

JACKSONSHAW

PARC NORTHEAST

Richardson, Texas

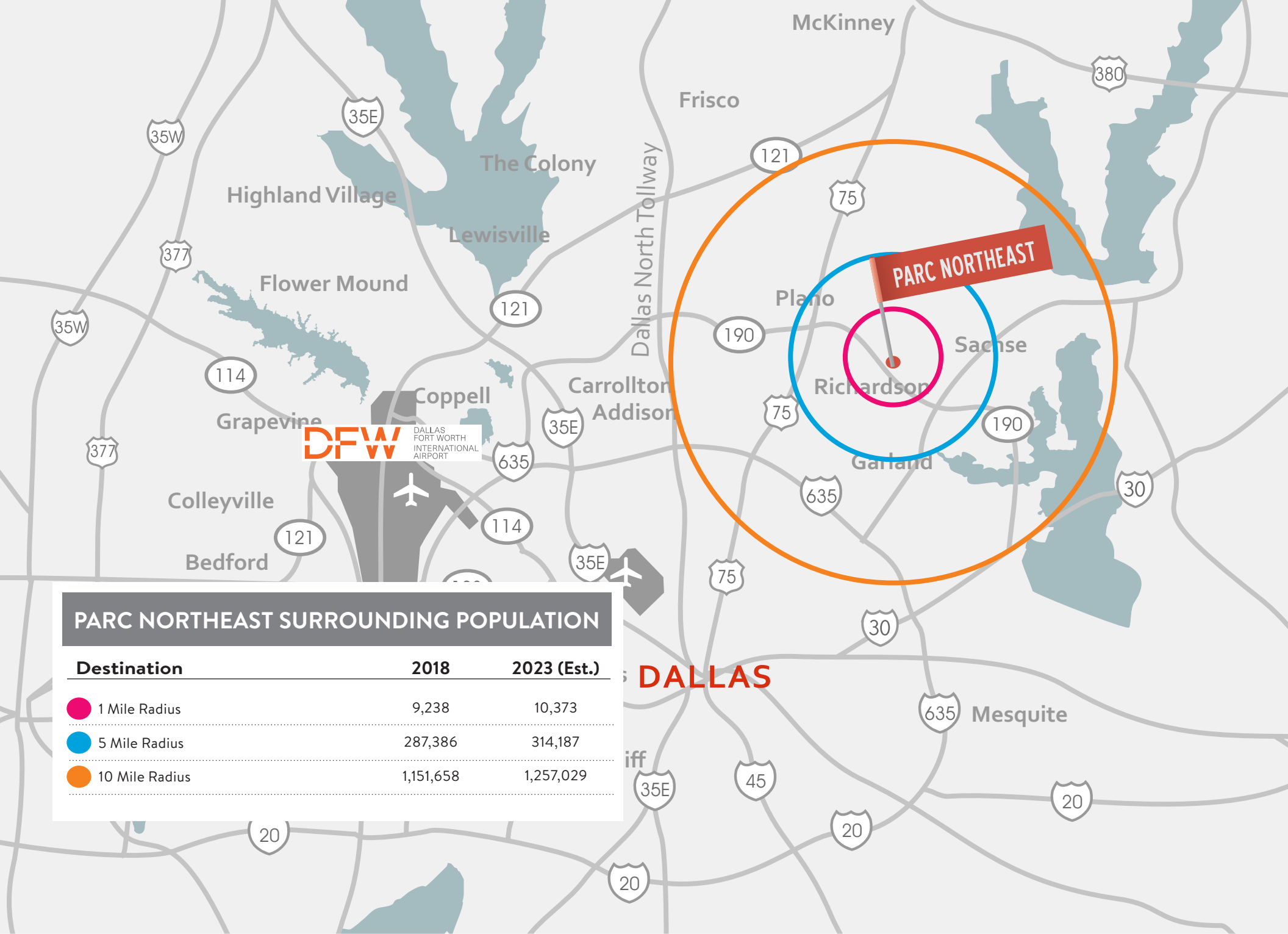
4-Buildings | Up to 267,741 SF | Class A Core Industrial



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



PARC N RTHEAST



Overview

Parc NorthEast, a 4-Building, 434,640-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.

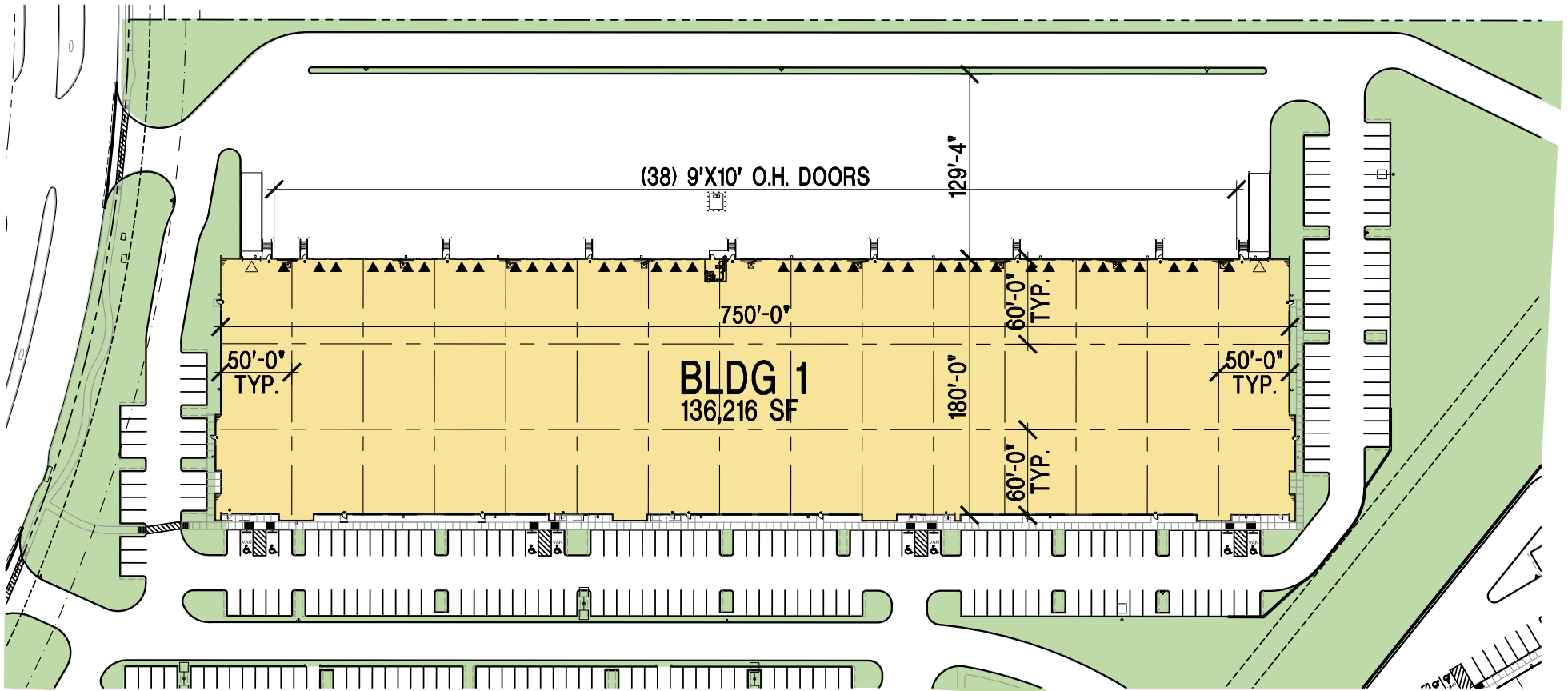
These best-of-class assets will be developed to meet the demand of today's tenants with unparalleled accessibility via direct access to President George Bush Tollway (190). Specifically designed to cater to a wide variety of users ranging in size from 18,000 to 434,640 square feet.





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	434,640 SF
AVAILABLE SQUARE FEET:	136,216 SF	42,696 SF	88,829 SF	Fully Leased	267,741 SF
MINIMUM DIVISIBLE:	18,000 SF	21,000 SF	32,000 SF	37,125 SF	40 Acres
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	8	20	18	
DRIVE-IN DOORS:	2	1	1	3	
PARKING SPACES:	200	96	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	

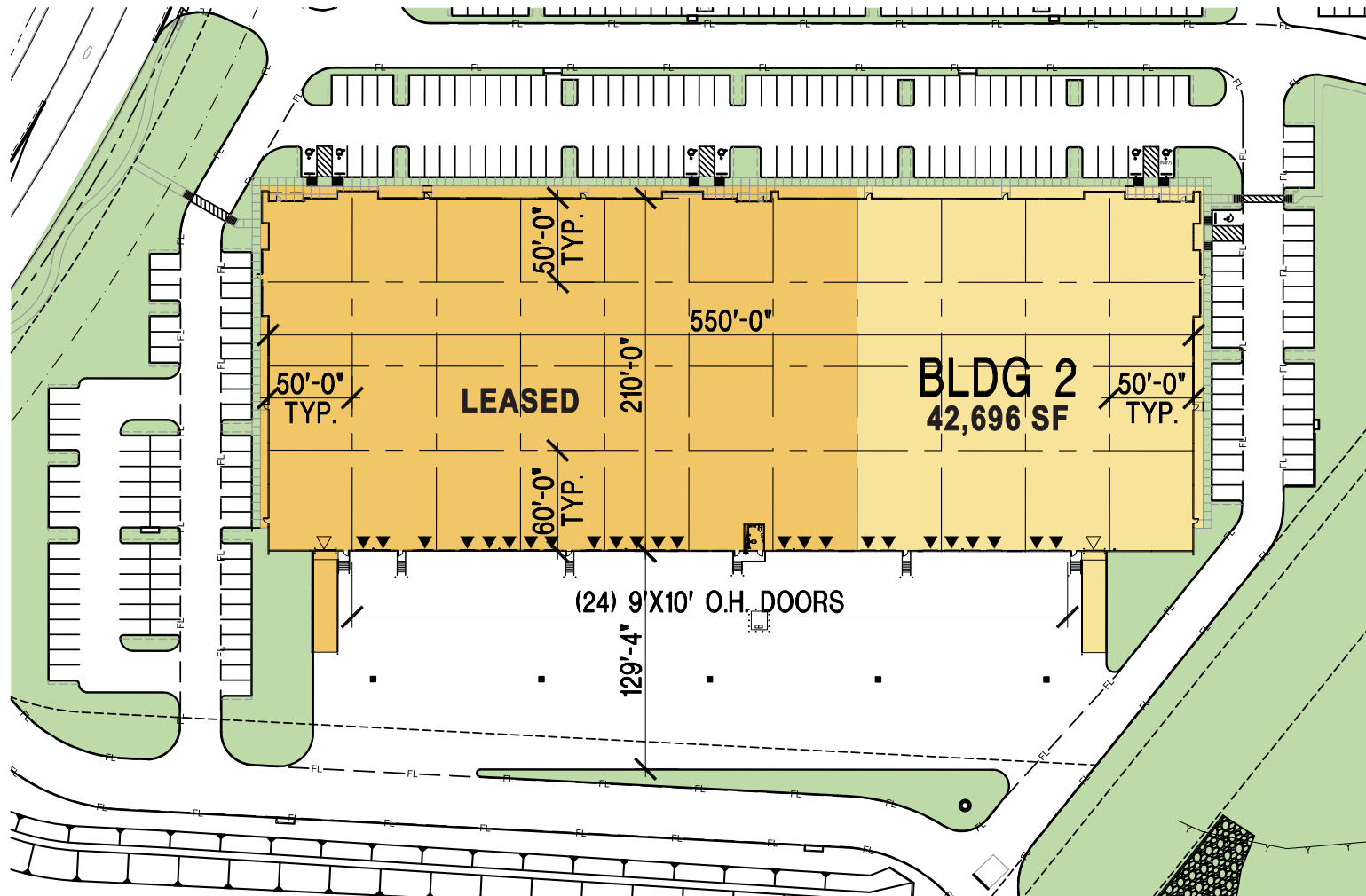


BUILDING 1

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



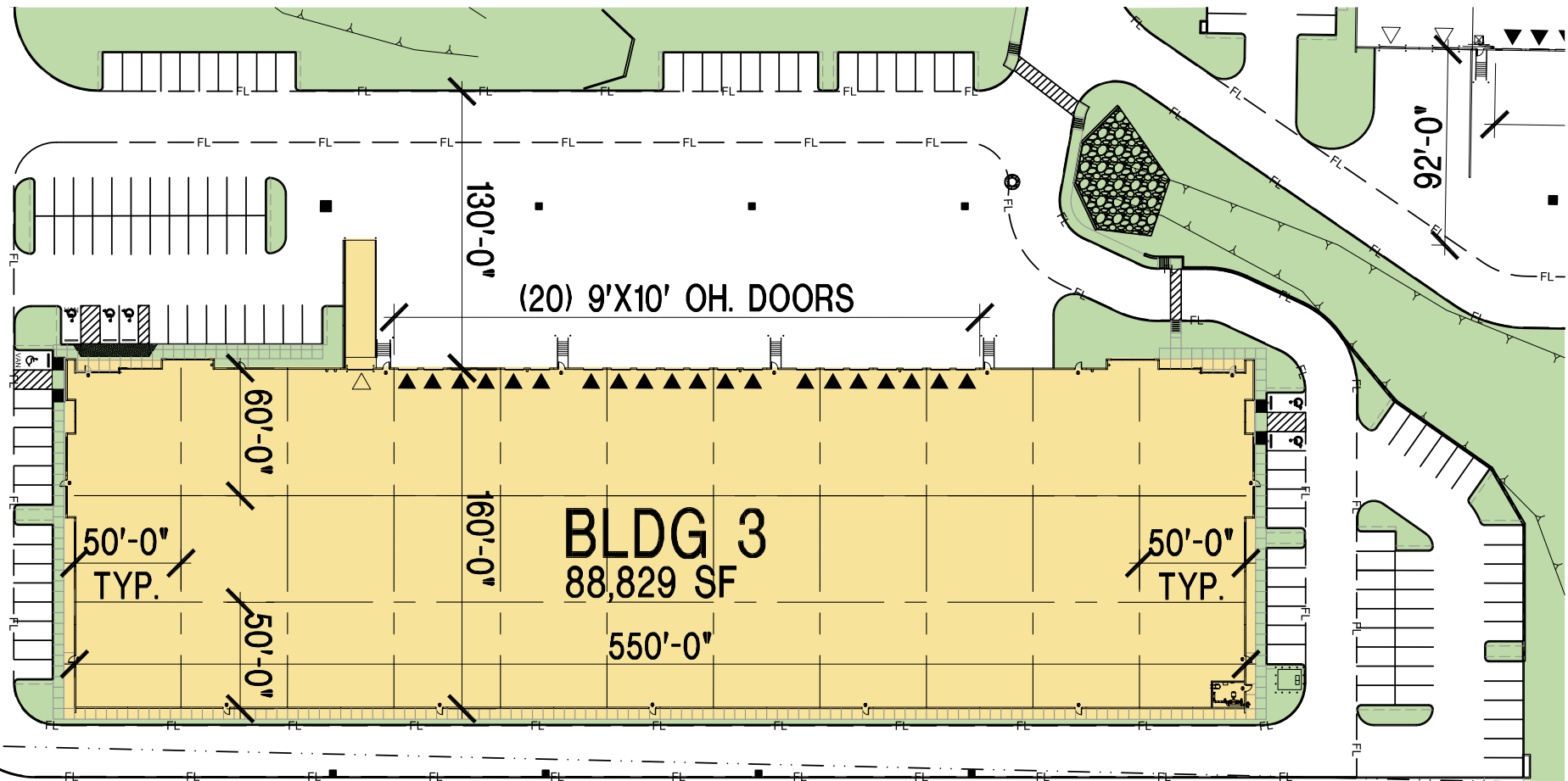


BUILDING 2

2920 Telecom Pkwy. | Richardson, TX

BUILDING SQUARE FEET:	116,516 SF	DOCK DOORS:	15
AVAILABLE SQUARE FEET:	42,696 SF	DRIVE-IN DOORS:	1
MINIMUM DIVISABLE:	21,000 SF	PARKING SPACES:	96
DIMENSIONS:	550' x 210'	TRUCK COURT:	130'
CLEAR HEIGHT:	28'	SPRINKLER SYSTEM:	ESFR
TYPICAL BAY:	50' x 50'	CONFIGURATION:	Rear Load



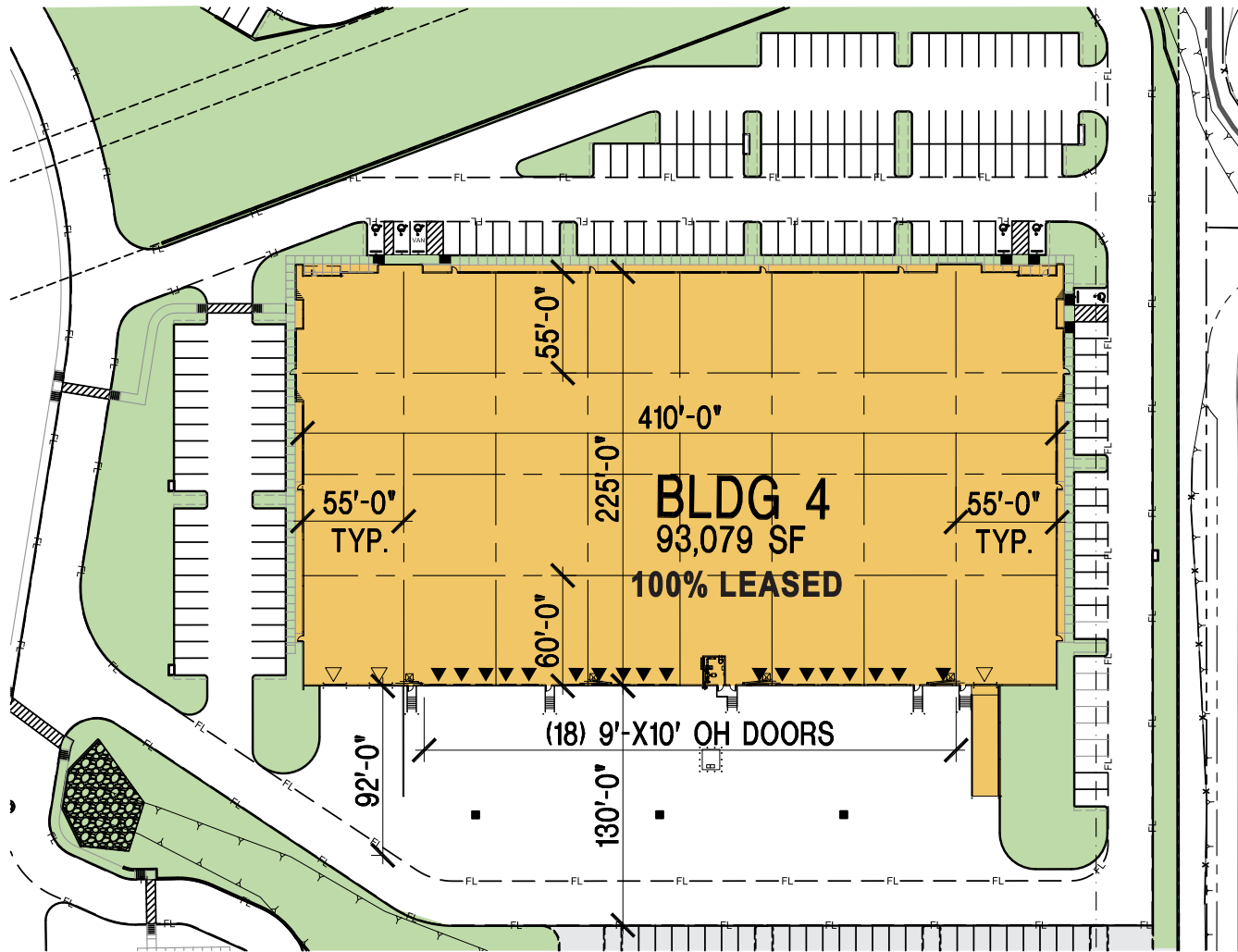


BUILDING 3

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





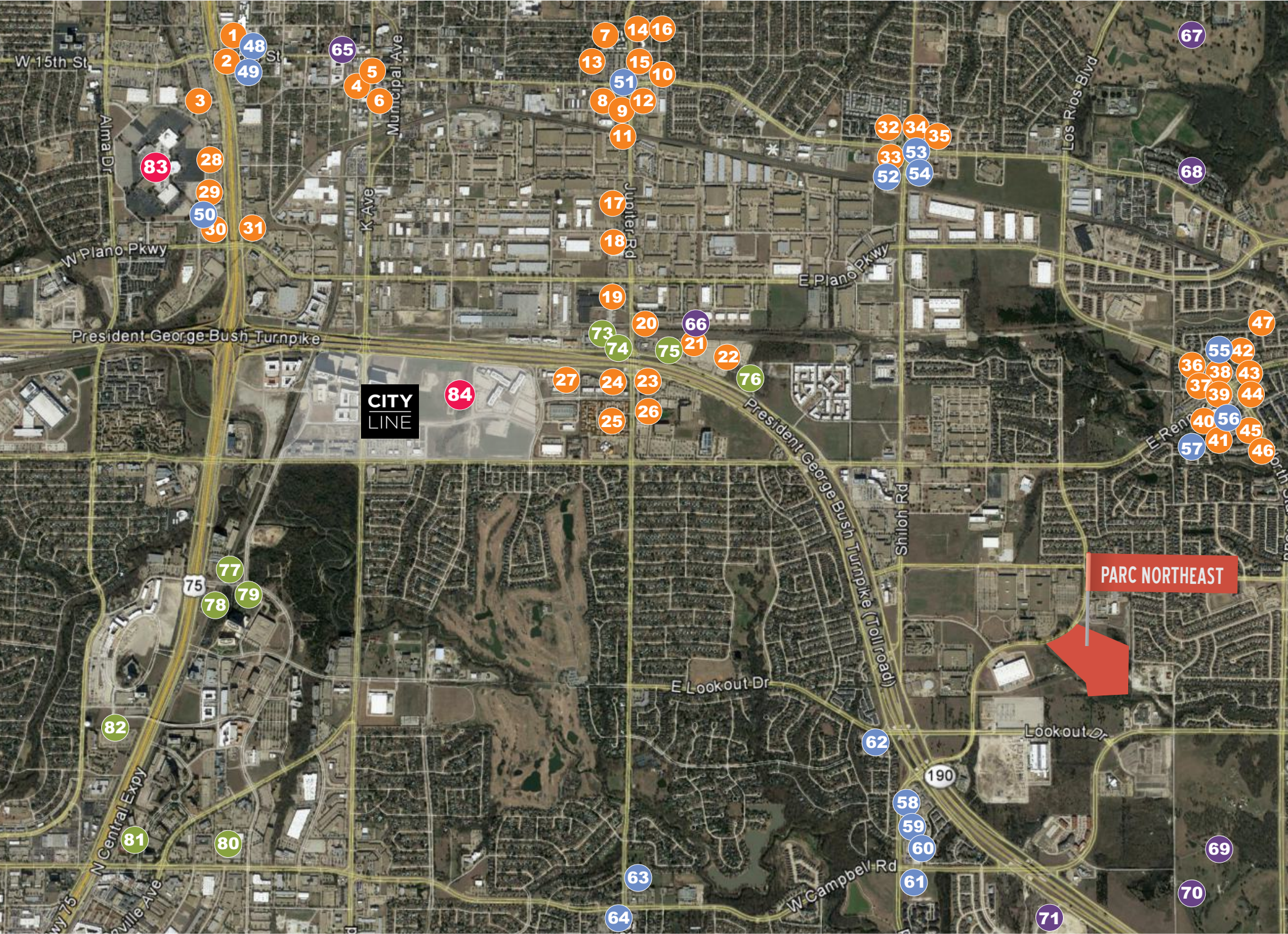
BUILDING 4

2940 Telecom Pkwy. | Richardson, TX

SQUARE FEET:	93,079 SF	DOCK DOORS:	18
AVAILABLE SQUARE FEET:	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



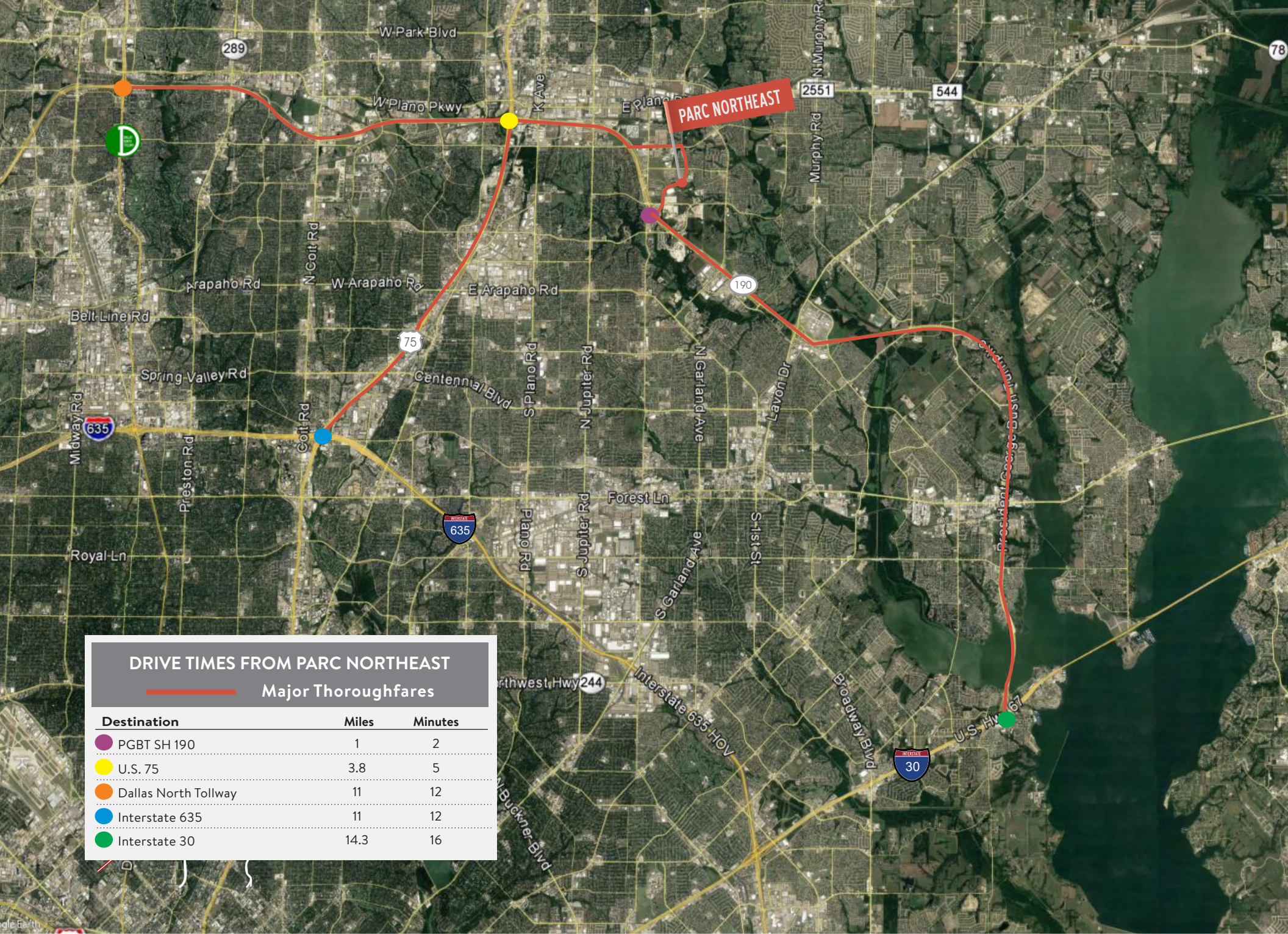
HOTELS

- 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

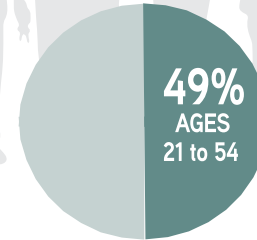
DRIVE TIMES FROM PARC NORTHEAST		
Major Thoroughfares		
Destination	Miles	Minutes
PGBT SH 190	1	2
U.S. 75	3.8	5
Dallas North Tollway	11	12
Interstate 635	11	12
Interstate 30	14.3	16



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



SPONSORSHIP

46

YEARS AS A PREMIER
REAL ESTATE DEVELOPMENT COMPANY
AND ACKNOWLEDGED BY
PEERS, PARTNERS AND LENDERS AS AN
INDUSTRY LEADING INNOVATOR

2.5

BILLION DOLLARS IN
COMPLETED TRANSACTIONS

60

MILLION SQUARE FEET
OF DEVELOPMENTS,
ACQUISITIONS AND DISPOSITIONS

25

YEARS: AVERAGE LENGTH
OF DEVELOPMENT EXPERT TENURE

7.9

MILLION SQUARE FEET OF
RECENT URBAN INDUSTRIAL

 URBAN INDUSTRIAL
by Jackson Shaw

For more than 46 years, Jackson-Shaw has been acknowledged as an innovative real estate development company with strong and diverse relationships throughout the national real estate community. Since its founding in 1972, the company has developed over 60 million square feet nationwide.

Jackson Shaw's development plan is strategically focused on the momentum and increasing demand within in-fill urban communities with limited land availability and other barriers to entry.

The result of extraordinary history and clear strategy is our ability to consistently deliver sound investment opportunities in core in-fill industrial markets.





PARC GSW
Irving, Texas | 2 Buildings | 682,000 SF



PARC 114
Irving, Texas | 6-Buildings | 406,000 SF



ANDREWS FEDERAL BUILDING
Prince George's County, Maryland | 2-Buildings | 292,000 SF



PARC ROYAL
Irving, Texas | 5-Buildings | 684,000 SF



PARC NORTH
Fort Worth, Texas | 4-Buildings | 446,000 SF



JACKSONVILLE INTERNATIONAL TRADEPORT
Jacksonville, Florida | 6-Buildings | 639,000 SF



THE BRICK YARD
Beltsville/Laurel, Maryland | 6-Building | 593,000 SF



PARC 17
Phoenix, Arizona | 3-Buildings | 178,000 SF

Leased By



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Developed By



URBAN INDUSTRIAL

by Jackson Shaw