

JACKSONSHAW

# PARC NORTHEAST

Richardson, Texas

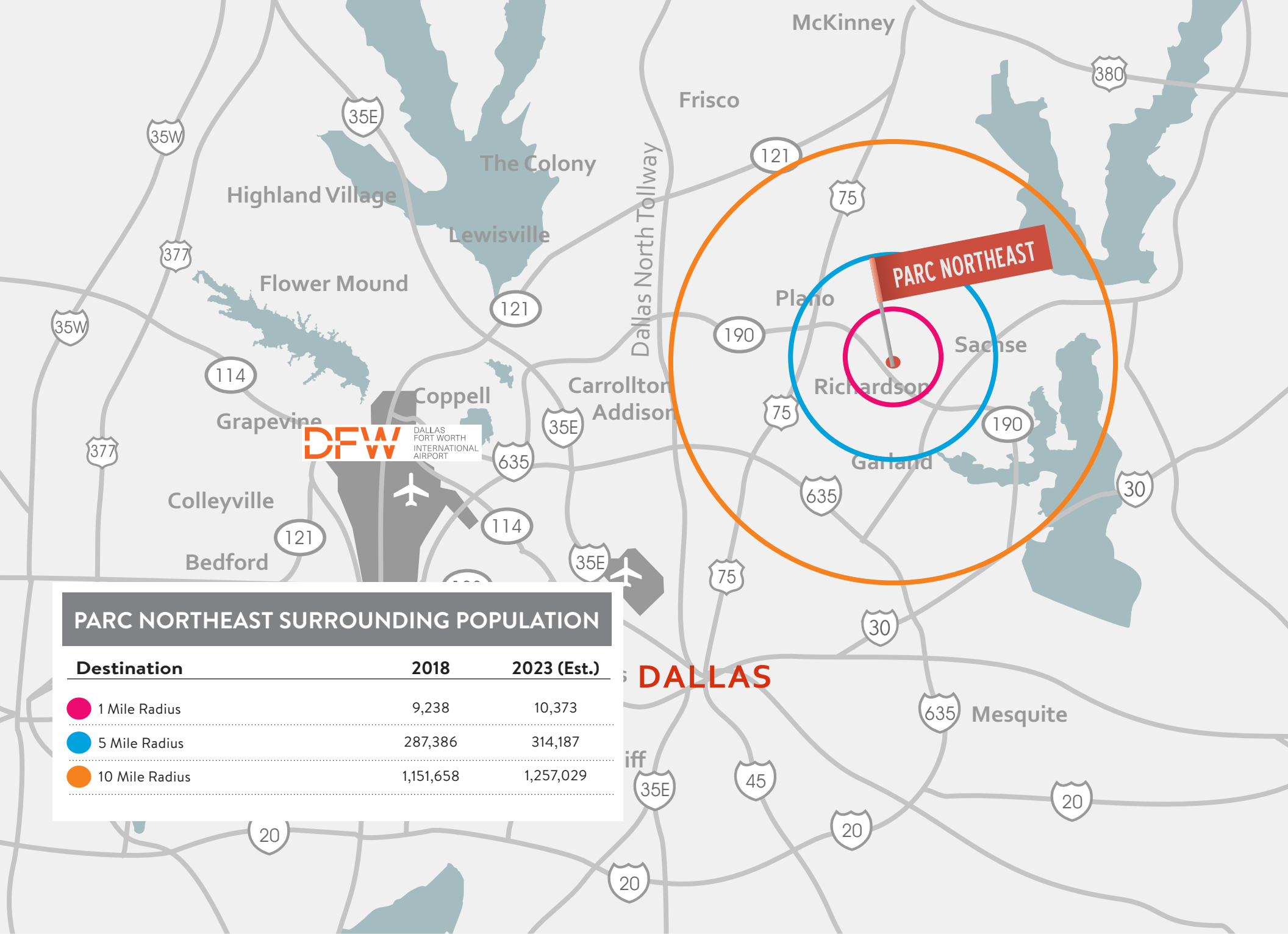
4-Buildings | Up to 392,278 SF | Class A Core Industrial



URBAN INDUSTRIAL

*by Jackson Shaw*

DALLAS | FORT WORTH | HOUSTON | AUSTIN | PHOENIX | LAS VEGAS | WASHINGTON DC | JACKSONVILLE | DENVER



**PARC NORTHEAST SURROUNDING POPULATION**

Destination	2018	2023 (Est.)
1 Mile Radius	9,238	10,373
5 Mile Radius	287,386	314,187
10 Mile Radius	1,151,658	1,257,029

**DALLAS**

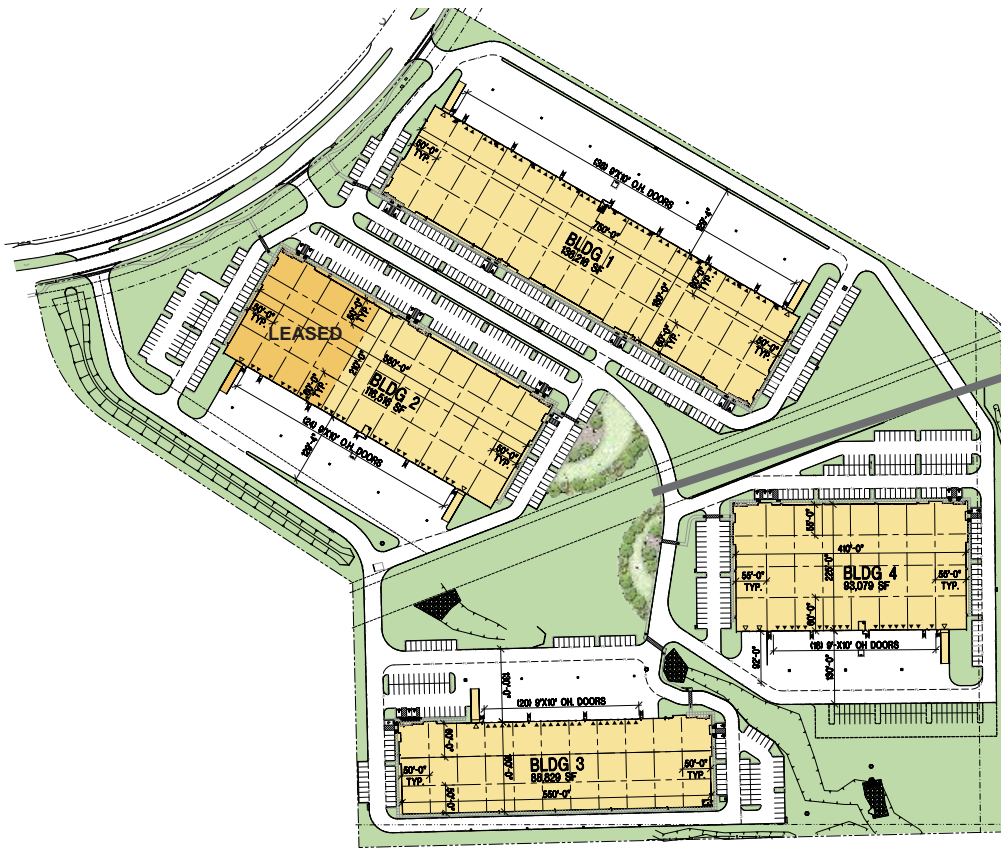


## Overview

Parc NorthEast, a 4-Building, 392,278-square-foot Class A industrial development is located in the heart of Richardson, a vibrant and diversified business community, strategically located in one of the brightest economic regions in the world - the Dallas/Fort Worth Metroplex.

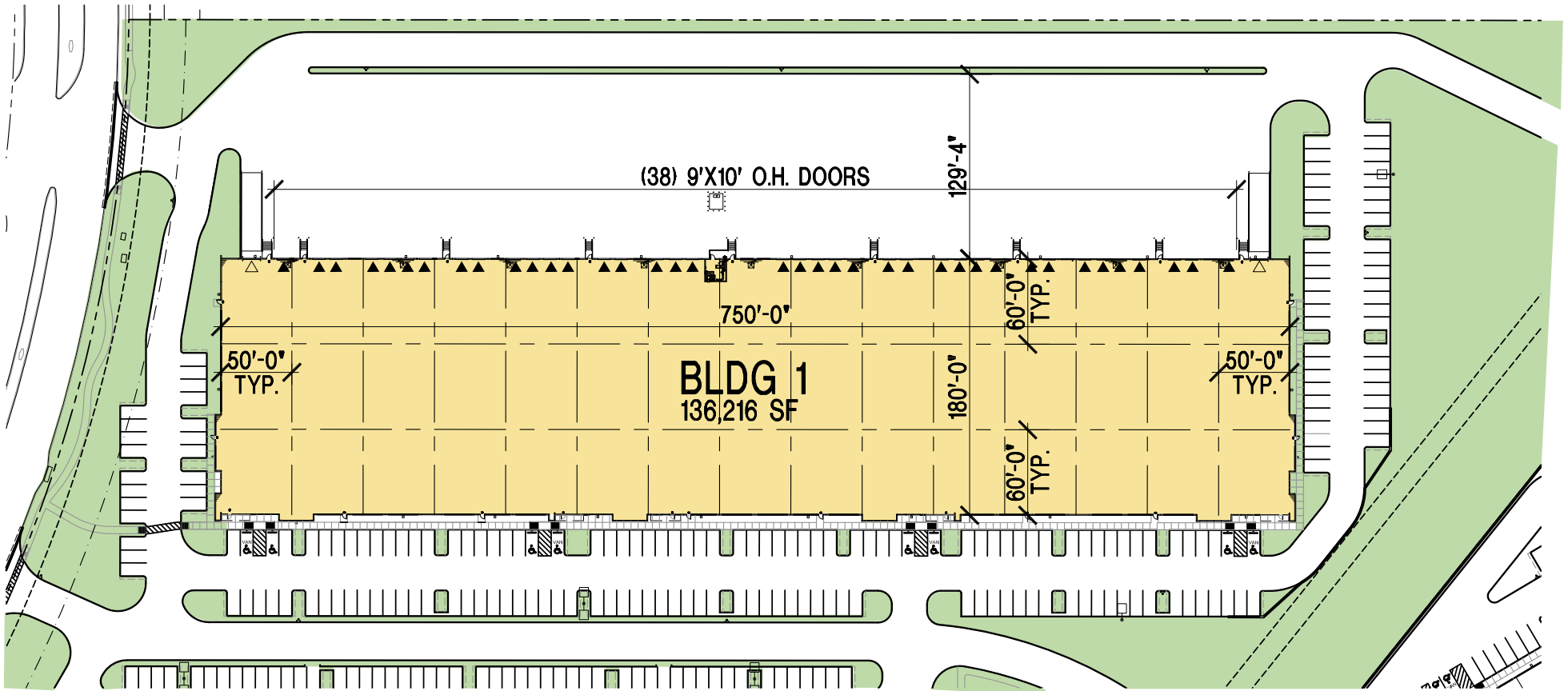
These best-of-class assets will be developed to meet the demand of today's tenants with unparalleled accessibility via direct access to President George Bush Tollway (190). Specifically designed to cater to a wide variety of users ranging in size from 18,000 to 434,640 square feet.





**PARC NORTHEAST**

	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	TOTAL
BUILDING SQUARE FEET:	136,216 SF	116,516 SF	88,829 SF	93,079 SF	<b>434,640 SF</b>
AVAILABLE SQUARE FEET:	136,216 SF	74,154 SF	88,829 SF	93,079 SF	<b>392,278 SF</b>
MINIMUM DIVISIBLE:	18,000 SF	21,000 SF	32,000 SF	37,125 SF	
DIMENSIONS:	750' x 180'	550' x 210'	550' x 160'	410' x 225'	
CLEAR HEIGHT:	28'	28'	28'	28'	
TYPICAL BAY:	50' x 60'	50' x 50'	50' x 50'	55' x 55'	
DOCK DOORS:	38	15	20	18	
DRIVE-IN DOORS:	2	1	1	3	
PARKING SPACES:	200	132	119	151 + 52 (Future)	
TRUCK COURT:	130'	130'	130'	130'	
SPRINKLER SYSTEM:	ESFR	ESFR	ESFR	ESFR	
CONFIGURATION:	Rear Load	Rear Load	Front Load	Rear Load	

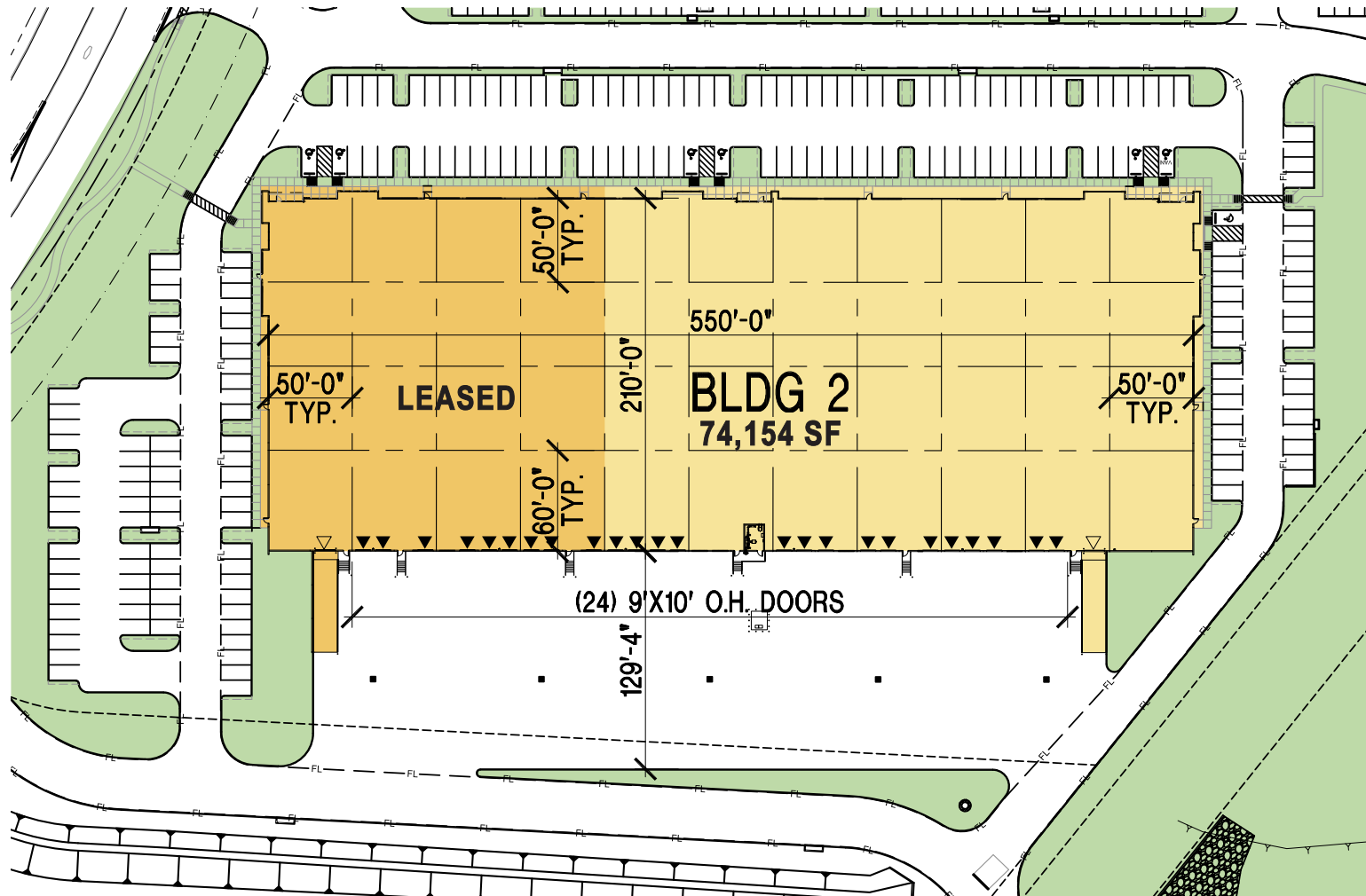


## BUILDING 1

2910 Telecom Pkwy. | Richardson, TX

SQUARE FEET:	136,216 SF	DOCK DOORS:	38
MAX CONTIGUOUS:	136,216 SF	DRIVE-IN DOORS:	2
MINIMUM DIVISIBLE:	18,000 SF	PARKING SPACES:	200
DIMENSIONS:	750' x 180'	TRUCK COURT:	130'
CLEAR HEIGHT:	28'	SPRINKLER SYSTEM:	ESFR
TYPICAL BAY:	50' x 60'	CONFIGURATION:	Rear Load



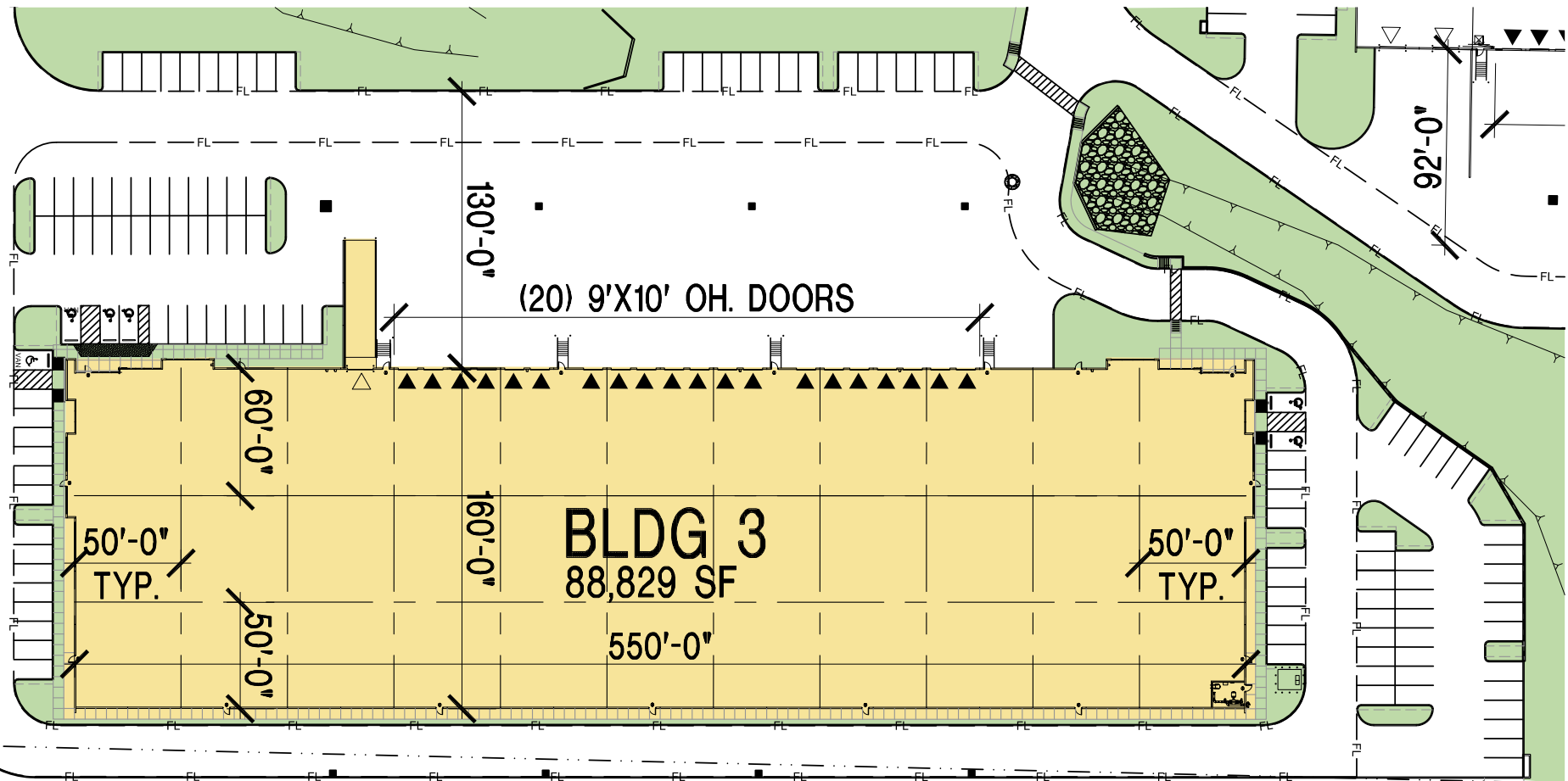


## BUILDING 2

2920 Telecom Pkwy. | Richardson, TX

BUILDING SQUARE FEET:	116,516 SF	DOCK DOORS:	15
AVAILABLE SQUARE FEET:	74,154 SF	DRIVE-IN DOORS:	1
MINIMUM DIVISIBLE:	21,000 SF	PARKING SPACES:	132
DIMENSIONS:	550' x 210'	TRUCK COURT:	130'
CLEAR HEIGHT:	28'	SPRINKLER SYSTEM:	ESFR
TYPICAL BAY:	50' x 50'	CONFIGURATION:	Rear Load



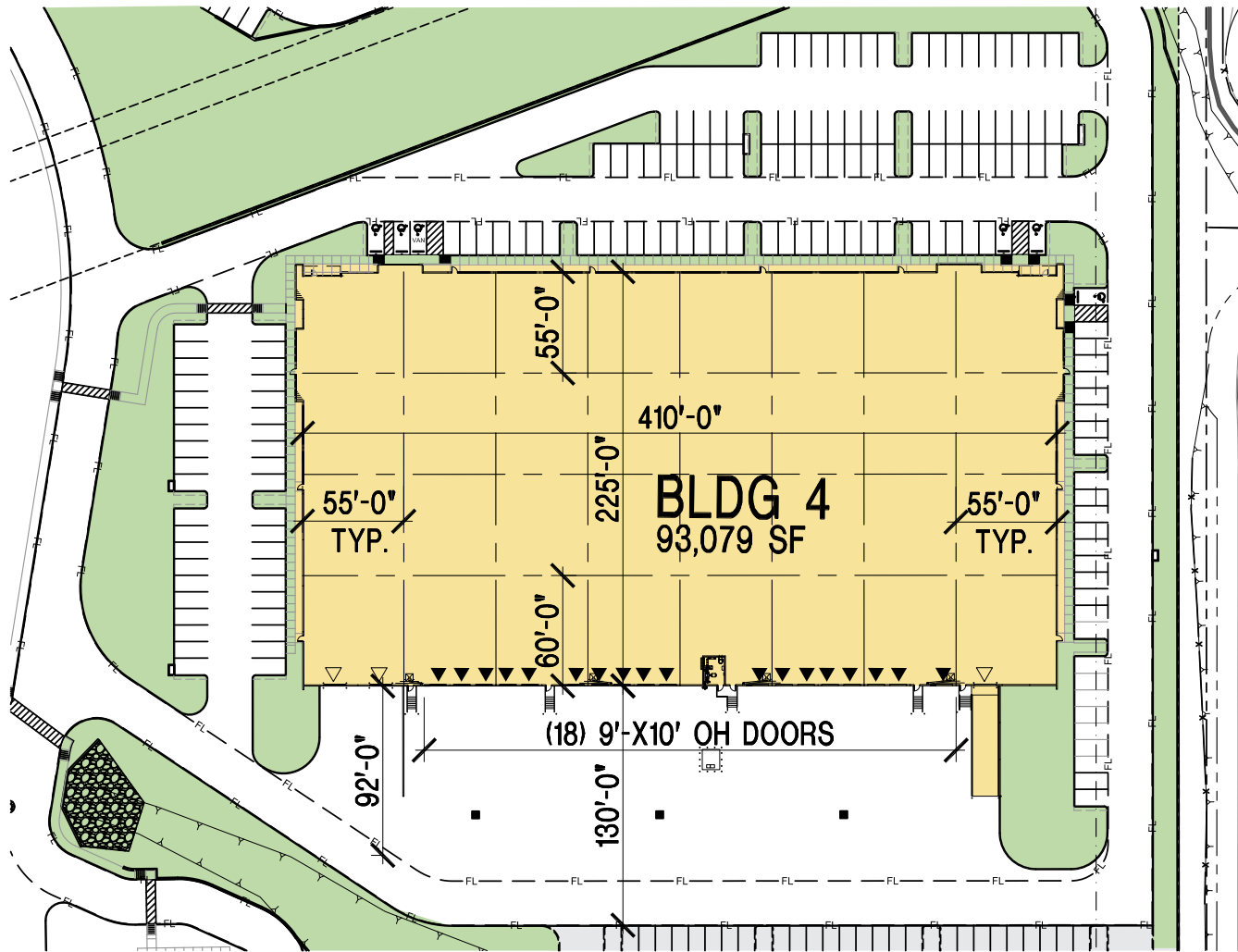


### BUILDING 3

2930 Telecom Pkwy. | Richardson, TX

SQUARE FEET:	88,829 SF	DOCK DOORS:	20
MAX CONTIGUOUS:	88,829 SF	DRIVE-IN DOORS:	1
MINIMUM DIVISABLE:	32,000 SF	PARKING SPACES:	119
DIMENSIONS:	550' x 160'	TRUCK COURT:	130'
CLEAR HEIGHT:	28'	SPRINKLER SYSTEM:	ESFR
TYPICAL BAY:	50' x 50'	CONFIGURATION:	Front Load





## BUILDING 4

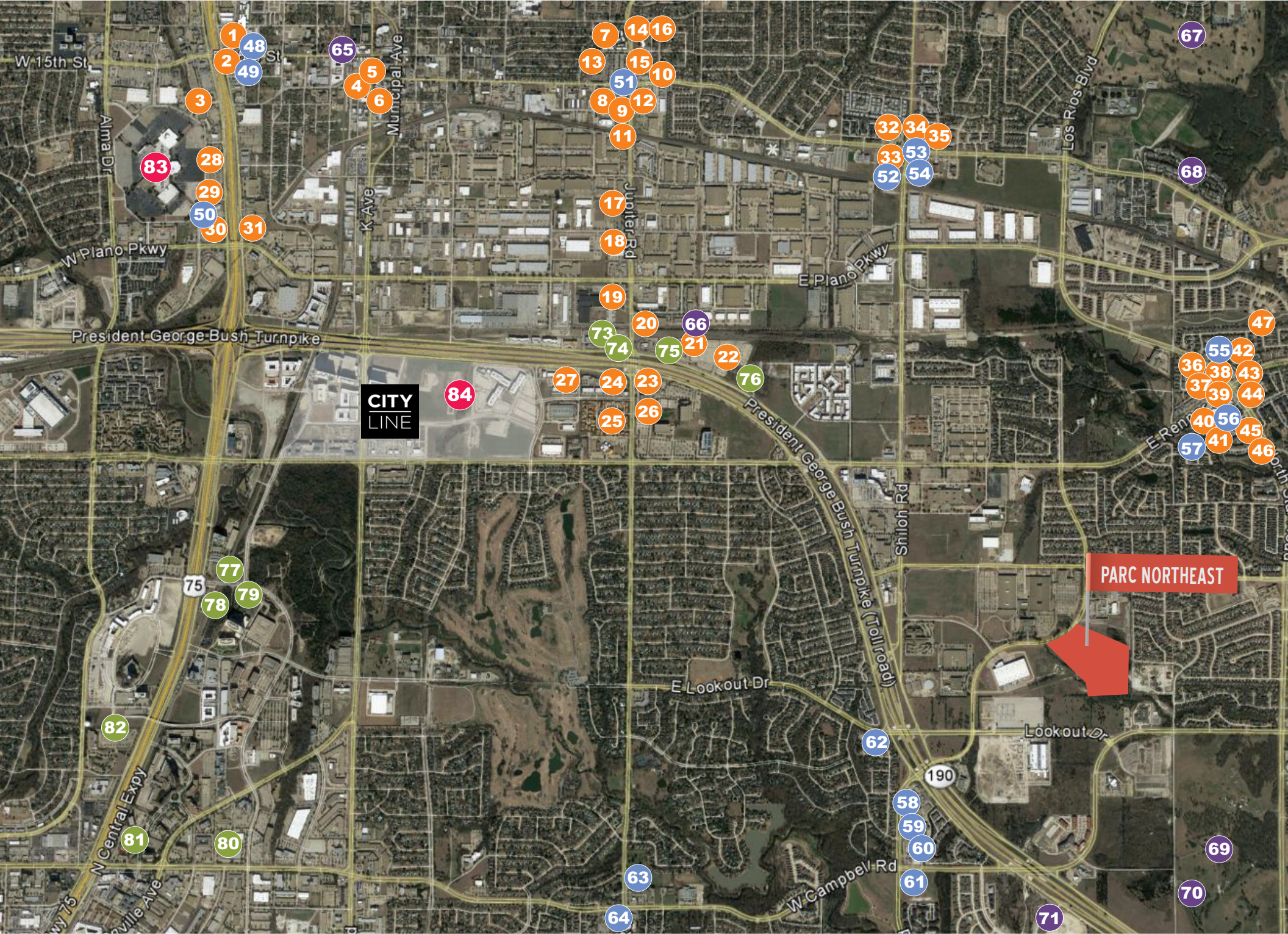
2940 Telecom Pkwy. | Richardson, TX

SQUARE FEET:	93,079 SF	DOCK DOORS:	18
MAX CONTIGUOUS:	93,079 SF	DRIVE-IN DOORS:	3
MINIMUM DIVISABLE:	37,125 SF	PARKING SPACES:	151 + 52 (Future)
DIMENSIONS:	410' x 225'	TRUCK COURT:	130'
CLEAR HEIGHT:	28'	SPRINKLER SYSTEM:	ESFR
TYPICAL BAY:	55' x 55'	CONFIGURATION:	Rear Load











## DINING

- 1 Fish Stack
- 2 Paesano's Ristorante
- 3 BJ's Brewhouse
- 4 Urban Crust
- 5 Jorg's Cafe Vienna
- 6 Lockhart Smokehouse
- 7 La Michoacana Market
- 8 Wingstop
- 9 Tom Thumb
- 10 Mr. Wok
- 11 Jimmy John's
- 12 Taco Bell
- 13 Schlotzkey's
- 14 Pho Que Huang
- 15 KFC
- 16 Royal Chopsticks
- 17 Sonic
- 18 Arby's
- 19 Waffle House
- 20 Taco Bueno
- 21 McDonald's
- 22 Burger King
- 23 Subway
- 24 Silver Fox
- 25 Main Street Bistro and Bakery
- 26 Thai's Thumb Urban Kitchen
- 27 Texas Restaurant
- 28 Chipotle
- 29 Ihop
- 30 Ghengis Grill
- 31 Love and War in Texas
- 32 Winners BBQ
- 33 Subway
- 34 Pizza Hut
- 35 Jimmy's Burgers
- 36 Dominos
- 37 Schiano's
- 38 Jimmy John's
- 39 Nico's
- 40 Starbucks
- 41 Kung Pow
- 42 Casa Mama
- 43 Dona Mary
- 44 Napoli's Pizza
- 45 Café Bohemia
- 46 Lite Wok
- 47 Crazy Tacos



## SERVICES

- 48 Chase Bank
- 49 Budget Car Rental
- 50 FedEx Office
- 51 Wells Fargo
- 52 Chevron
- 53 7-11
- 54 Shell
- 55 Walgreens
- 56 J.P. Morgan Chase
- 57 Cool Water Auto Spa
- 58 Great Clips
- 59 7-Eleven
- 60 Kroger
- 61 Jiffy Lube
- 62 Shell
- 63 Quik Trip
- 64 Texaco



## ENTERTAINMENT

- 65 Haggard Park
- 66 Excel Volleyball Club
- 67 Los Rios Golf Club
- 68 Pecan Hollow Golf Course
- 69 Breckenridge Park
- 70 Firewheel Golf
- 71 Hawaiian Falls
- 72 Sherill Hill Park



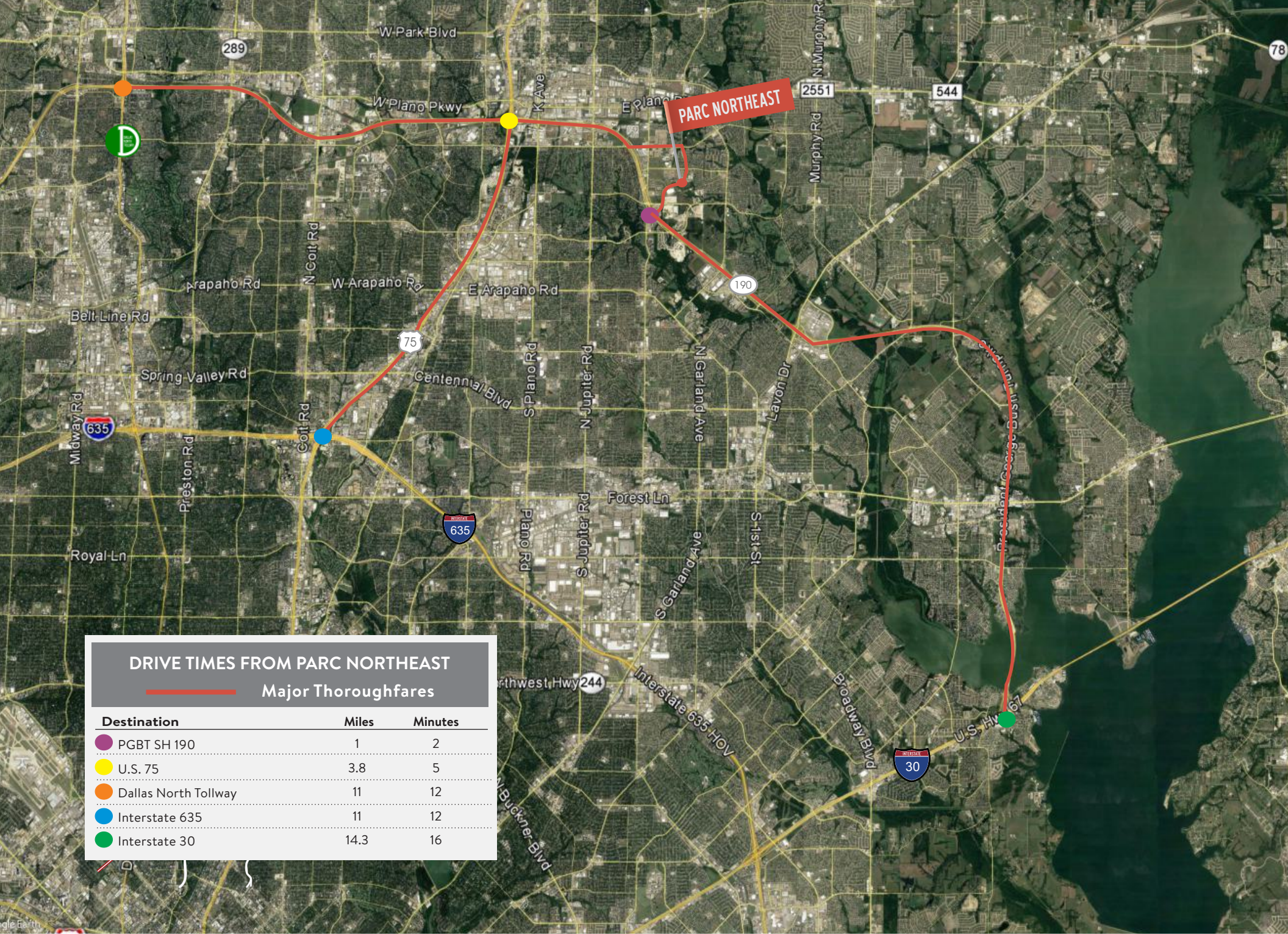
## HOTELS

- 73 Comfort Inn & Suites
- 74 Candlewood Suites
- 75 Homewood Suites by Hilton
- 76 Hampton Inn & Suites
- 77 Econo Lodge
- 78 Renaissance
- 79 Courtyard
- 80 Double Tree
- 81 Hyatt Regency
- 82 Hawthorn Inn & Suites



## DINING/RETAIL/ENTERTAINMENT

- 83 Colin Creek Mall
- 84 CITY LINE



**PARC NORTHEAST**

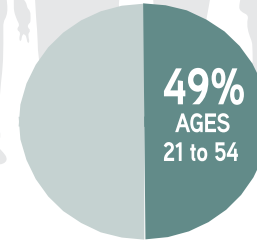
DRIVE TIMES FROM PARC NORTHEAST		
Major Thoroughfares		
Destination	Miles	Minutes
PGBT SH 190	1	2
U.S. 75	3.8	5
Dallas North Tollway	11	12
Interstate 635	11	12
Interstate 30	14.3	16



**DALLAS / FORT WORTH**

**#1 FASTEST GROWING METRO IN THE US**

**23.4%**  
GROWTH RATE  
2016



ADDITION OF  
**390**  
people / day



**42**

FORTUNE 1000  
DFW  
HEADQUARTERS

**3%  
LOWER**

COST OF DOING  
BUSINESS IS 3% LOWER  
IN DALLAS THAN THE  
NATIONAL AVERAGE

Source: 2017 Moody's  
North American Cost Review



**TOP  
10**

REGION FOR  
FAST-GROWTH  
COMPANIES

Source: INC. Magazine

**RICHARDSON**



**1.9 million**

LABOR FORCE WITHIN  
30-MINUTE COMMUTE

CONSISTENTLY RANKED AS  
LOW-COST , LOW-TAX  
HIGH-QUALITY CORPORATE  
ENVIRONMENTS



EMPLOYERS IN RICHARDSON  
DRAW FROM A WELL EDUCATED  
AND SKILLED WORKFORCE



**TECHNOLOGY**  
HIGHEST CONCENTRATION  
TECHNOLOGY WORKERS IN DFW





Leased By



**JOSHUA BARNES, SIOR**  
jbarnes@hdallas.com  
972.280.8353

**BEN WALLACE**  
bwallace@hdallas.com  
972.421.1966

Developed By



**URBAN INDUSTRIAL**

*by Jackson Shaw*