

OFFERING MEMORANDUM

PRINT FACILITY SALE

CORE COMMERCIAL INFILL

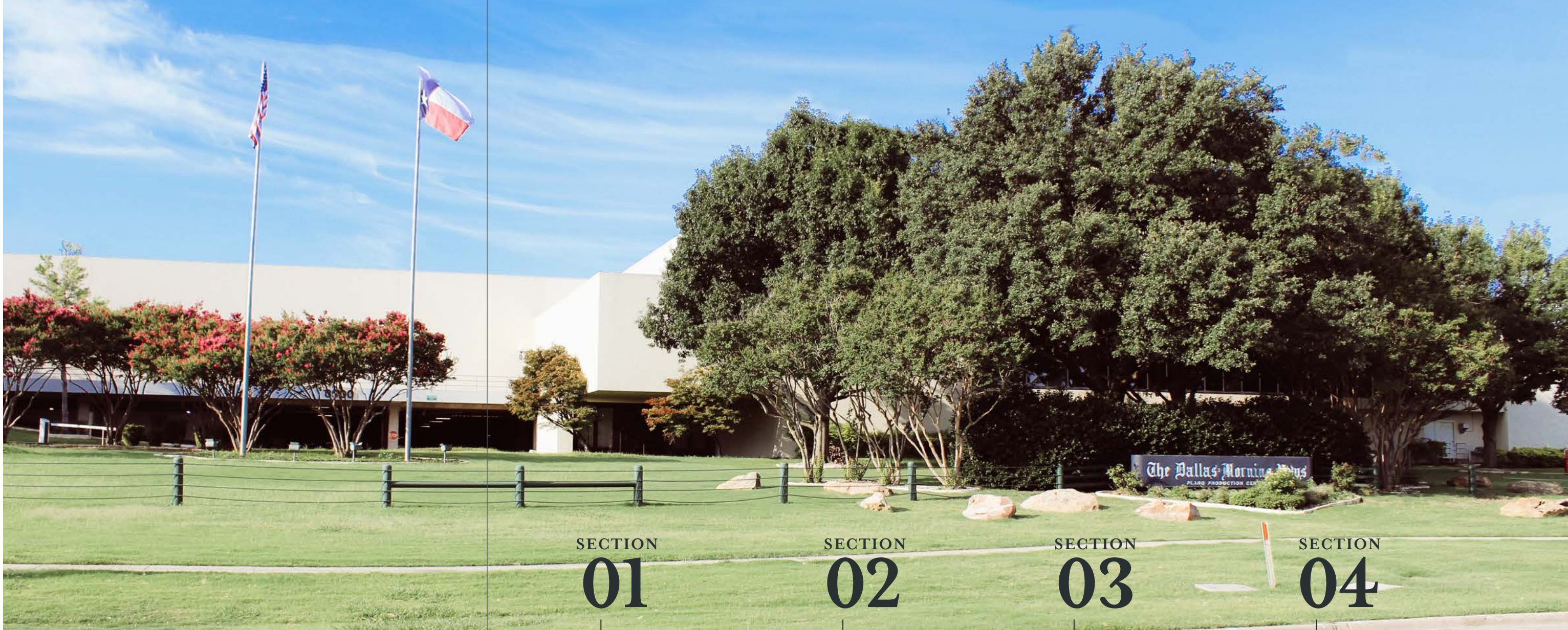
The Dallas Morning News

3900 W PLANO PARKWAY, PLANO, TX



THE DALLAS MORNING NEWS

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Northern view of *The Dallas Morning News* Print Facility site

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01 EXECUTIVE
SUMMARY

PROPERTY DETAILS

LAND	28.89 Acres 1,258,361 SF
BUILDING	619,655 SF
YEAR BUILT	1983
ZONING CODES	Base Zoning: LI-1 Overlay: 190 Tollway/Plano Overlay District

EXECUTIVE SUMMARY

THE INVESTMENT OPPORTUNITY

Foundry Commercial and Holt Lunsford Commercial, as exclusive agents for the owner, are pleased to offer for sale *The Dallas Morning News'* facility at 3900 W. Plano Pkwy in Plano, Texas.

This remarkable core infill asset is seated in the heart of the highly successful Plano & Richardson trade areas of North Central Dallas, reaching a population of over 1.3 million people within a 10-mile radius. This special property has been home to *The Dallas Morning News* printing press since 1983.

The nearly 29-acre property offers major boulevard frontage, superior infrastructure and utilities, a central geographic location, and a pro-business city environment. Over 70 of the Forbes

2000 Companies are in Plano, while nearly 50% of the population holds a higher education degree and the disposable income per household averages over \$100,000.

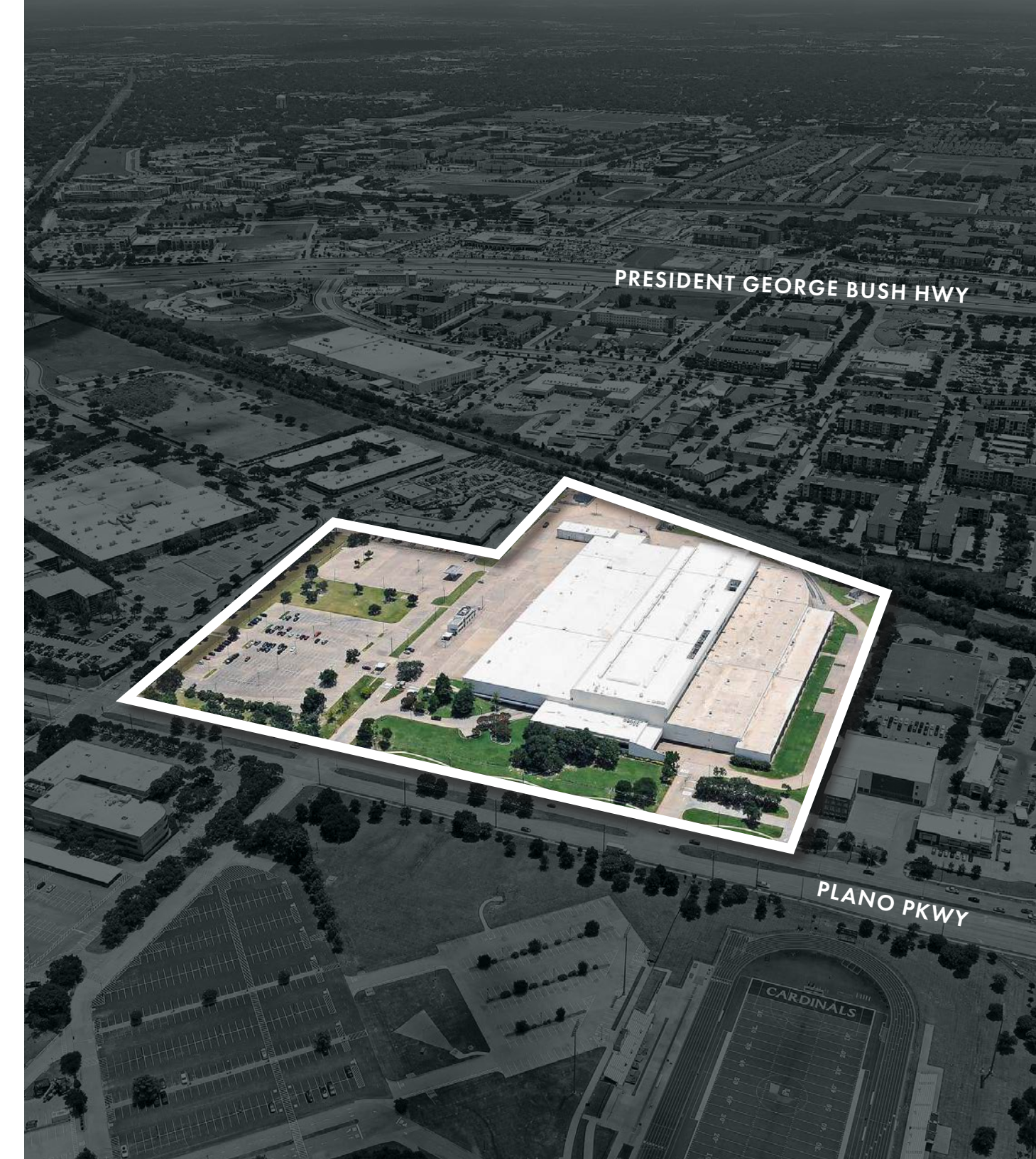
This versatile, generational property has not been available in over 40 years. During that time, it served as the largest remaining print facility in the United States. It will be vacated in the first quarter of 2025 and ready for new ownership to continue its legacy of first-class performance.

POTENTIAL USES

This property's rare underlying LI-1 base zoning allows a wide range of uses by right. Light Industrial, Data Center, Research & Development, Light Manufacturing, Office, Medical, Retail and Education are just some of the possibilities within the existing entitlements.

AREA NEIGHBORS

- UNIVERSITY OF TEXAS AT DALLAS
- TEXAS INSTRUMENTS
- NTT DATA
- AT&T
- CENTRAL MARKET
- JOHN PAUL II HIGH SCHOOL
- MEDICAL CITY PLANO
- BAYLOR SCOTT & WHITE
- LENNOX
- NORTH TEXAS FOOD BANK



HIGHLIGHTS

WHY IS THIS ASSET SPECIAL

It's not only a wonderful industrial asset. 3900 W. Plano Pkwy offers a wide range of future commercial users with rare infrastructure perks including:

- Two full median breaks on Plano Parkway.
- An on-site 138kv power line with substations nearby
- A looped water system
- Designated rail spur (Kansas City Southern)
- Flexible zoning with up to 50% allowed lot coverage and no height limit
- Abundant fiber optic providers along Plano Parkway
- Campus-like setting

From a location and service perspective, there are over 500,000 households within 10 miles of this site. Conveniently situated near the major intersection of George Bush Turnpike (S.H. 190) and Coit Road, this area has a concentration of corporate offices, technology, distribution, assembly, data centers, retail, medical, and more.



02 **PROPERTY
OVERVIEW**

PRINT FACILITY

PROPERTY DETAILS

LAND 28.89 Acres
1,258,361 SF

BUILDING 619,655 SF

ZONING CODES Base Zoning: LI-1
Overlay: 190 Tollway/Plano
Overlay District

POWER 138KV Line On-site

RAIL SERVICE PROVIDER Kansas City Southern (KCS)

PARKING Over 4.5 acres of surface
parking, with additional
underground parking

BUILDING FLOORPLATE ± 426,000 SF

CLEAR HEIGHT 20' to 52'

LI-1 ZONING DETAILS

MAXIMUM LOT COVERAGE 50%

MAXIMUM HEIGHT None

MAXIMUM FLOOR AREA RATIO 1 to 1



LOCAL AREA

TRAVEL TO SITE

Located on Plano Parkway, *The Dallas Morning News* print facility site in south central Plano is surrounded by transit conveniences. President George Bush Turnpike, just south of the site, sees hundreds of thousands of vehicles per day, and is easily accessed from the site. Highway 75 is also located 4 miles west of the property.

Bus routes and stops line Coit Road, running parallel to *The Dallas Morning News* site. A rail line runs along the south edge of the property, with a rail spur leading to the building currently onsite. This rail line runs to Dallas Yard and beyond.



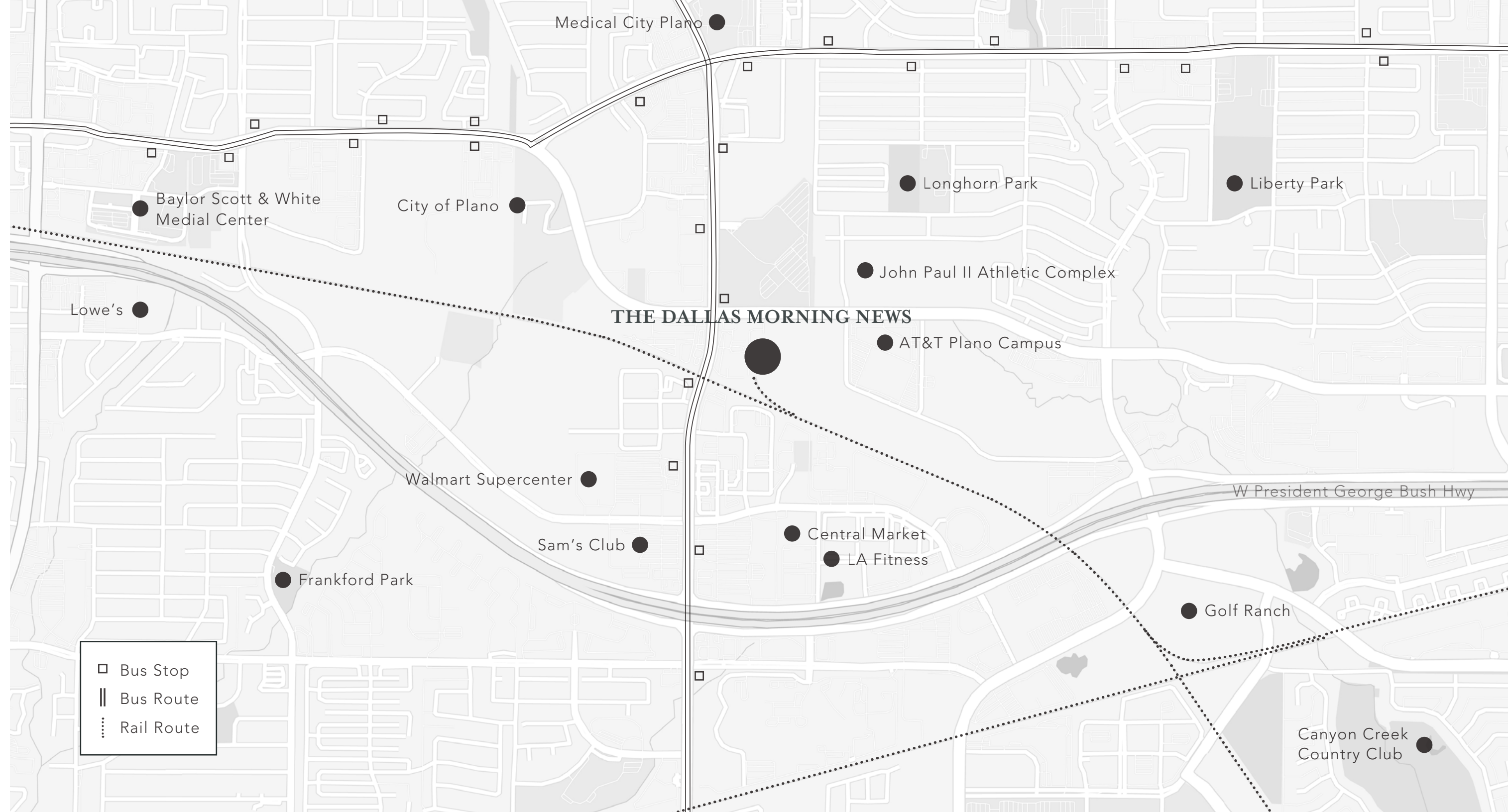
NEARBY
BUS STOPS

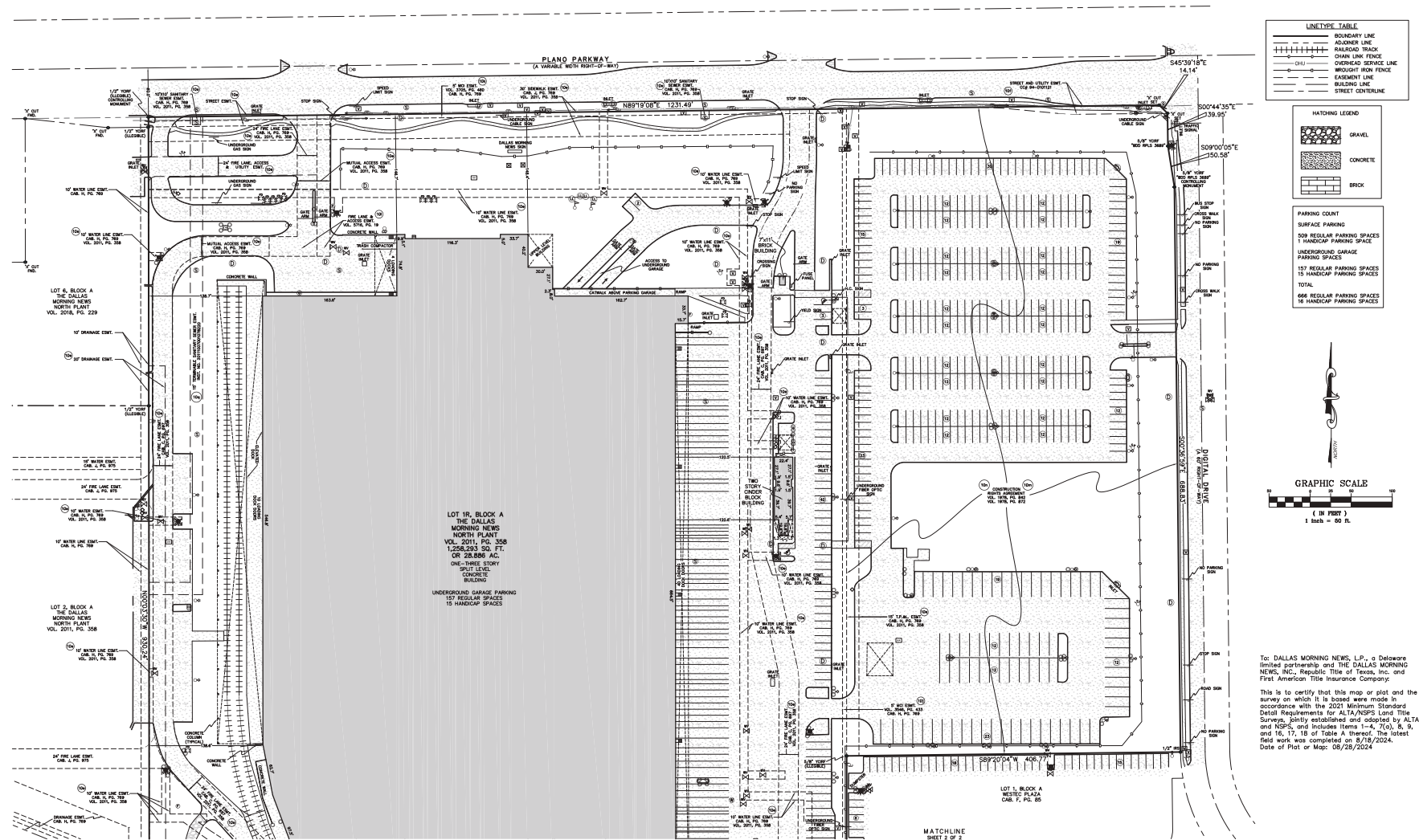


HIGHWAY
TRAVEL



RAIL LINE
ON PROPERTY





LINE TYPE TABLE

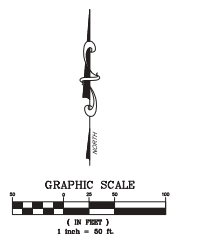
---	BOUNDARY LINE
—+—+—+—	ADJACENT LINE
—+—+—+—	RAILROAD TRACK
—+—+—+—	CHAIN LINK FENCE
—+—+—+—	OVERHEAD SERVICE LINE
—+—+—+—	WROUGHT IRON FENCE
—+—+—+—	EXISTING LINE
—+—+—+—	BUILDING LINE
—+—+—+—	STREET CENTRELINE

HATCHING LEGEND

[Pattern]	GRAVEL
[Pattern]	CONCRETE
[Pattern]	BRICK

PARKING COUNT

SURFACE PARKING	
509 REGULAR PARKING SPACES	1 HANDICAP PARKING SPACE
UNDERGROUND GARAGE PARKING SPACES	
157 REGULAR PARKING SPACES	15 HANDICAP PARKING SPACES
TOTAL	
666 REGULAR PARKING SPACES	16 HANDICAP PARKING SPACES



To: DALLAS MORNING NEWS, L.P., a Delaware limited partnership and THE DALLAS MORNING NEWS, INC., Republic Title of Texas, Inc. and First American Title Insurance Company.
 This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standards Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and issued by ALTA and NSPS, and includes items 1-4, 7(c), 8, 9, and 10, 11, 16 of Table A thereof. The latest field work was completed on 8/18/2024.
 Date of Plot or Map: 08/28/2024

<p>LEGEND</p> <table border="0"> <tr><td>⊕</td><td>GAS METER</td><td>⊕</td><td>FIRE HYDRANT</td><td>⊕</td><td>WATER MANHOLE</td><td>—</td><td>SMN</td></tr> <tr><td>⊕</td><td>FIRE CONTROL VALVE</td><td>⊕</td><td>WATER METER</td><td>⊕</td><td>TRAFFIC SIGNAL POLE</td><td>—</td><td>LI</td></tr> <tr><td>⊕</td><td>FIRE MAIN INDICATOR</td><td>⊕</td><td>FIRE DEPT. CONNECTION</td><td>⊕</td><td>LANDSCAPE LIGHT</td><td>—</td><td>MONITORING WELL</td></tr> <tr><td>⊕</td><td>POWER POLE</td><td>⊕</td><td>TELEPHONE FEDESTAL</td><td>⊕</td><td>CONCRETE</td><td>—</td><td>BOLLARD</td></tr> <tr><td>⊕</td><td>DOWN GUY</td><td>⊕</td><td>ELECTRIC METER</td><td>⊕</td><td>GTE MANHOLE</td><td>—</td><td>COVERED AREA</td></tr> <tr><td>⊕</td><td>S.S. MANHOLE</td><td>⊕</td><td>STORM DRAIN MANHOLE</td><td>⊕</td><td>VAULT</td><td>—</td><td>HAZARDOUS AREA</td></tr> <tr><td>⊕</td><td>CLEAN OUT</td><td>⊕</td><td></td><td>⊕</td><td>HANDICAP SPACE</td><td>—</td><td>AVG. PAD</td></tr> </table>	⊕	GAS METER	⊕	FIRE HYDRANT	⊕	WATER MANHOLE	—	SMN	⊕	FIRE CONTROL VALVE	⊕	WATER METER	⊕	TRAFFIC SIGNAL POLE	—	LI	⊕	FIRE MAIN INDICATOR	⊕	FIRE DEPT. CONNECTION	⊕	LANDSCAPE LIGHT	—	MONITORING WELL	⊕	POWER POLE	⊕	TELEPHONE FEDESTAL	⊕	CONCRETE	—	BOLLARD	⊕	DOWN GUY	⊕	ELECTRIC METER	⊕	GTE MANHOLE	—	COVERED AREA	⊕	S.S. MANHOLE	⊕	STORM DRAIN MANHOLE	⊕	VAULT	—	HAZARDOUS AREA	⊕	CLEAN OUT	⊕		⊕	HANDICAP SPACE	—	AVG. PAD	<p>Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any misstatements or omissions on the survey report, after this time the report of parties involved must accept the survey as issued.</p>	<p>ALTA/NSPS LAND TITLE SURVEY</p> <p>DALLAS MORNING NEWS NORTH PLAT</p> <p>3900 W PLANO PARKWAY</p> <p>PLANO, TEXAS 75075</p>	<table border="1"> <tr><th>NO.</th><th>DATE</th><th>REVISION</th></tr> <tr><td>1.</td><td></td><td></td></tr> <tr><td>2.</td><td></td><td></td></tr> <tr><td>3.</td><td></td><td></td></tr> </table>	NO.	DATE	REVISION	1.			2.			3.			<p>JOB NO.: P-4503</p> <p>DATE: 8/28/2024</p> <p>FIELD DATE: 8/18/2024</p> <p>SCALE: 1" = 80'</p> <p>FIELD: ARK4</p> <p>DRAWN: JMB</p> <p>CHECKED: JMB</p> <p>PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com</p> <p>1812 HART STREET DALLAS, TEXAS 75201 817-481-1808 (O) 817-481-1808 (F)</p> <p>COMMERCIAL RESIDENTIAL SURVEYING TOPOGRAPHY PHOTOGRAMMETRY</p> <p>Member of the Society of Professional Surveyors</p> <p>FIRM No. 100999-00 Member Since 1977</p>	<p>SHEET 1 OF 2</p>
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PROPERTY SURVEY

FEATURES ANALYSIS

This 28.89 acre developed site features existing curb cuts, median breaks, cross-access drives and ample utility line installations. A water loop encircles the current building ranging in size from approximately 10"-12" diameter. A small cell tower lease exists at the southwest corner of the property which will convey with the sale. A temporary parking lease on the eastern-most parking lot also comes with the property, offering added income.

SITE STRENGTHS

- EXCEPTIONAL ACCESS AND MULTI-MODAL TRANSIT AVAILABILITY
- GENEROUS ACREAGE
- 1 MILE FROM PRESIDENT GEORGE BUSH HIGHWAY
- RAIL SPUR TO SITE

TOTAL LAND SIZE
±28.89 ACRES TOTAL

SITE PLAN DATA TABLE

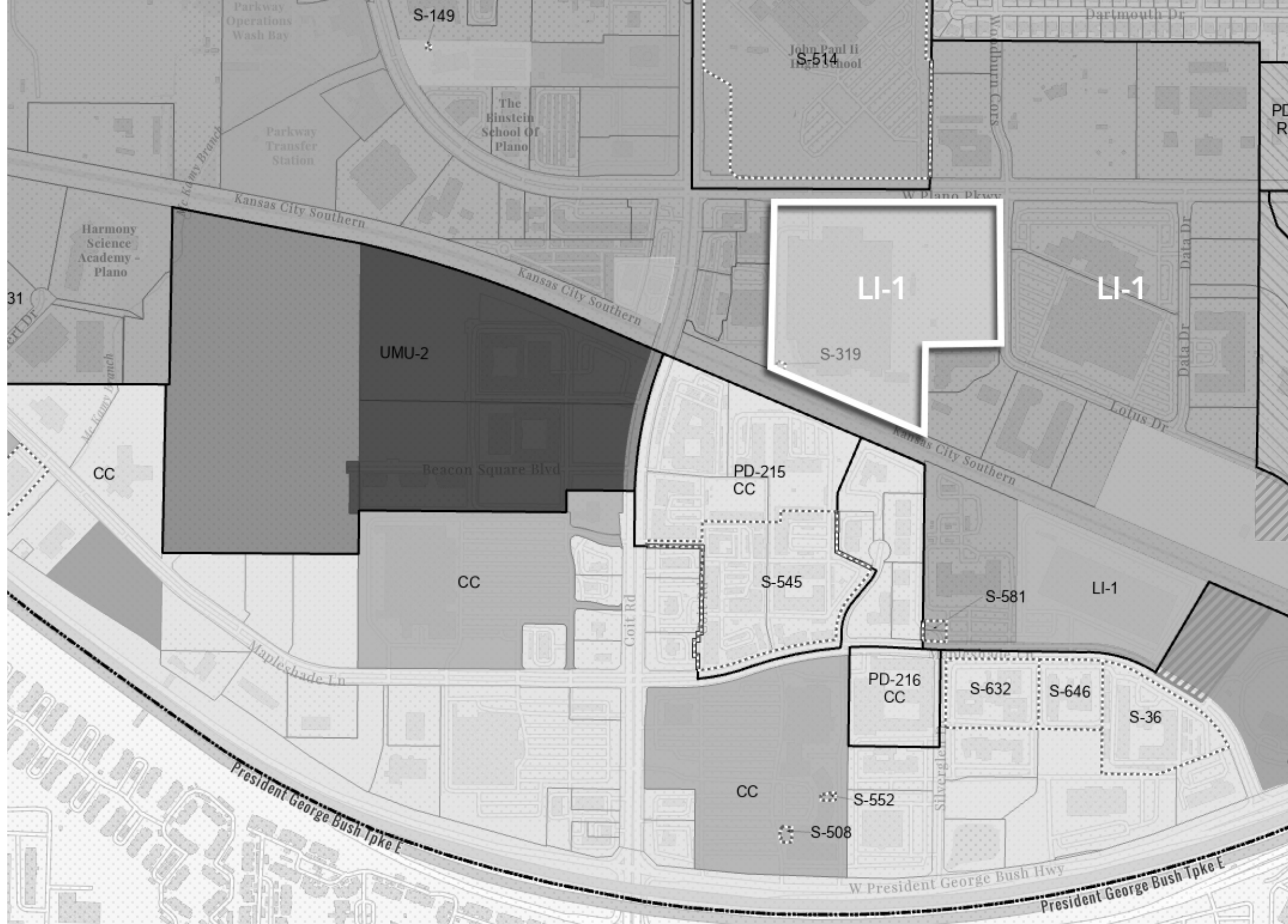
PROJECT NAME	The Dallas Morning News
YEAR BUILT	1983 (1st Phase); 1992 (2nd Phase)
TOTAL ACREAGE	28.89 Acres
BUILDING SF	619,655 SF
EASEMENTS	Utilities, Fire Lanes & Access
PARKING PROVIDED	696 Spaces
LOADING	50 Dock-High Doors

Note: All information to be coordinated and verified based on buyer investigation.

ZONING DETAILS

Purpose: The LI-1 district is intended to provide areas for firms engaged in processing, assembling, warehouse/distribution and research, but also allowing the wide variety of lighter commercial enterprise allowed in office and retail districts.

MAXIMUM LOT COVERAGE	50%
MAXIMUM HEIGHT LIMIT	None
MINIMUM FRONT YARD	50 Feet
MINIMUM REAR YARD	10 Feet
MAXIMUM FAR	1 to 1



ZONING

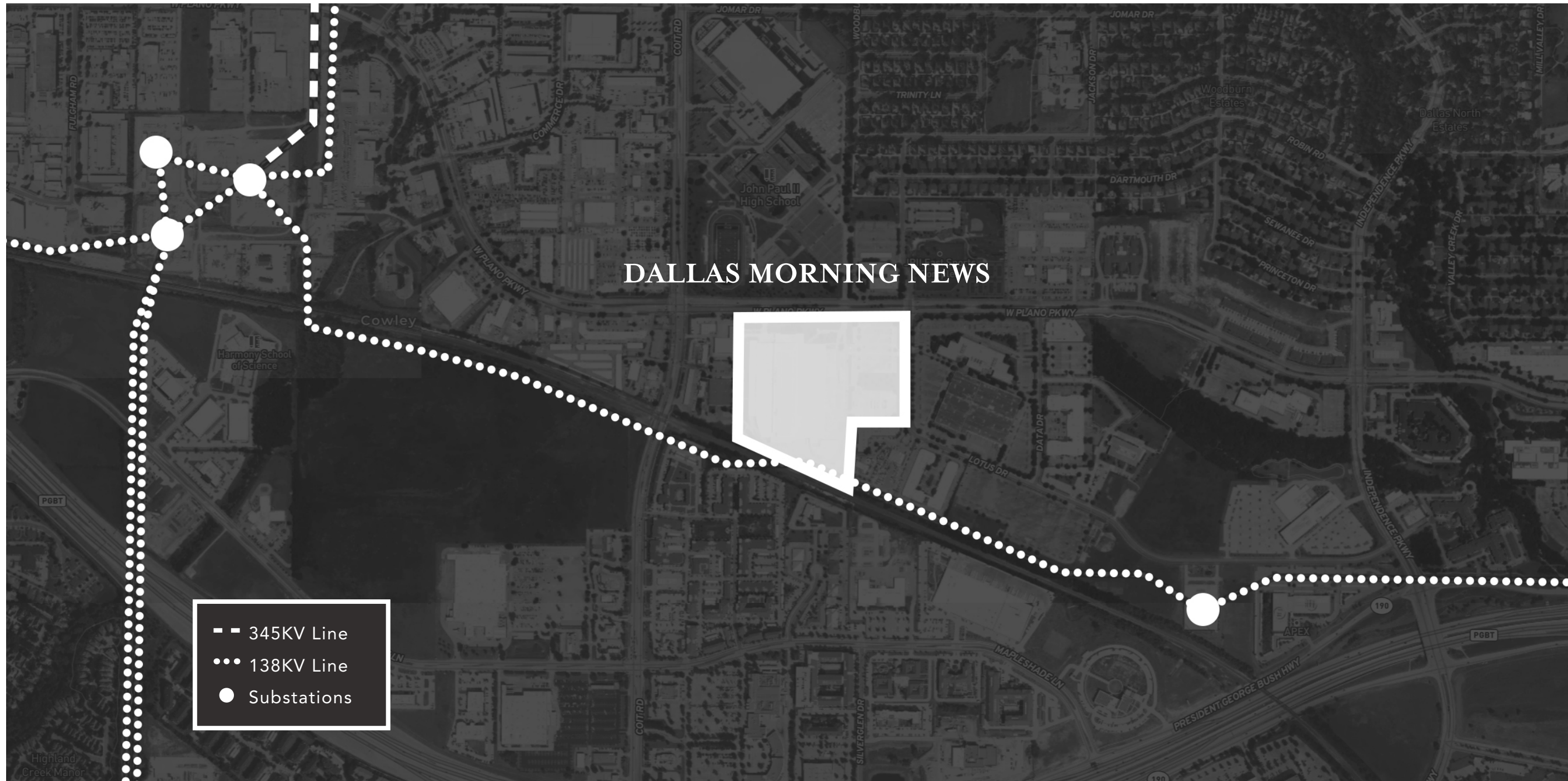
ZONING CODE

This site benefits from legacy LI-1 zoning which is extremely hard to find in Plano. LI-1 zoning is highly sought after as it allows a wide variety of uses. From Office and Medical, to Industrial and Data Center, the development possibilities that come with LI-1 zoning are abundant.

SELECT PERMITTED USES

- DATA CENTER
- MEDICAL
- RESEARCH & DEVELOPMENT
- WAREHOUSE/DISTRIBUTION
- COLD STORAGE
- LIGHT ASSEMBLY
- LIGHT MANUFACTURING
- RETAIL
- OFFICE





ASSET CONNECTIVITY

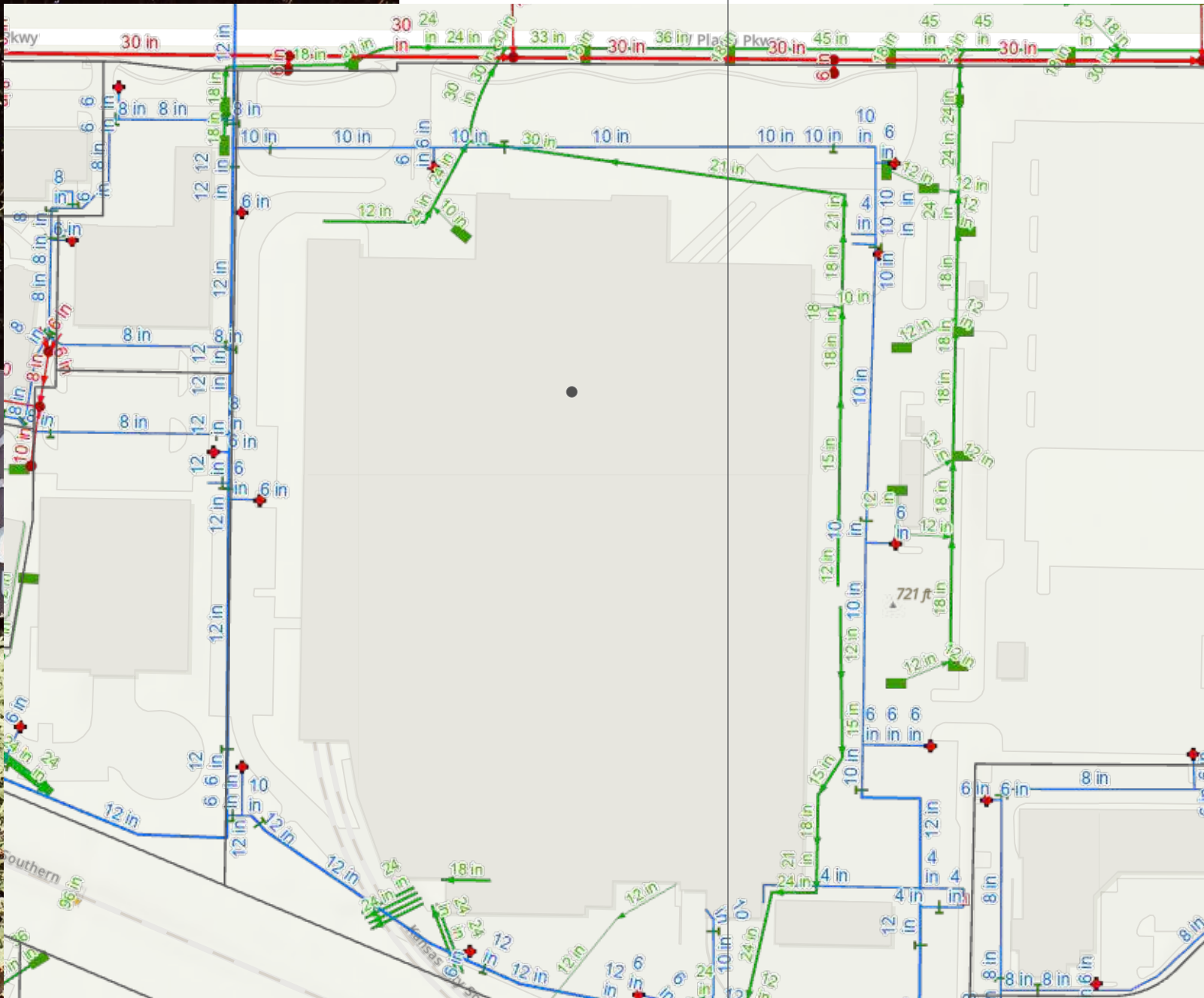
POWER & FIBER

The property benefits from having a 138kv line on site, increasing energy efficiency as well as providing reduced electrical energy cost. 3900 W Plano Pkwy also has close proximity to multiple substations, fiber lines and existing data centers. Abundant fiber routes and providers serve the Plano Pkwy area including Zayo, Windsteam, Crown Castle, Astound, Unit Private Networks, AT&T, Spectrum, Frontier and more.

Nearby data centers include InterNAP, Enterprise, and NTT.



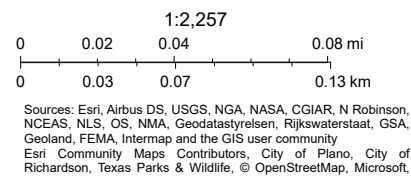
REGIONAL FIBER MAP



UTILITIES MAP

3900 W. PLANO PKWY

- Parcels
- Fire Hydrants
- Meters
- Valve
- Sewer Manholes
- Inlets
- Storm Mains
- Main
- Lateral
- Box
- Pipe Culvert
- Water Mains
- Sewer Lines
 - Sewer <=10"
 - Sewer >=24"
- <12"
- 12" - 24"



LOOKING TO THE PAST

History of the Site Area

This unique area has a history worth exploring, both with *The Dallas Morning News*, and beyond.

A BRIEF HISTORY

The Dallas Morning News site was established in Plano, Texas when the city was starting to boom as a business hub. Soon after PepsiCo, JP Morgan Chase, Toyota, and Cinemark all followed suit. Since then, the Plano population has climbed to over 300,000 people.

The Dallas Morning News print facility site is located in south Plano, near both President George Bush Hwy and Central Expressway.



TIMELINE OF THE AREA

1872

Railway Arrives

Arrival of the Houston and Texas Central Railway linked Plano to Dallas and Houston

1980

Construction Begins

Construction begins on The Dallas Morning News print facility

1992

No. 1 Newspaper

DMN named the number 1 newspaper in the nation in total full-run advertising

1992

Expansion

Plano plant expanded

2005

President George Bush Hwy

Highway opens in Plano a mile south of the site

2016

Plano Named 3rd Best Place to Live

Named so by Money Magazine

2024

DMN Lists Print Site

for Sale

2025

DMN Moves

Opens at Carrollton location

03 PLANO
SUBMARKET



PLANO, TX

CITY OF PLANO

The city of Plano was named 3rd "Best Place to Live in America" by Money Magazine in 2016. Many companies have locations here including PepsiCo, Samsung, Toyota, and Intuit.

This prosperous city is home to many top corporations including 72 Forbes Global 2000 Companies, 24 INC. 5000 Companies, and 3 Fortune 1000 HQs. The city is fast-growing, with an estimated population of 290,648 people as of 2023 and a predicted growth of 2,000 people by 2028 according to Esri. Within a 10-mile radius of the print facility alone, there are an estimated 3,821 people per square mile. Of these people, 46.4% hold a degree in higher education.

Disposable income averages \$101,176 per household or \$55,781 per capita. An estimated 11.6% have \$200,000 or more in disposable income.



GROWING
POPULATION



HIGH%
OF HIGHER
EDUCATION



HIGHER
HOUSEHOLD
INCOME

MEDICAL CITY PLANO

JOHN PAUL II ATHLETIC COMPLEX

THE DALLAS MORNING NEWS

W PLANO PKWY

AT&T PLANO CAMPUS

Walmart
Sams Club
Central Market
WHATABURGER
CHIPOTLE MEXICAN GRILL

PLANO SUBMARKET OVERVIEW

DEMOGRAPHICS (5 & 10 MILE RADIUS)

359K RESIDENTS WITHIN 5 MILES

1.3M RESIDENTS WITHIN 10 MILES



61% RESIDENTS WITH BACHELORS DEGREES OR HIGHER (5-MILE RADIUS)

55% RESIDENTS WITH BACHELORS DEGREES OR HIGHER (10-MILE RADIUS)



152,000 RESIDENTIAL UNITS WITHIN 5 MILES

546,000 RESIDENTIAL UNITS WITHIN 10 MILES

\$94K MEDIAN HOUSEHOLD INCOME (5-MILE RADIUS)

\$95K MEDIAN HOUSEHOLD INCOME (10-MILE RADIUS)

EMPLOYMENT

9.5K EMPLOYEES (1-MILE RADIUS)



1.4M SF OFFICE SPACE

676 BUSINESSES WITHIN A 1-MILE RADIUS

6.7M SF RETAIL SPACE

TOP PLACE TO LIVE BY MONEY MAGAZINE



67 FORBES' GLOBAL 2000 HQS

VISITORS



3.7M VISITORS IN 2023

+\$1B 2023 VISITOR SPENDING



26.4M 2023 HOTEL REVENUE

DEVELOPMENT

\$7B IN CURRENT DEVELOPMENTS



CONNECTIVITY



NORTH PLANO PARK & RIDE

THE FACILITY SERVES COMMUTERS FROM WEST PLANO AND POINTS NORTH, PROVIDING A DIRECT LINK TO DOWNTOWN DALLAS. REVERSE COMMUTERS FROM SOUTHERN PARTS OF THE DART SERVICE AREA CAN ALSO TRAVEL DIRECTLY FROM DOWNTOWN TO THIS VIBRANT EMPLOYMENT CENTER IN PLANO.



20 MILES TO LOVE FIELD AIRPORT

26 MILES TO DFW AIRPORT

STREETScape (1-MILE RADIUS)



7 GROCERY

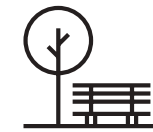


6 PHARMACY



26 RESTAURANTS

8 DEPARTMENT STORES



173 URBAN PARKS (10-MILE RADIUS)

200 ACRES OF PARK AREA PLANO'S ARBOR HILLS NATURE PRESERVE OFFERS TRAILS FOR HIKING, BIKING, AND OUTDOOR ACTIVITIES

LOCATION HIGHLIGHTS



04 DALLAS-
FORT WORTH

TEXAS IS THE BEST STATE FOR BUSINESS

Texas provides an excellent climate for both large and small business. Startups in the state are thriving, while more and more Fortune 500 companies choose to call Texas home. Among the list are Tesla, AT&T, Exxon Mobil, Southwest Airlines, Atmos Energy, Dell Technologies and many more.

24 FORTUNE 500 HEADQUARTERS IN DALLAS-FORT WORTH

WHY INVEST IN DALLAS?

#1 *STATE FOR BUSINESS*
TEXAS | Chief Executive
(2023)

#1 *BEST SPORTS BUSINESS CITY*
DALLAS | Sports Business Journal
(2023)

#4 *MOST CONNECTED TO AIRPORTS IN THE U.S.*
DALLAS | OAG
(2023)

#3 *U.S. METRO AREA WITH FORTUNE 500 HEADQUARTERS*
DALLAS | Office of Texas Governor
(2023)

TOP *TOP 20 PLACES TO LIVE FOR YOUNG PROFESSIONALS*
DALLAS | Forbes
(2023)

#9 *MOST DIVERSE CITY IN AMERICA*
DALLAS | Wallet Hub
(2023)

#6 *LARGEST EXPORT MARKET IN 2021*
DALLAS | Dallas Chamber
(2023)

71% *POPULATION GROWTH IN LAST 10 YEARS*
DALLAS | Dallas News
(2023)

26M *VISITORS ANNUALLY*
DALLAS | Visit Dallas
(2023)

#4 *LARGEST METRO AREA IN U.S.*
DALLAS-FORT WORTH
Dallas Regional Chamber
(2023)



OFFERING PROCESS

MOVING FORWARD

A formal Call For Offers date will be established by *The Dallas Morning News* by the end of September 2024. All interested parties are encouraged to contact the Brokers for any required information or property visits. The official Call For Offers date will be announced by the Brokers within the month of September.

TOP PRIORITIES

- MARKET VALUE FOR A GENERATIONAL CORE ASSET
- SURETY OF FUNDING & PERFORMANCE
- RELIABLE CLOSING TIMELINE

Properties such as 3900 W. Plano Pkwy only come available once or twice in a lifetime. All viable offers will be presented.



THANK YOU

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Holt Lunsford Commercial



This Offering was prepared by Foundry Commercial & Holt Lunsford Commercial and has been reviewed by the Owner. It contains select information pertaining to the Project and does not purport to be all-inclusive or to contain all of the information which a prospective purchaser/joint venture partner/lessee may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the Project will be made available to qualified prospective purchasers/joint venture partners/lessees. In this Offering, certain documents, including the leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents. This Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Project by Foundry Commercial or Owner. Each prospective purchaser/joint venture partner/lessee is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing/leasing the Project described herein. Owner and Foundry Commercial expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase/joint venture partner/lease the Project and/or to terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any purchaser/ joint venture partner/lessee reviewing this Offering or making an offer to purchase/lease the Project unless a written agreement for the purchase/ lease of the Project has been fully executed, delivered, and approved by Owner and any conditions to Owner's obligations thereunder have been satisfied or waived. Foundry Commercial is not authorized to make any representations or agreements on behalf of Owner