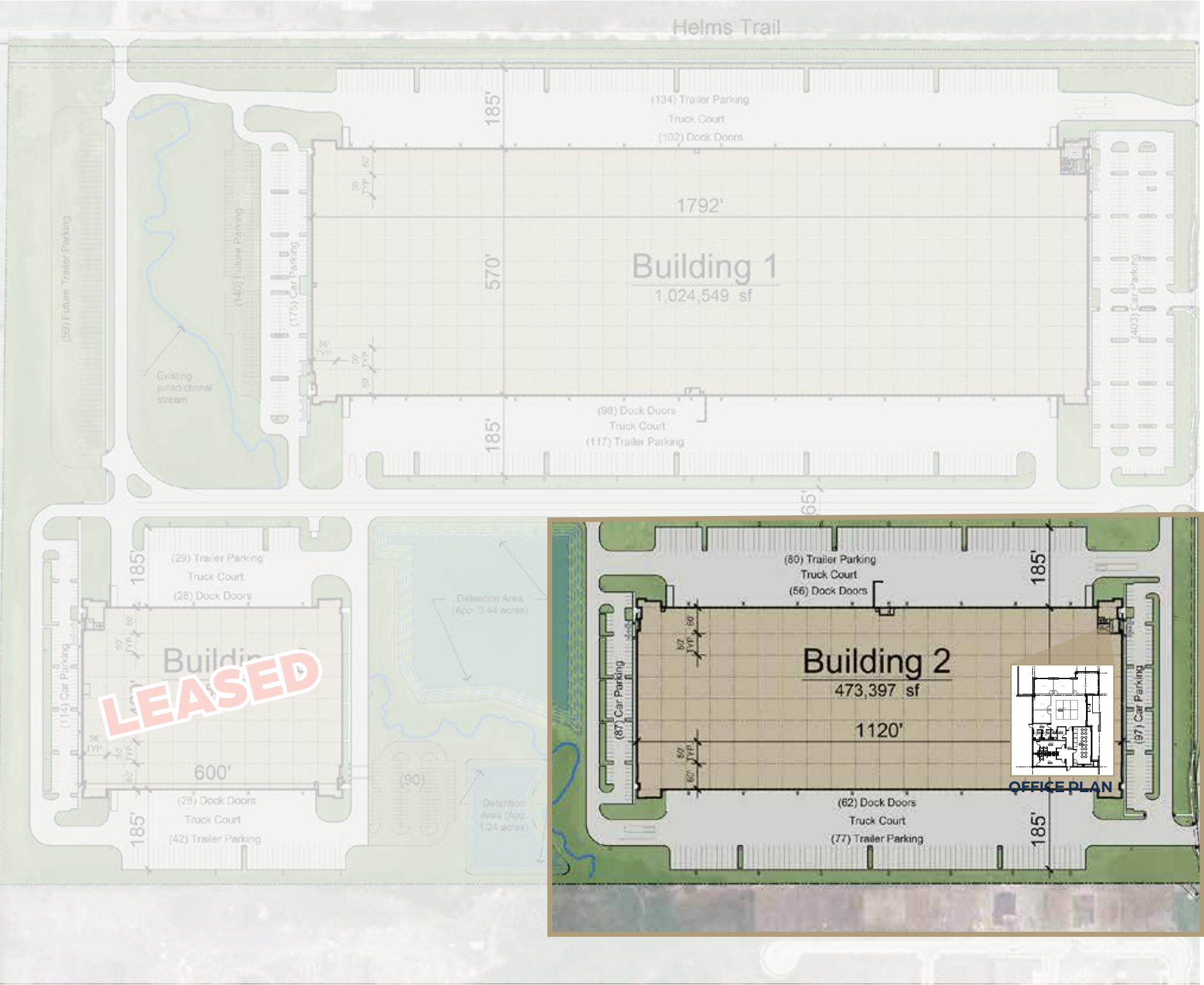
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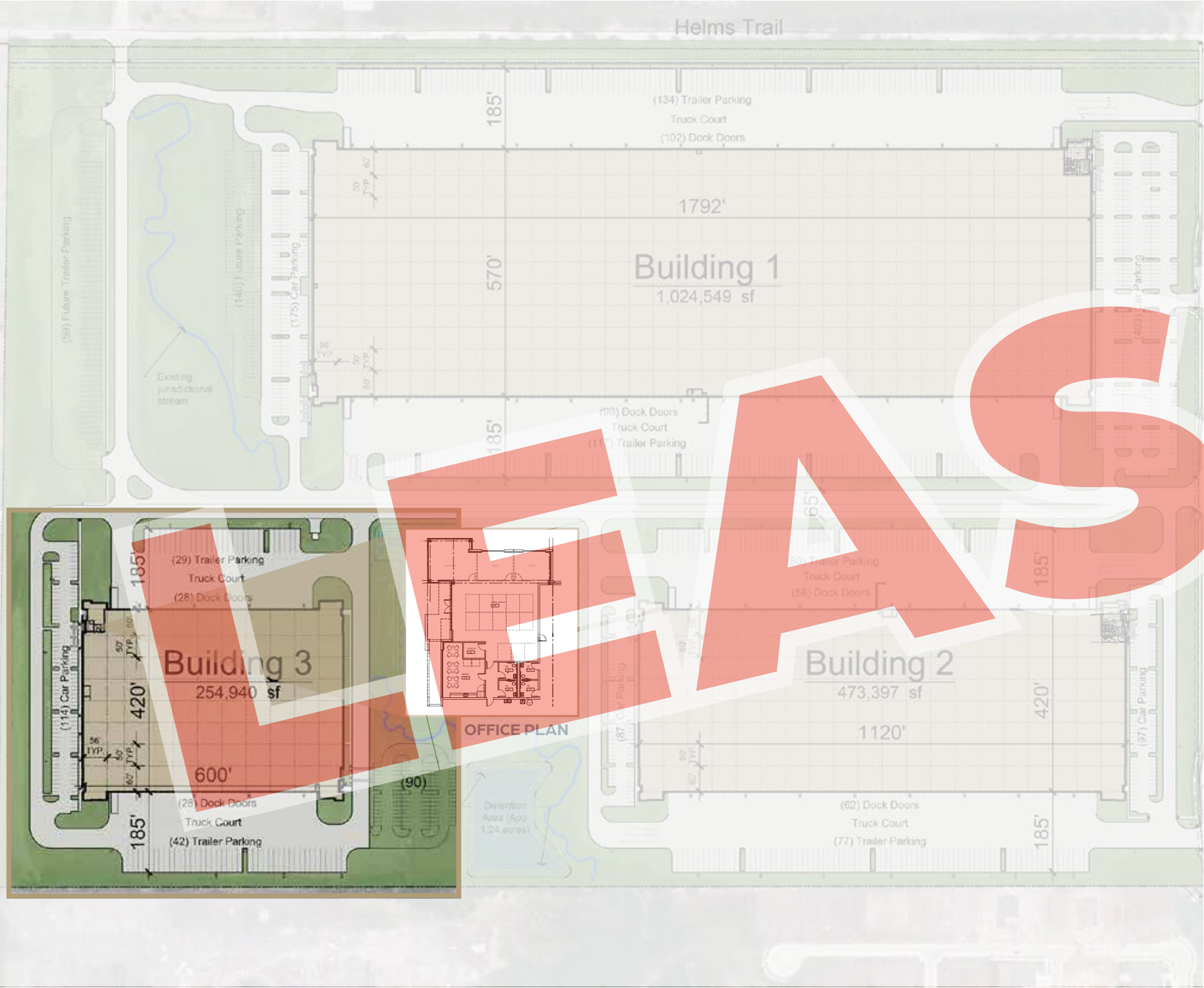
	TOTAL SIZE	1,024,549 SF
	SPEC OFFICE AREA	4,290 SF
	BUILDING DEPTH	570'
	TYPICAL BAY SIZE	56'W x 50'D
	STAGING BAY	56'W x 60'D
	CLEAR HEIGHT	40'
	LOADING	Cross Dock
	DOCK DOORS	200
	RAMPS	4
	POWER	3-Phase 480V; Conduit laid for 2 additional transformers
	SLAB THICKNESS	7" Reinforced with Full Vapor Barrier
	ROOF	TPO w/ R9 Insulation
	SPRINKLER SYSTEM	ESFR
	TRUCK COURT DEPTH	185'
	PARKING	577 Car Parks (140 Future) 251 Trailer Parks (60 Future)
	SECURITY	Designated Guard House Locations with Utilities



1224 SAGE HILL PARKWAY
FORNEY, TEXAS 75126



	TOTAL SIZE	473,397 SF
	SPEC OFFICE AREA	3,913 SF
	BUILDING DEPTH	420'
	TYPICAL BAY SIZE	56'W x 50'D
	STAGING BAY	56'W x 60'D
	CLEAR HEIGHT	36'
	LOADING	Cross Dock
	DOCK DOORS	118
	RAMPS	2
	POWER	3-Phase 480V; Conduit laid for secondary transformer
	SLAB THICKNESS	7" Reinforced with Full Vapor Barrier
	ROOF	TPO w/ R9 Insulation
	SPRINKLER SYSTEM	ESFR
	TRUCK COURT DEPTH	185'
	PARKING	184 Car Parks 157 Trailer Parks
	SECURITY	Designated Guard House Locations with Utilities



	TOTAL SIZE	254,940 SF
	SPEC OFFICE AREA	3,133 SF
	BUILDING DEPTH	420'
	TYPICAL BAY SIZE	56'W x 50'D
	STAGING BAY	56'W x 60'D
	CLEAR HEIGHT	36'
	LOADING	Cross Dock
	DOCK DOORS	56
	RAMPS	2
	POWER	3-Phase 480V
	SLAB THICKNESS	6" Reinforced with Full Vapor Barrier
	ROOF	TPO w/ R9 Insulation
	SPRINKLER SYSTEM	ESFR
	TRUCK COURT DEPTH	185'
	PARKING	114 Car Parks (90 Future) 71 Trailer Parks
	SECURITY	Ability to fence and secure

INGRESS/EGRESS & NEARBY AMENITIES



TO DALLAS
24.47 MILES



GATEWAY CROSSING
LOGISTICS PARK

CHILOSO MEXICAN RESTAURANT

Jamba Juice

Walmart

Chick-fil-A

WHATABURGER

McDonald's

Kroger

LOWE'S

KOHL'S

The UPS Store

NEIGHBORING TENANTS

amazon

HAYES

Smurfit Kappa

Walmart

GOODYEAR

NEIGHBORING TENANTS

STEELWAY INTERNATIONAL

NUCOR BUILDING SYSTEMS

Walmart

WHITMORE

CARLISLE CONSTRUCTION MATERIALS

Academy SPORTS+OUTDOORS

BUC-BEE'S

Olive Garden ITALIAN KITCHEN

CHIPOTLE MEXICAN GRILL

Freddy's STEAKBURGERS

Marshall's

TEXAS ROADHOUSE



TO TYLER
67.63 MILES





HIGHWAY 80	0.62 miles
I-20	5.29 miles
I-635	15.48 miles
I-30	17.64 miles
DALLAS	18.07 miles
UNION PACIFIC DALLAS INTERMODAL TERMINAL	24.60 miles
I-35	25.84 miles
DALLAS LOVE FIELD AIRPORT	31.20 miles
DFW INTERNATIONAL AIRPORT	46.10 miles



HOLT LUNSFORD
C O M M E R C I A L

**GATEWAY
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LOGISTICS PARK



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Holt Lunsford Commercial, Inc.</u>	<u>359505</u>	<u>hlunsford@holtlunsford.com</u>	<u>972.241.8300</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Mario Zandstra</u>	<u>312827</u>	<u>mzandstra@holtlunsford.com</u>	<u>972.241.8300</u>
Designated Broker of Firm	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date