

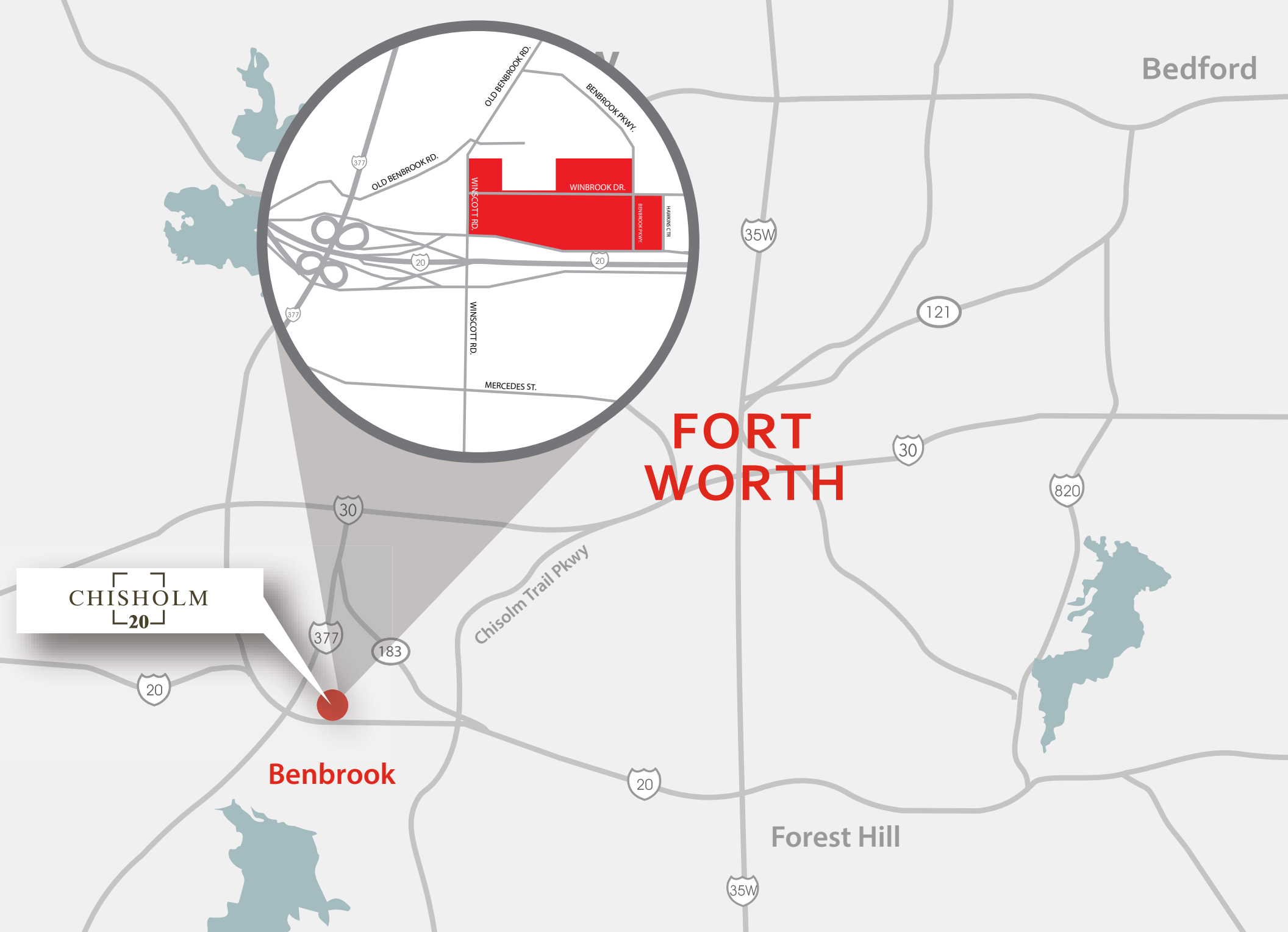
JACKSONSHAW

[WATCH VIDEO](#)



CHISHOLM 20

69 Acres // 4 Buildings // 917,374 SF // 299,934 SF Available
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.

AERIAL



6 ACRES AVAILABLE

I-20 FRONTAGE

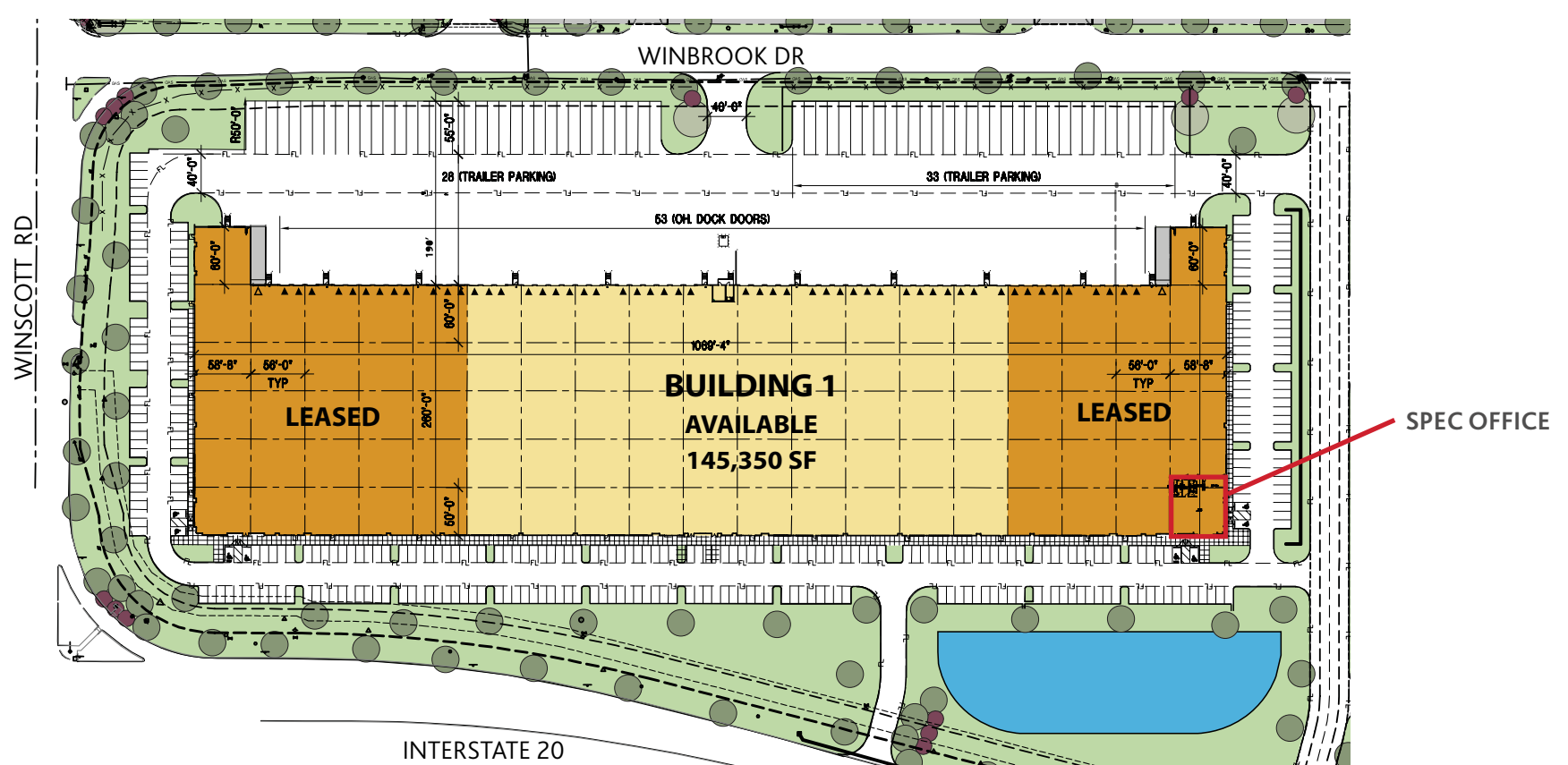
HAWKINS CENTER

MASTER PLAN

TOTAL SF: 917,374 SF

AVAILABLE SF: 299,934 SF





CHISHOLM 20

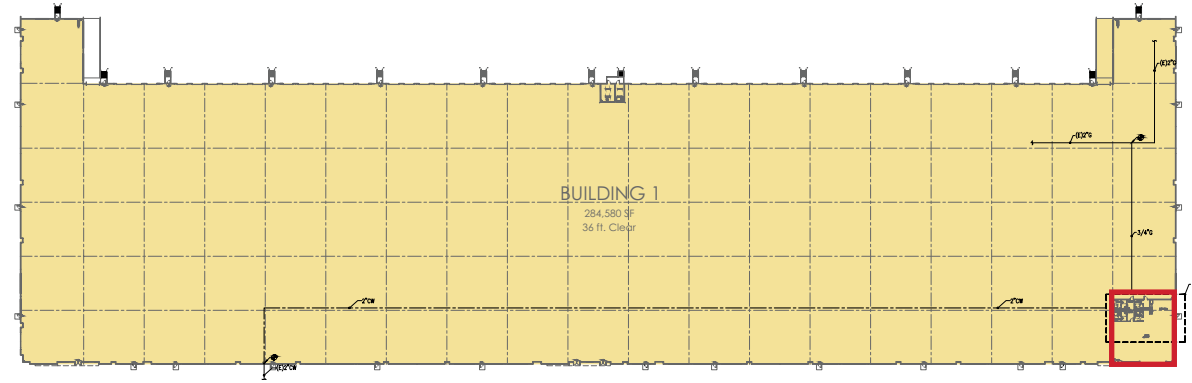
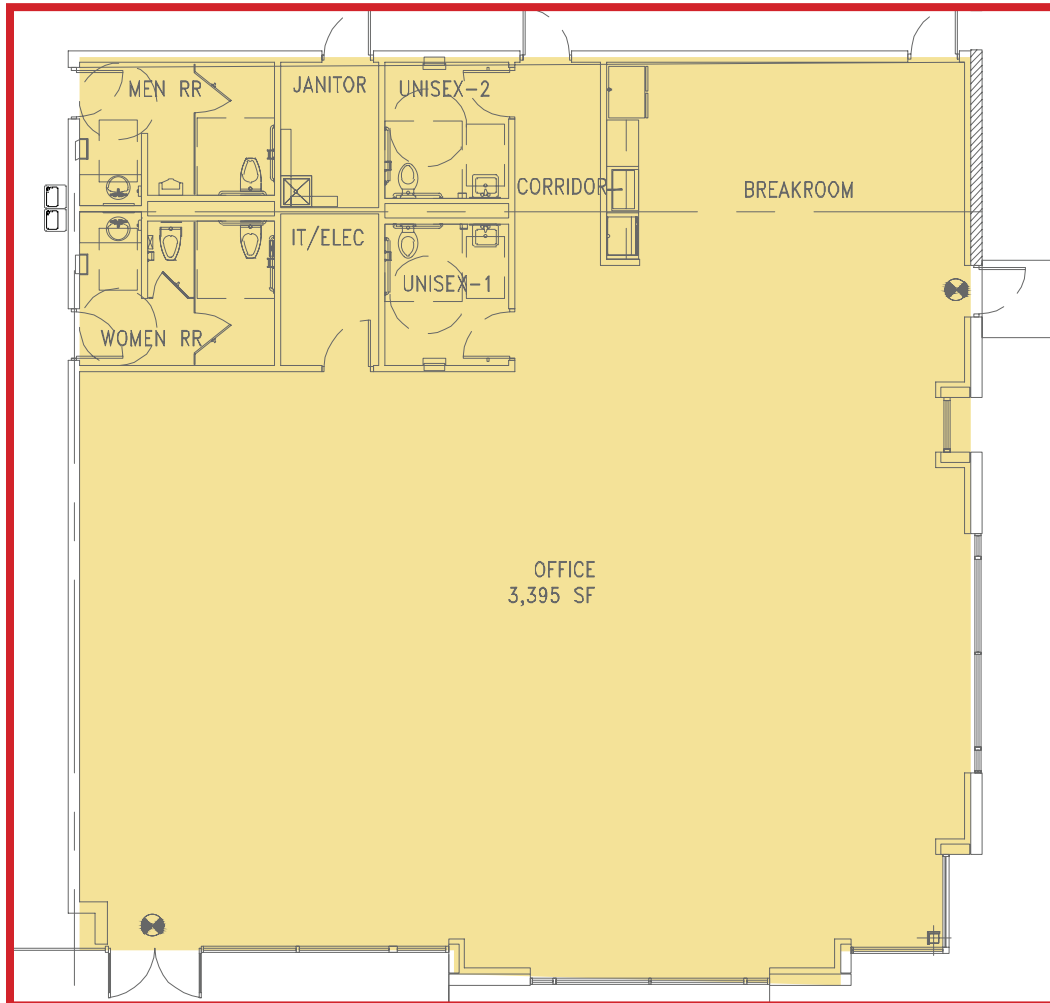
BLDG. 1

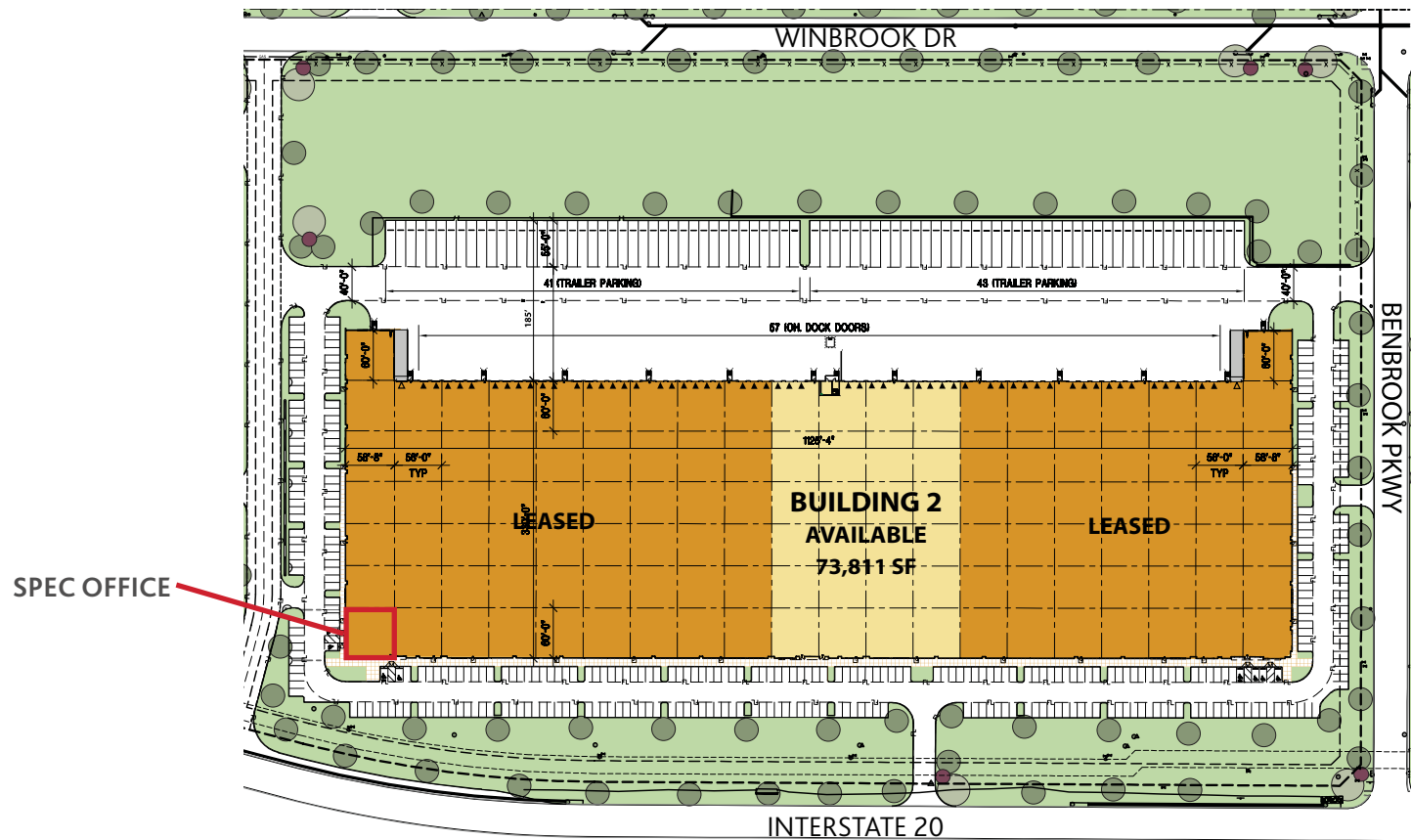
BUILDING SIZE:	284,580 SF
AVAILABLE SF:	145,350 SF
SPEC OFFICE:	3,395 SF
BUILDING CONFIG:	Rear Load
BUILDING DIMENSIONS:	1,069' x 260'
DOCK DOORS:	53
DRIVE-IN DOORS:	2
TRUCK COURT:	190'
FIRE PROTECTION:	ESFR
MIN. CLEAR HEIGHT:	36'
TYPICAL BAY:	56' x 50'
SPEED BAY:	60'
PARKING SPACES (APPROX.):	339
TRAILER PARKING (APPROX.):	61



SPEC OFFICE

Total SF: 3,395





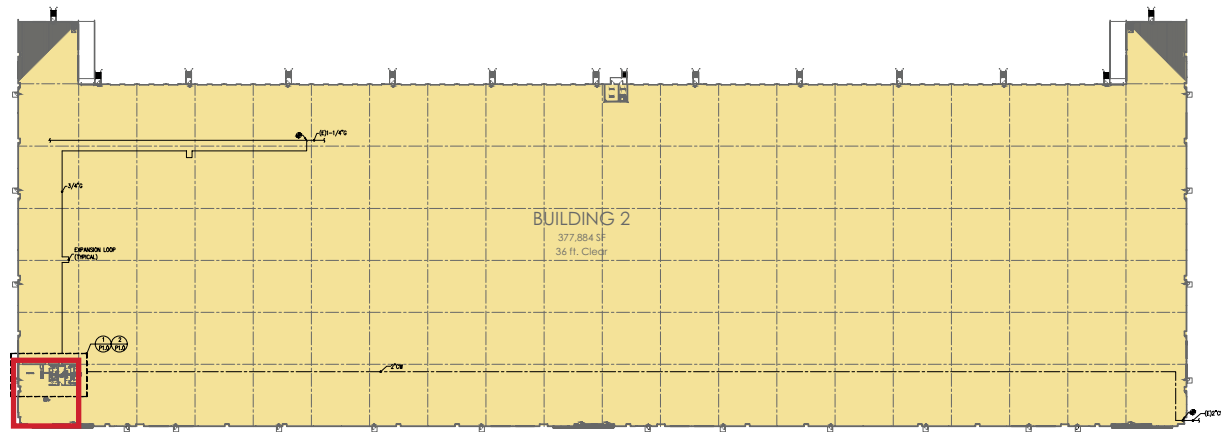
CHISHOLM 20

BLDG. 2

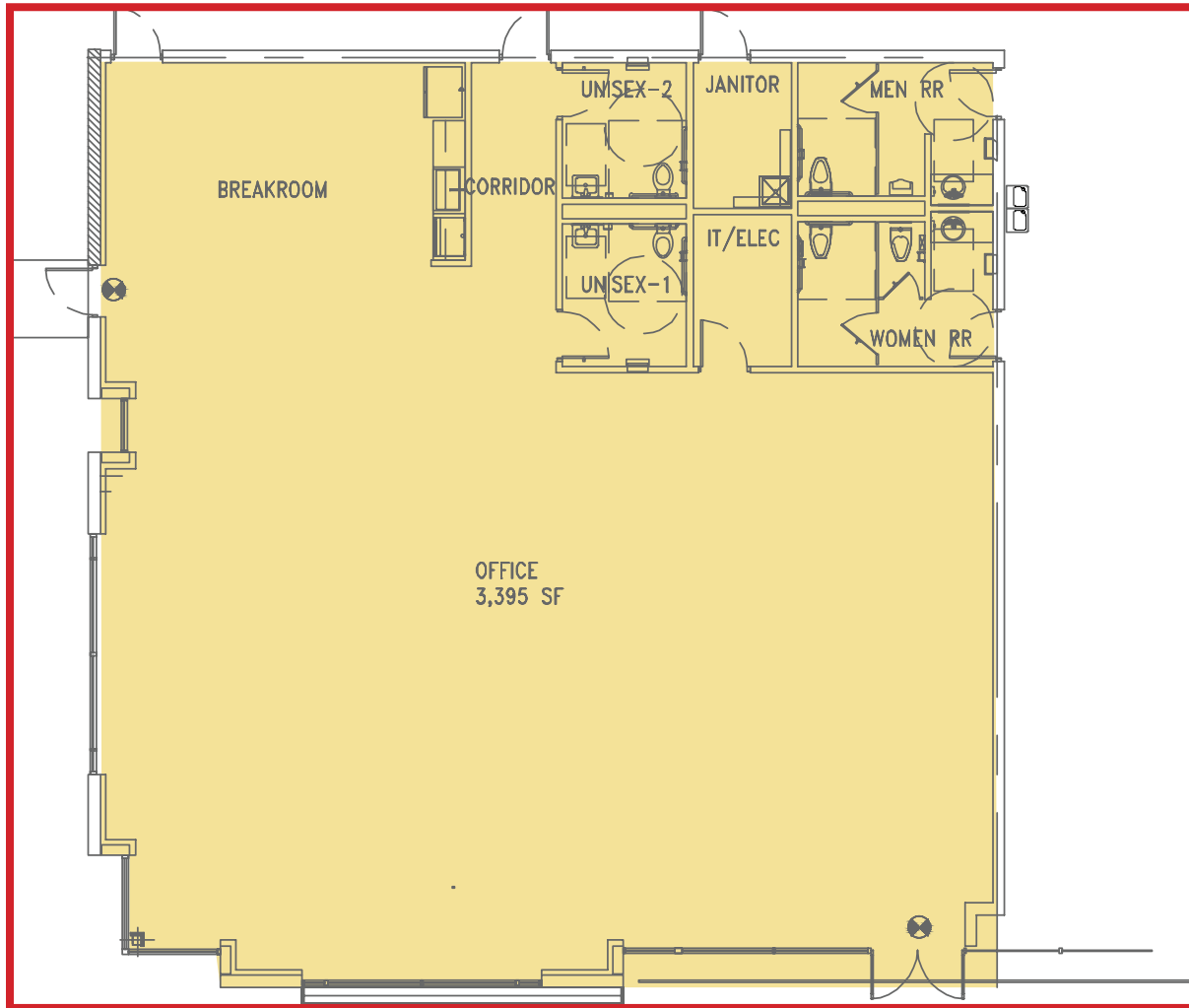
BUILDING SIZE:	377,884 SF
AVAILABLE SF:	73,811 SF
SPEC OFFICE:	3,395 SF
BUILDING CONFIG:	Rear Load
BUILDING DIMENSIONS:	1,125' x 330'
DOCK DOORS:	57
DRIVE-IN DOORS:	2
TRUCK COURT:	185'
FIRE PROTECTION:	ESFR
MIN. CLEAR HEIGHT:	36'
TYPICAL BAY:	56' x 50'
SPEED BAY:	60'
PARKING SPACES (APPROX.):	368
TRAILER PARKING (APPROX.):	84

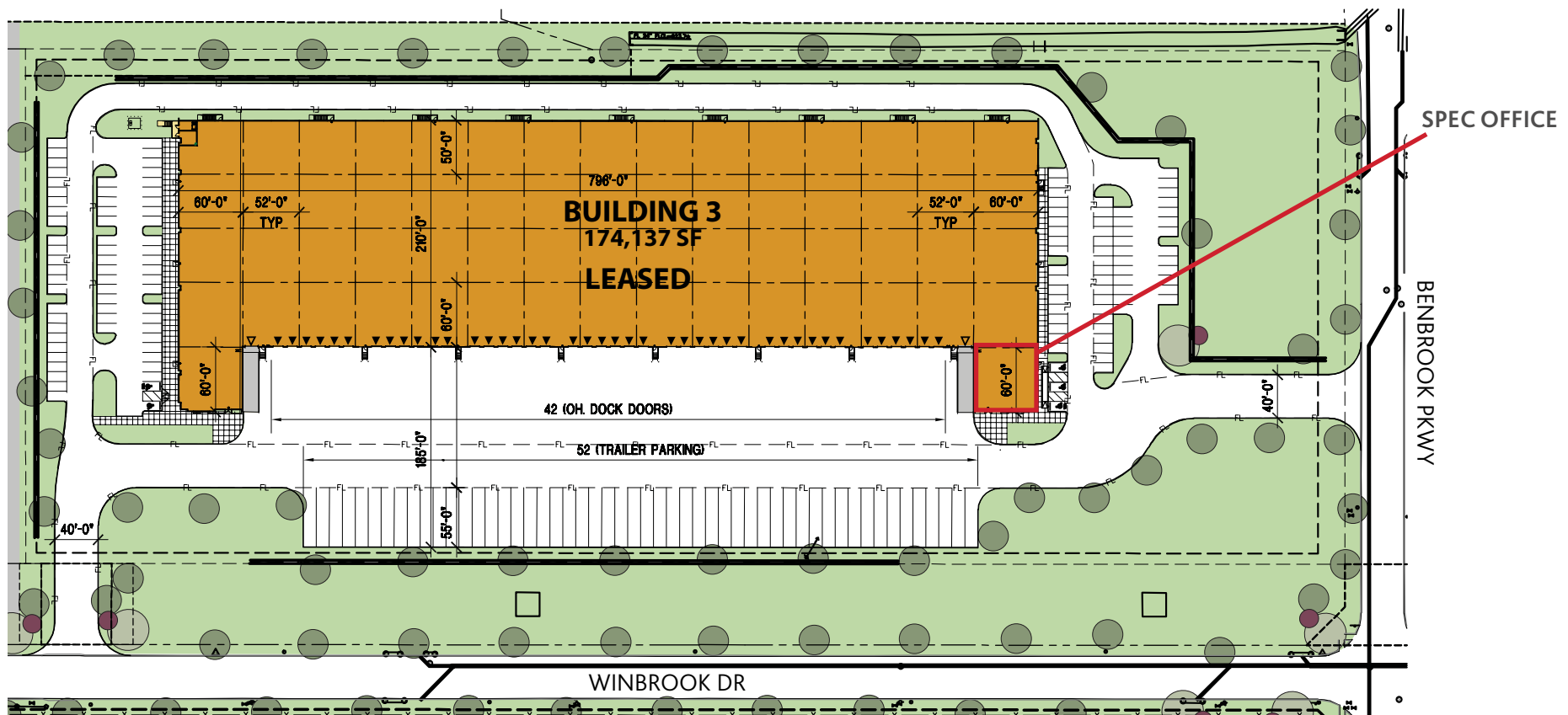


SPEC OFFICE



Total SF: 3,395





CHISHOLM 20

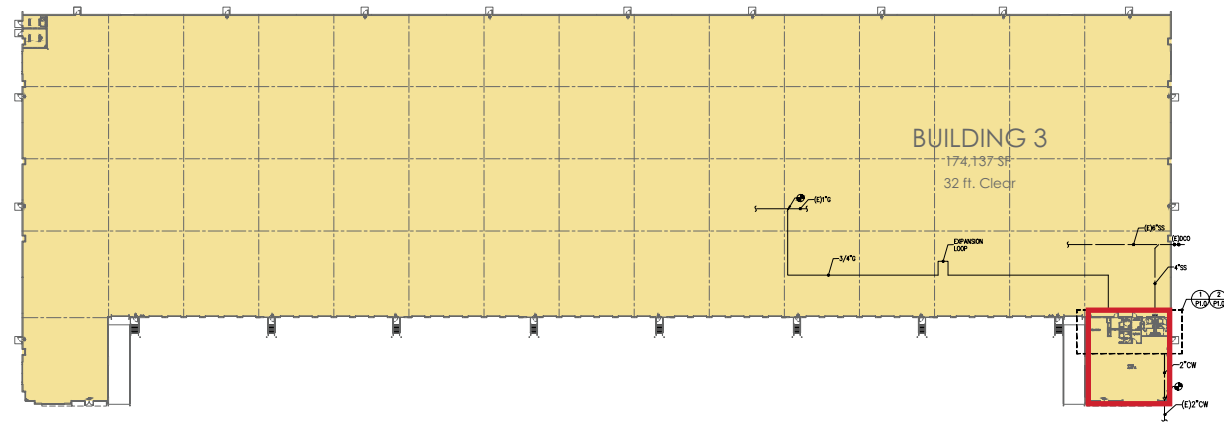
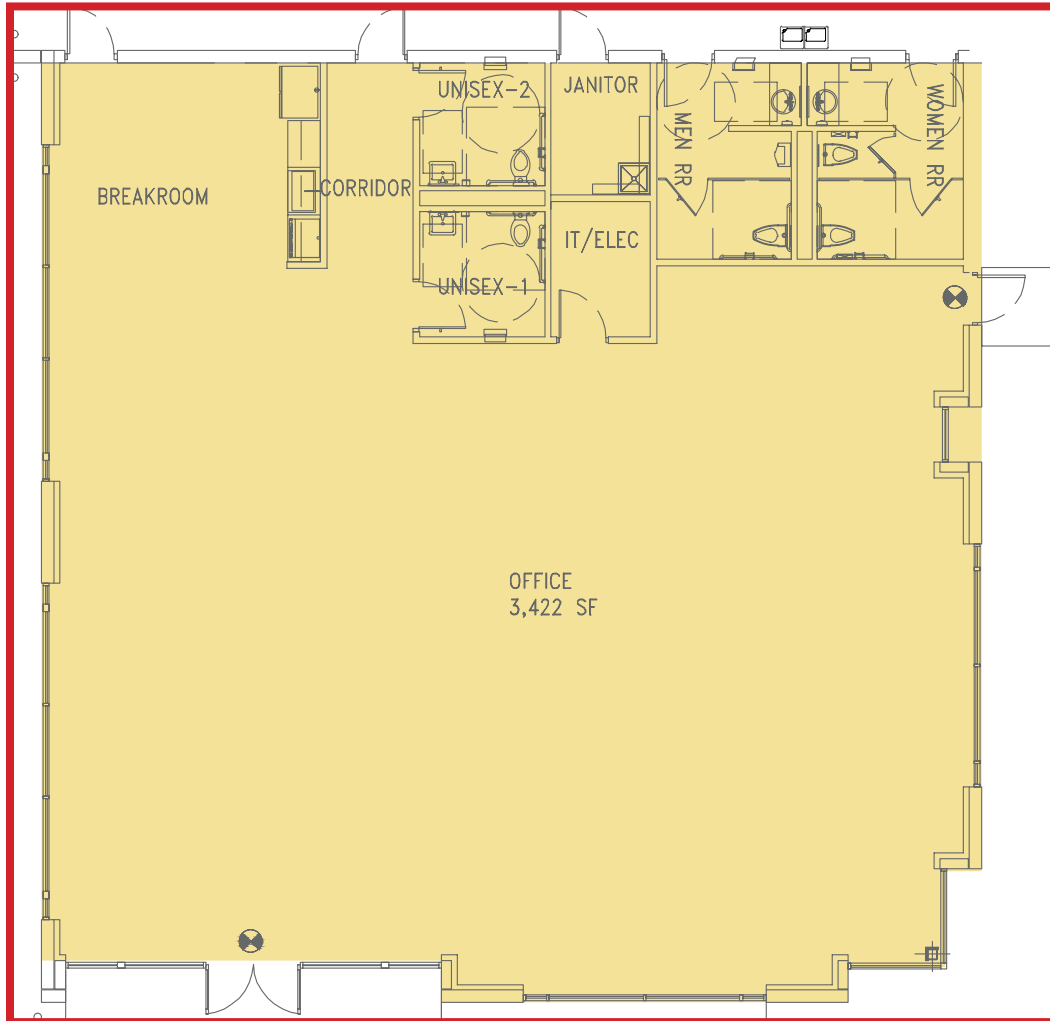
BLDG. 3

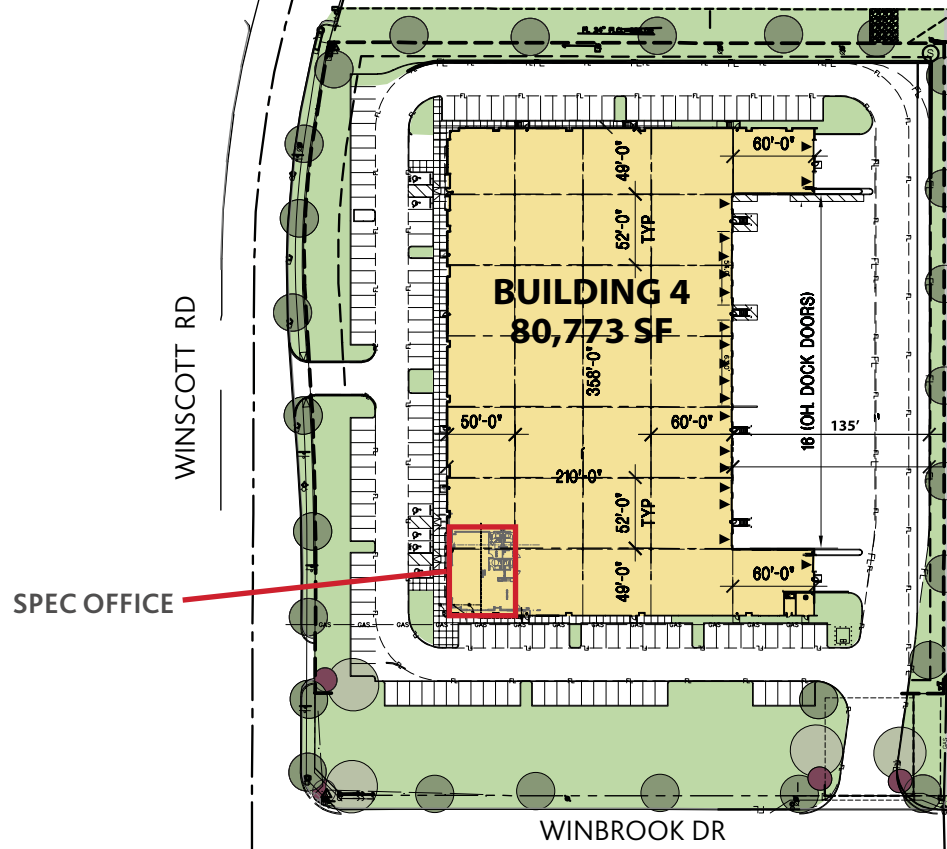
BUILDING SIZE:	174,137 SF
AVAILABLE SF:	Fully Leased
SPEC OFFICE:	3,422 SF
BUILDING CONFIG:	Front Load
BUILDING DIMENSIONS:	796' x 210'
DOCK DOORS:	42
DRIVE-IN DOORS:	2
TRUCK COURT:	185'
FIRE PROTECTION:	ESFR
MIN. CLEAR HEIGHT:	32'
TYPICAL BAY:	52' x 50'
SPEED BAY:	60'
PARKING SPACES (APPROX.):	128
TRAILER PARKING (APPROX.):	52



SPEC OFFICE

Total SF: 3,422





CHISHOLM 20

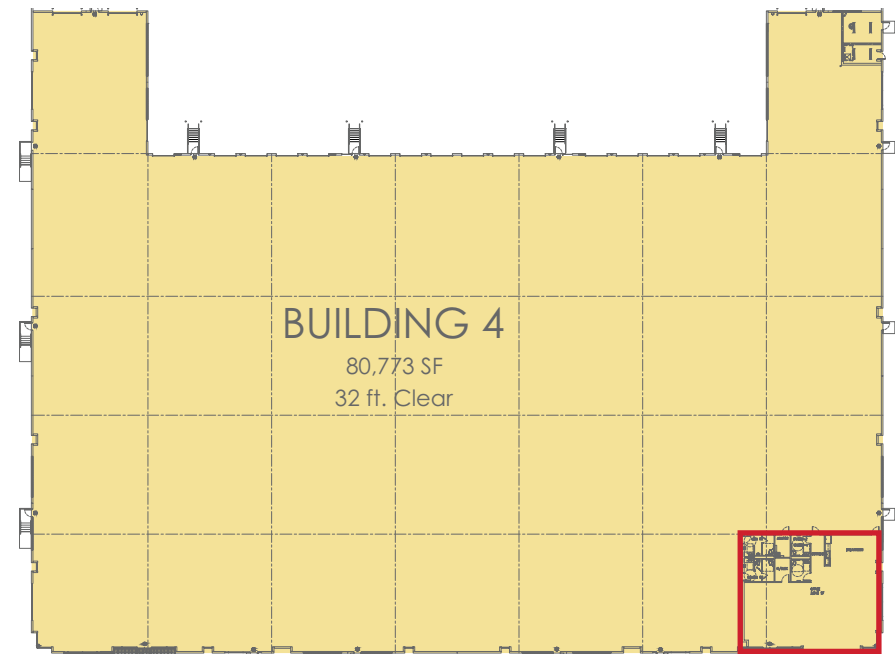
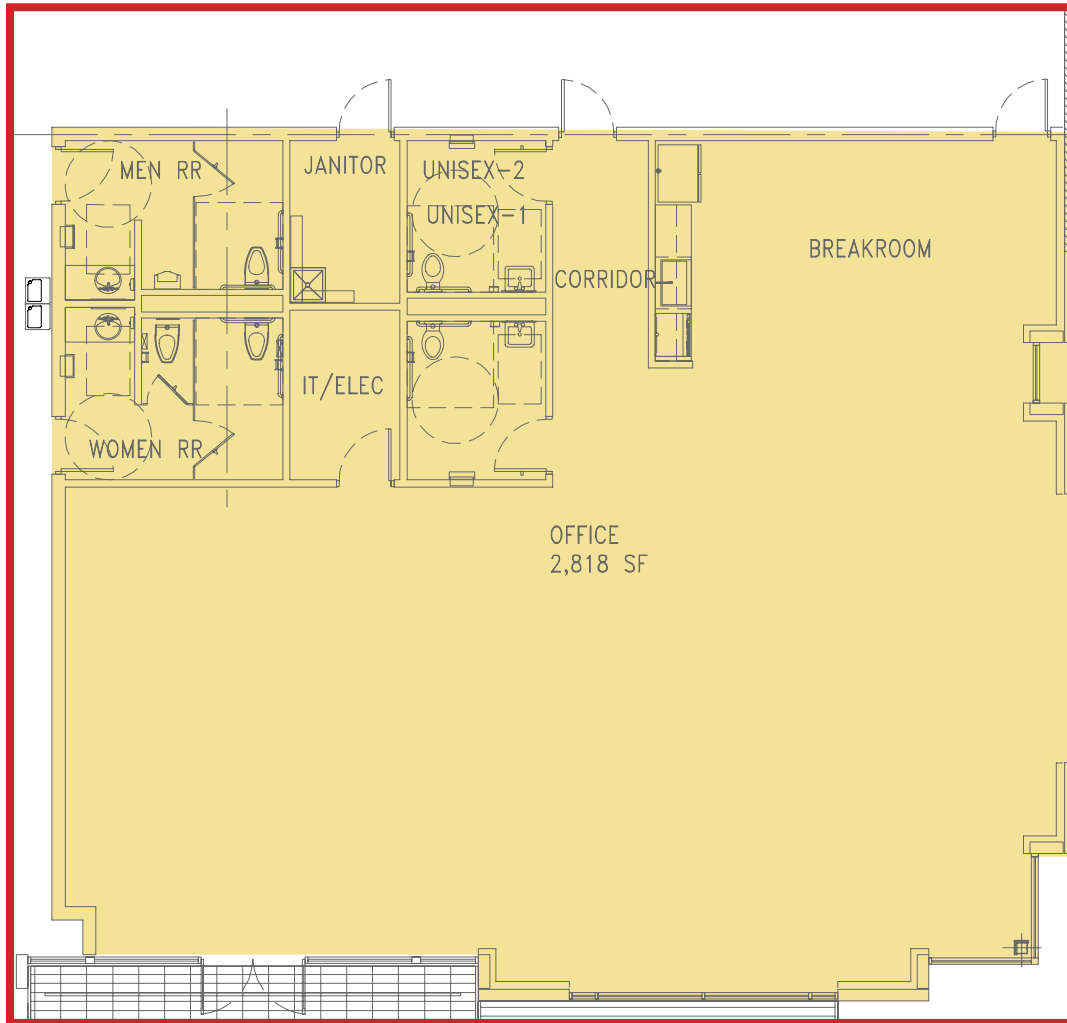
BLDG. 4

BUILDING SIZE:	80,773 SF
MINIMUM DIVISIBLE:	21,840 SF
SPEC OFFICE:	2,818 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



SPEC OFFICE

Total SF: 2,818



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%.

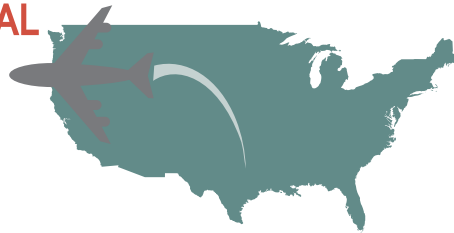
Thanks to its low cost of living, business-friendly environment, and strong base of well-educated and skilled employees, Dallas-Fort Worth is one of the top regions in the country for business. Plus, DFW is literally in the middle of things with a central location in the southern U.S. that gives access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



Truck Transit Times and Population Served



Ring	Hours	Miles	Kilometers	% of US Pop. Served
1	10	600	966	16%
2	24	960	1,545	37%
3	48	1,800	2,887	93%

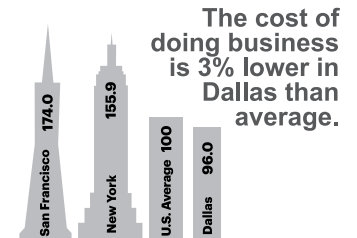
#1 in the country for **total job growth** (207,200 jobs)

#1 in the country for **percent job growth** (1.6% growth)

Kiplinger



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



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

(\$996.2 billion)

Fortune

Best State for Business

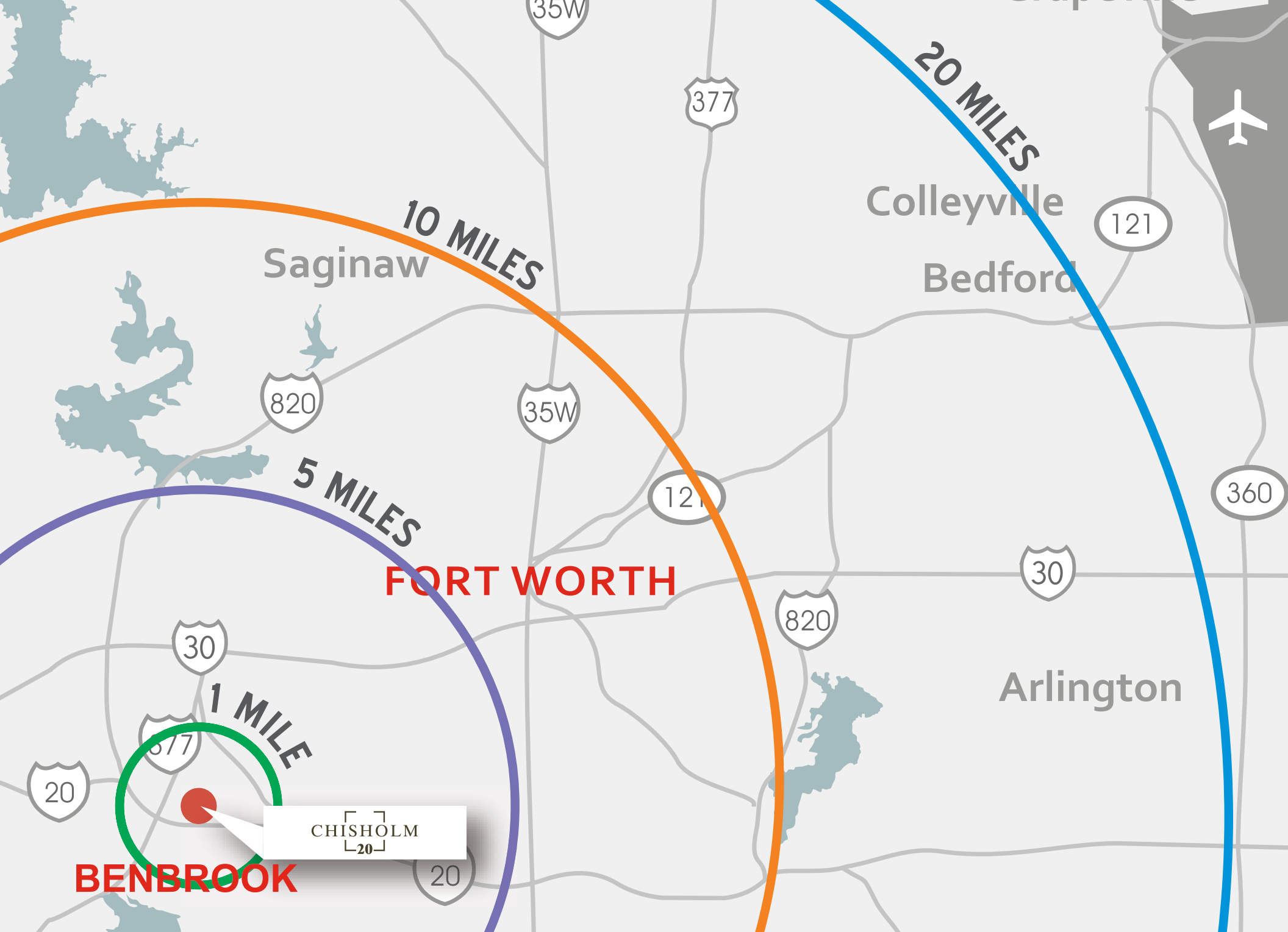
Chief Executive Magazine



17 Consecutive Years

MAJOR EMPLOYERS

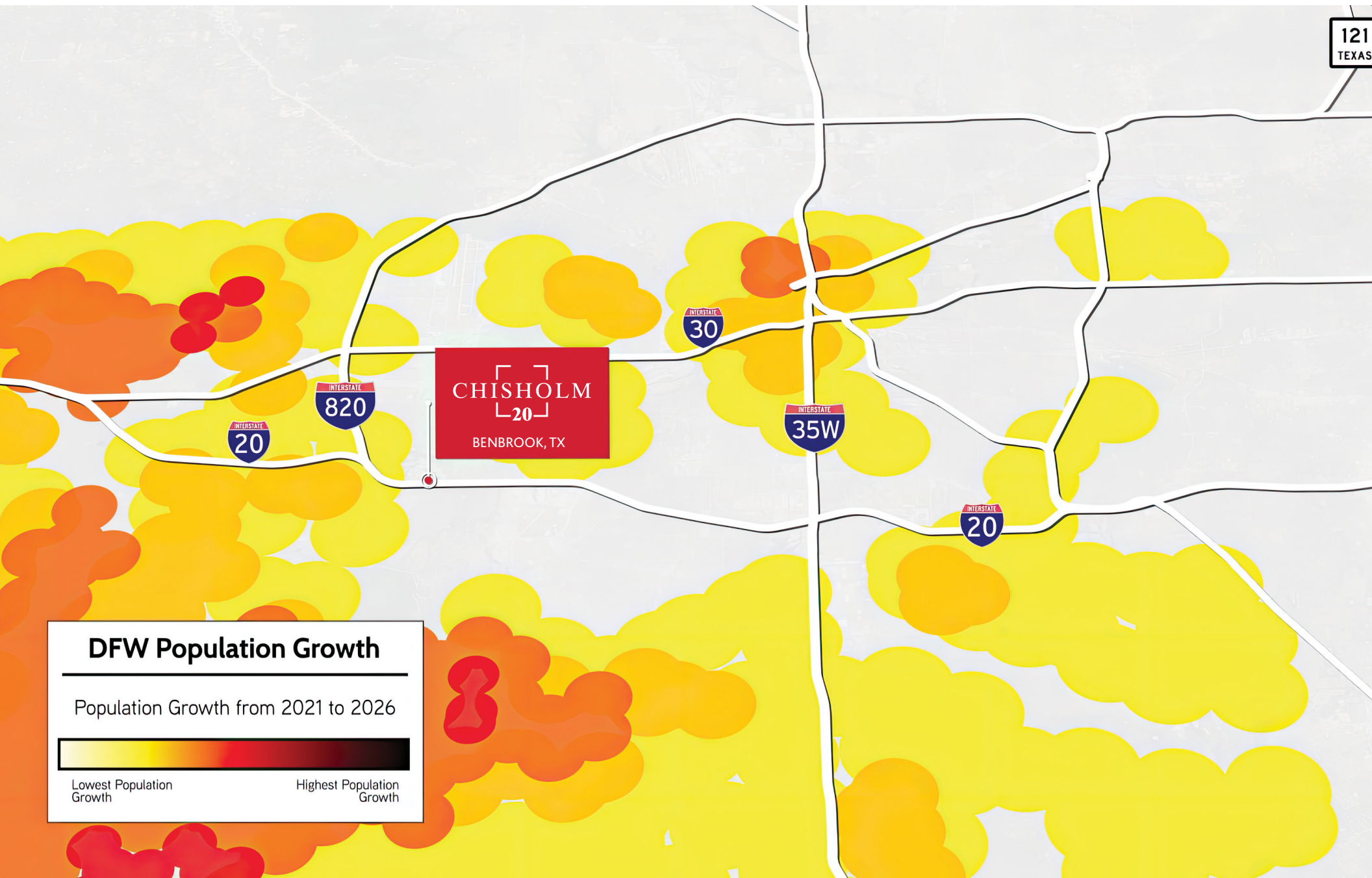
- LOCKHEED MARTIN •
- JP MORGAN CHASE •
- AMERICAN AIRLINES •
- SOUTHWEST AIRLINES •
- TEXAS INSTRUMENTS •
- TEXAS HEALTH RESOURCES •
- BAYLOR SCOTT & WHITE •
- BANK OF AMERICA • RAYTHEON •
- ALCON LABORATORIES •



→ INGRESS → EGRESS

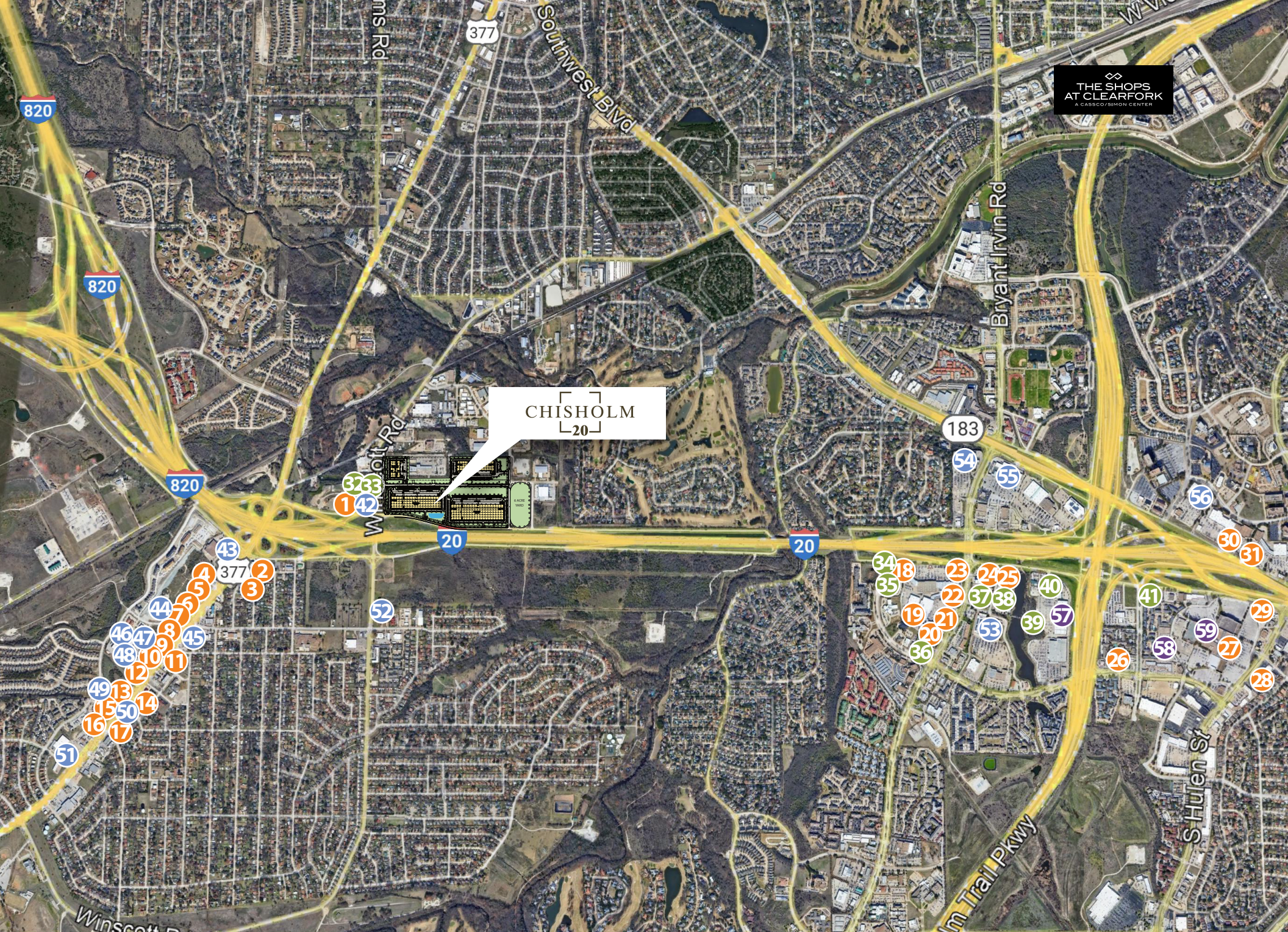


DFW POPULATION



DFW BLUE COLLAR WORKERS





THE SHOPS
AT CLEARFORK
A CASSCO/SIMON CENTER

CHISHOLM
20



DINING

- | | |
|--------------------------------|------------------------------|
| 1 Cracker Barrel | 22 Razoo's Cajun Cafe |
| 2 Hoffbrau Steak & Grill House | 23 Boomer Jack's Grill & Bar |
| 3 Starbucks | 24 IHOP |
| 4 Raising Cane's | 25 Saltgrass Steakhouse |
| 5 Jimmy John's | 26 Rosa's Cafe |
| 6 McDonald's | 27 BJ's Restaurant |
| 7 Chipotle | 28 Red Lobster |
| 8 Taco Bueno | 29 In-n-Out Burger |
| 9 Dairy Queen | 30 Texas Roadhouse |
| 10 Panda Express | 31 Olive Garden |



HOTELS

- | |
|-----------------------------------|
| 32 Comfort Suites |
| 33 Sure Stay Plus by Best Western |
| 34 Courtyard by Marriott |
| 35 Homewood Suites |
| 36 La Quinta Inn & Suites |
| 37 Hyatt Place |
| 38 Holiday Inn |
| 39 Fairfield Inn & Suites |
| 40 Home 2 Suites |
| 41 Hampton Inn |



SERVICES

- | | |
|--------------------|---------------|
| 42 Circle K | 53 Target |
| 43 Exxon | 54 Sams |
| 44 CVS | 55 Lowes |
| 45 Walgreens | 56 Home Depot |
| 46 Walmart | |
| 47 Chase Bank | |
| 48 Racetrac | |
| 49 PNC Bank | |
| 50 Valero | |
| 51 Pinnacle Bank | |
| 52 Well Fargo Bank | |



ENTERTAINMENT

- | |
|-----------------------|
| 57 Main Event |
| 58 Movie Tavern Hulen |
| 59 Hulen Mall |

THE SHOPS
AT CLEARFORK
A CASSCO/SIMON CENTER

- | | |
|---------------------------|---------------------|
| City Works | AMC Dine In Theatre |
| Malai Kitchen | Burberry |
| Fixe Southern House | Kate Spade |
| Doc B's Restaurant & Bar | Louis Vuitton |
| B&B Butchers & Restaurant | Luke's Locker |
| Masero | Mizzen + Main |
| Cru Food & Wine Bar | Neiman Marcus |
| Rise°3 | Tory Burch |

CAPABILITIES

52

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

63

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 59
HOUSTON, TEXAS



// 46 RANCH
FORT WORTH, TEXAS



// PARC ROYAL
IRVING, TEXAS



// PARC 59
HUMBLE, TEXAS

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