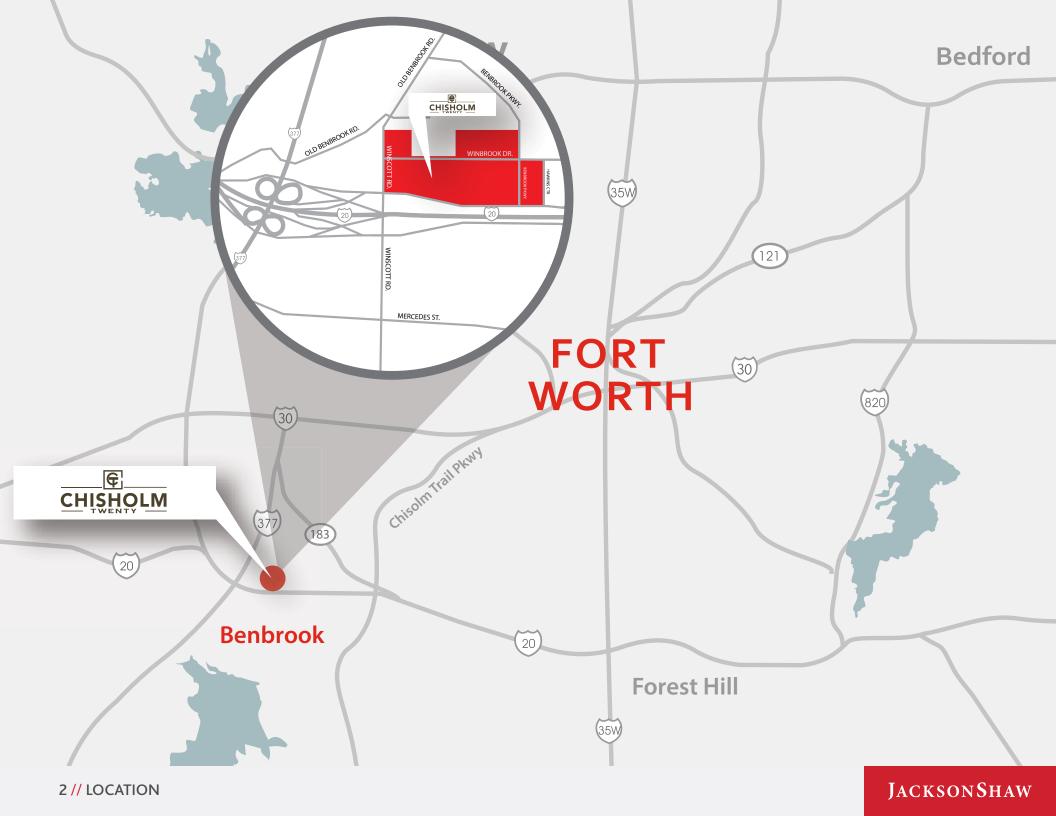




69 Acres // 4 Buildings // 917,374 SF I-20 and Winscott Rd. // Benbrook, Texas



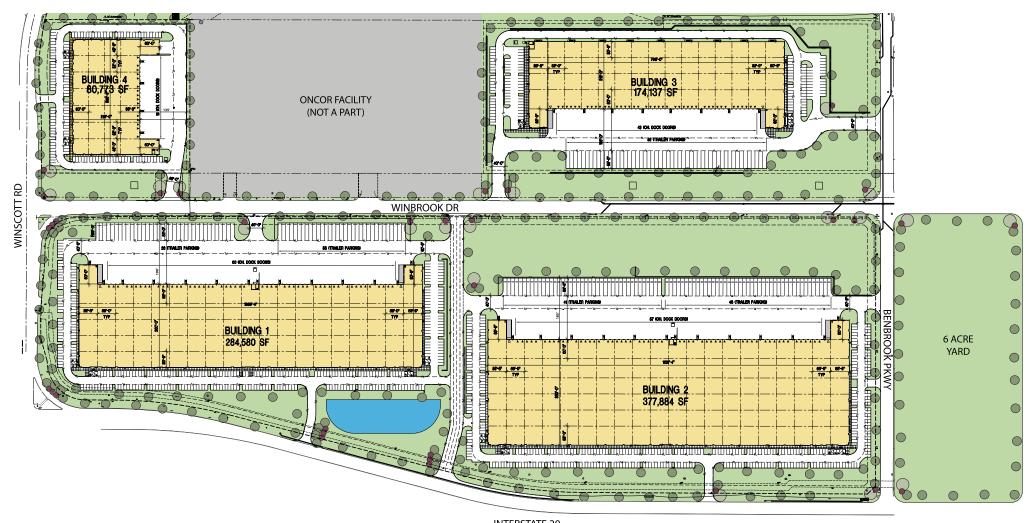


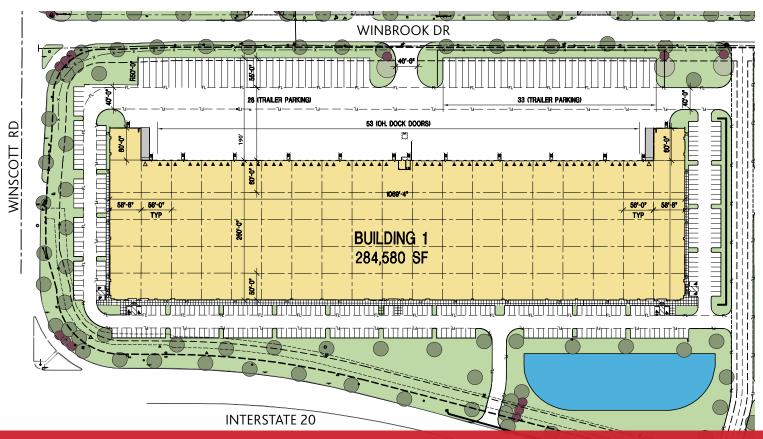
OVERVIEW

Chisholm 20 is a Class A, 4-building, 917,374 square foot business park situated on 69 acres. This best-in-class development will meet the demand of today's tenant with direct access to Interstate 20 and Loop 820, and it's located near strong labor and tremendous rooftop growth. Currently the No. 1 industrial market in the U.S. this year, Dallas-Fort Worth industrial demand continues to outpace supply. With an increased focus on e-commerce caused by the pandemic, many companies are finding DFW to be a strategic location for their logistics needs.

MASTER PLAN

TOTAL SF: 917,374 SF

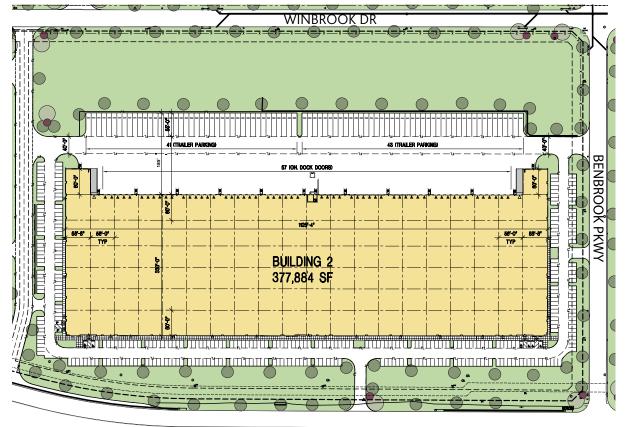




CHISHOLM 20	BLDG. 1

BUILDING SIZE:	284,580 SF
MINIMUM DIVISIBLE:	29,120 SF
BUILDING CONFIG:	Rear Load
BUILDING DIMENSIONS:	1,069' x 260'
DOCK DOORS:	53
DRIVE-IN DOORS:	2
TRUCK COURT:	190'
FIRE PROTECTION:	ESFR
MIN. CLEAR HEIGHT:	36'
TYPICAL BAY:	56' x 50'
SPEED BAY:	60'
PARKING SPACES (APPROX.):	339
TRAILER PARKING (APPROX.):	61



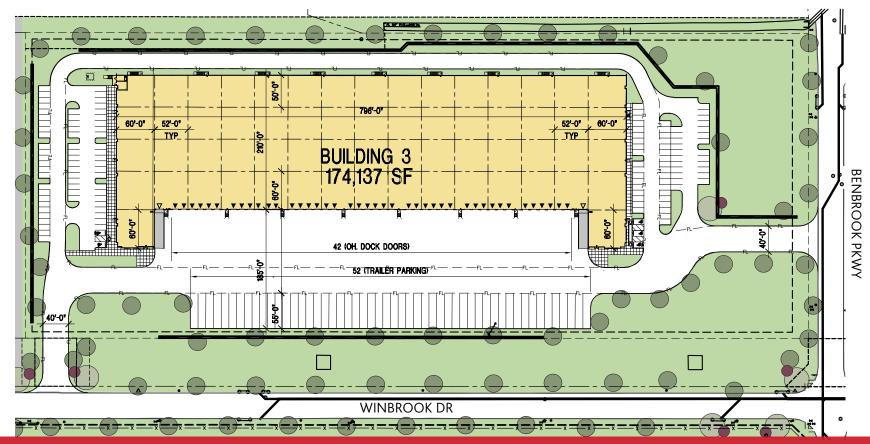


INTERSTATE 20

CHISHOLM 20	BLDG. 2

BUILDING SIZE:	377,884 SF
MINIMUM DIVISIBLE:	55,440 SF
BUILDING CONFIG:	Rear Load
BUILDING DIMENSIONS:	1,125' x 330'
DOCK DOORS:	57
DRIVE-IN DOORS:	2
TRUCK COURT:	185'
FIRE PROTECTION:	ESFR
MIN. CLEAR HEIGHT:	36'
TYPICAL BAY:	56' x 50'
SPEED BAY:	60'
PARKING SPACES (APPROX.):	368
TRAILER PARKING (APPROX.):	84





CHISHOLM 20

BLDG. 3

BUILDING SIZE:	174,137 SF
MINIMUM DIVISIBLE:	32,760 SF
BUILDING CONFIG:	Front Load
BUILDING DIMENSIONS:	796' x 210'
DOCK DOORS:	42
DRIVE-IN DOORS:	2
TRUCK COURT:	185'
FIRE PROTECTION:	ESFR
MIN. CLEAR HEIGHT:	32'
TYPICAL BAY:	52' x 50'
SPEED BAY:	60'
PARKING SPACES (APPROX.):	128
TRAILER PARKING (APPROX.):	52





CHISHOLM 20	BLDG. 4
CI II SI I O LI I LO	יייס מושע. ד

BUILDING SIZE:	80,773 SF
MINIMUM DIVISIBLE:	21,840 SF
BUILDING CONFIG:	Rear Load
BUILDING DIMENSIONS:	358' x 210'
DOCK DOORS:	16
DRIVE-IN DOORS:	3
TRUCK COURT:	135'
FIRE PROTECTION:	ESFR
MIN. CLEAR HEIGHT:	32'
TYPICAL BAY:	52' x 50'
SPEED BAY:	60'
PARKING SPACES (APPROX.):	132
Trailer parking (approx.):	N/A



D/FW MARKET OVERVIEW

BOOMING MARKET

The D/FW Metroplex is widely considered by investors to be one of the most desirable and fastest growing markets in the United States. The region is forecasted to grow by 88% from 2010 through 2045 adding a whopping 14 million people. Dallas/Fort Worth will see the strongest growth in the nation ballooning by 85%.

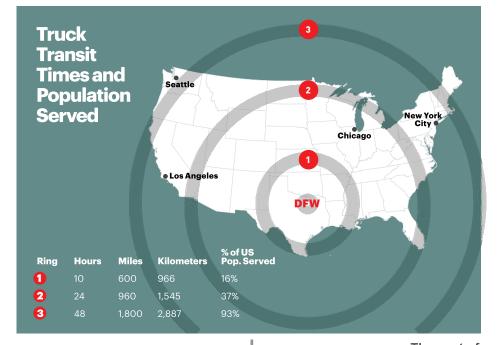
Thanks to its low cost of living, business-friendly environment, and strong base of well-educated and skilled employees, Dallas-Fort Worth is one of the top regions in the country for business. Plus, DFW is literally in the middle of things with a central location in the southern U.S. that gives access to both U.S. and international markets through our transportation networks.

Dallas-Fort Worth continues to draw Fortune and Global 500 headquarters by growth and expansion of local companies as well as by relocations of headquarter operations. DFW is home to 24 Fortune 500 and 44 Fortune 1000 companies. Of Forbes' largest privately held companies, seven are located in the Dallas area.

D/FW INTERNATIONAL
AIRPORT
any major city in the
continental United States in

<4 hours</p>





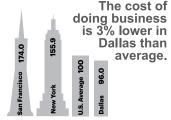
in the country for total job growth (207,200 jobs)

in the country for percent job growth (1.6% growth)

Kiplinger 2020



Dallas-Fort Worth created more jobs than New York, Los Angeles and Chicago, metros with much larger populations.



Dallas top the list of American metropolises with the most cumulative revenue from Fortune 500 companies.

(\$996.2 billion)

Fortune 2020

Best State for Business

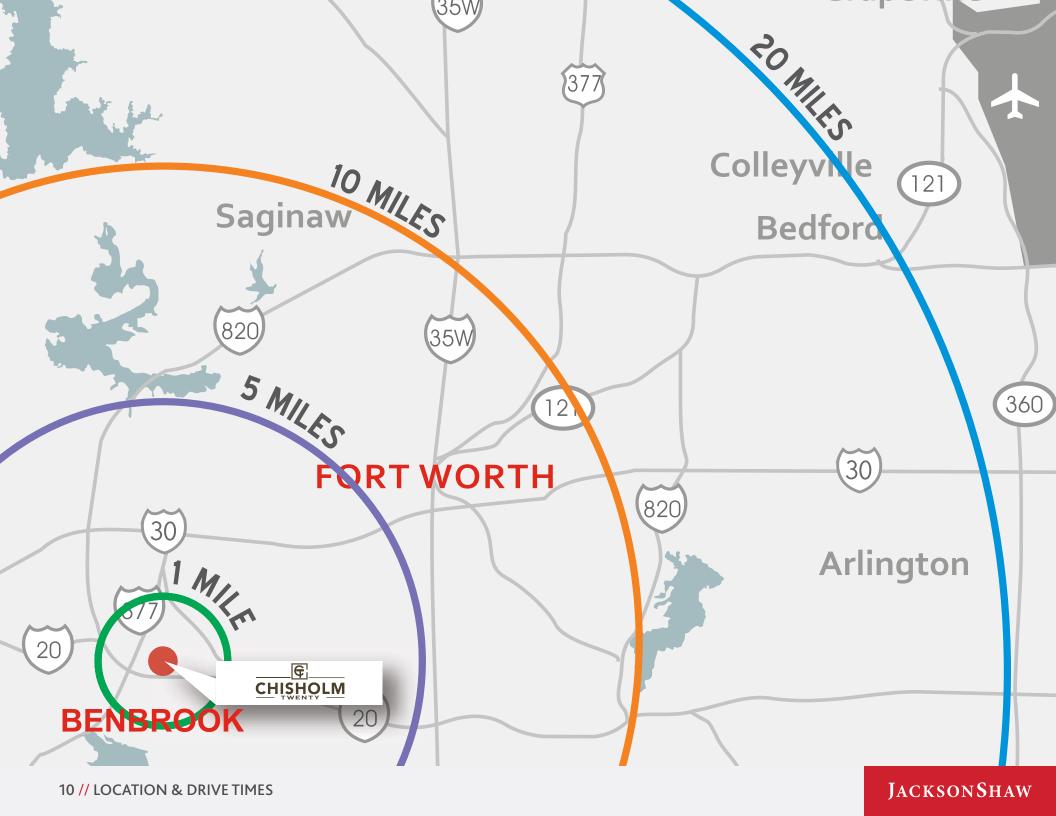
Chief Executive Magazine

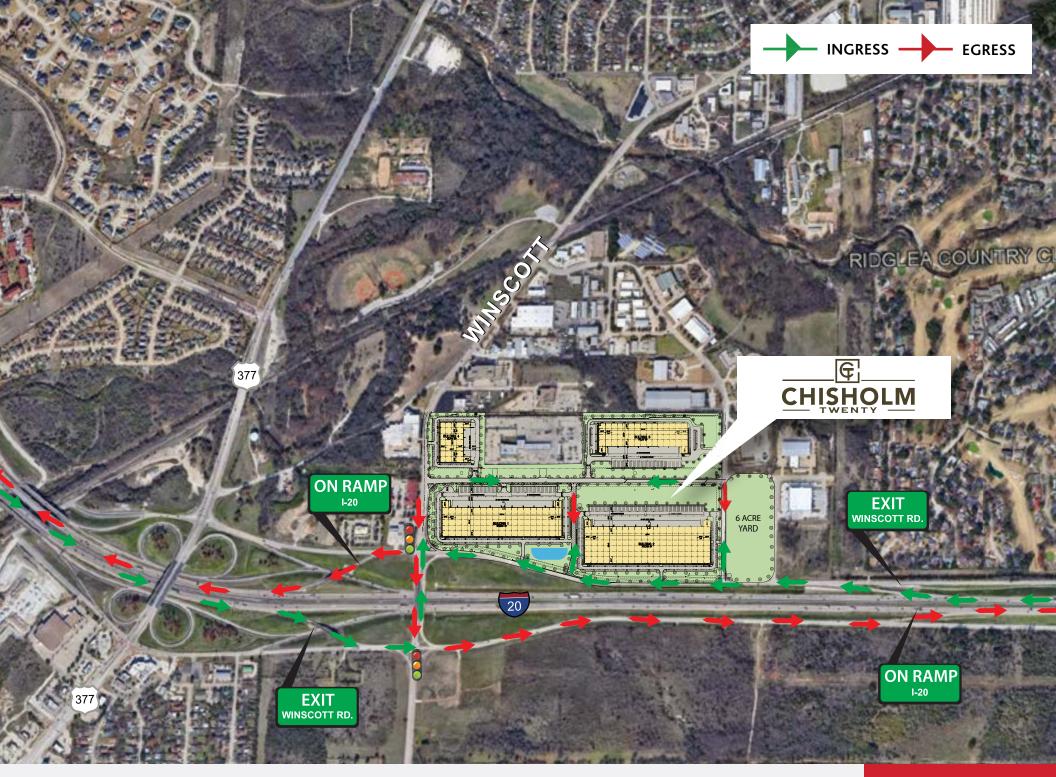


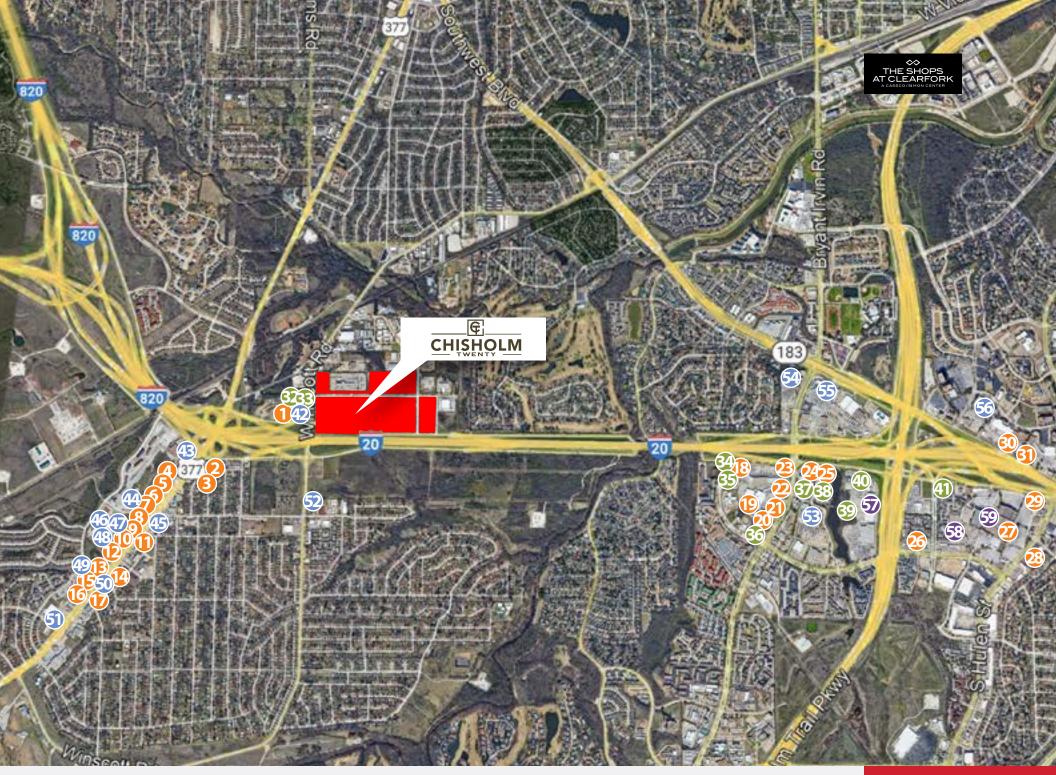
MAJOR EMPLOYERS

- · LOCKHEED MARTIN •
- IP MORGAN CHASE •
- AMERICAN AIRLINES
- SOUTHWEST AIRLINES
- TEXAS INSTRUMENTS •
- TEXAS HEALTH RESOURCES •
- BAYLOR SCOTT & WHITE
- BANK OF AMERICA RAYTHEON

ALCON LABORATORIES







DINING

- Cracker Barrel
- Hoffbrau Steak & Grill House
- Starbucks
- Raising Cane's
- Jimmy John's
- McDonald's
- Chipotle
- Taco Bueno
- Dairy Queen
- Panda Express
- Popeyes
- Chick-fil-A
- Sonic
- Chicken Express
- Riscky's BBQ
- Whataburger
- Wendy's
- Rio Mambo
- Woody's Tavern
- Lone Star Oyster Bar
- Hawaiian Bros

- Razoo's Cajun Cafe
- Boomer Jack's Grill & Bar
- **IHOP**
- Saltgrass Steakhouse
- Rosa's Cafe
- B|'s Restaurant
- **Red Lobster**
- In-n-Out Burger
- Texas Roadhouse
- Olive Garden

HOTELS

- **Comfort Suites**
- Sure Stay Plus by Best Western
- Courtyard by Marriott
- **Homewood Suites**
- La Quinta Inn & Suites
- Hyatt Place
- Holiday Inn
- Fairfield Inn & Suites
- Home 2 Suites
- Hampton Inn



- Circle K
- Target

- Exxon
- Sams Lowes

- **CVS**
- Home Depot

Walmart

Walgreens

- Chase Bank
- Racetrac
- **PNC Bank**
- Valero
- Pinnacle Bank
- Well Fargo Bank



- Main Event
- Movie Tavern Hulen
- Hulen Mall



City Works

Malai Kitchen

Fixe Southern House

Doc B's Restaurant & Bar

B&B Butchers & Restaurant

Masero

Cru Food & Wine Bar

Rise°3

AMC Dine In Theatre

Burberry

Kate Spade

Louis Vuitton

Luke's Locker

Mizzen + Main

Neiman Marcus

Tory Burch

CAPABILITIES

50

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

3.6

BILLION DOLLARS IN COMPLETED TRANSACTIONS

62

MILLION SQUARE FEET
OF DEVELOPMENTS,
ACQUISITIONS AND DISPOSITIONS



NATIONAL PLATFORM - EXAMPLE PROJECTS



// NEXUS PARK
HOUSTON, TEXAS



// PARC SOUTHWEST IRVING, TEXAS



// PARC NORTHEAST RICHARDSON, TEXAS



// PARC SANTA FE
LITTLETON, COLORADO



// PARC AIR 59HOUSTON, TEXAS



// 46 RANCH FORT WORTH, TEXAS



// PARC ROYAL IRVING, TEXAS



// PARC 59HUMBLE, TEXAS

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