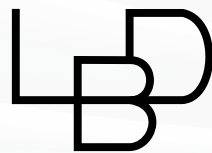
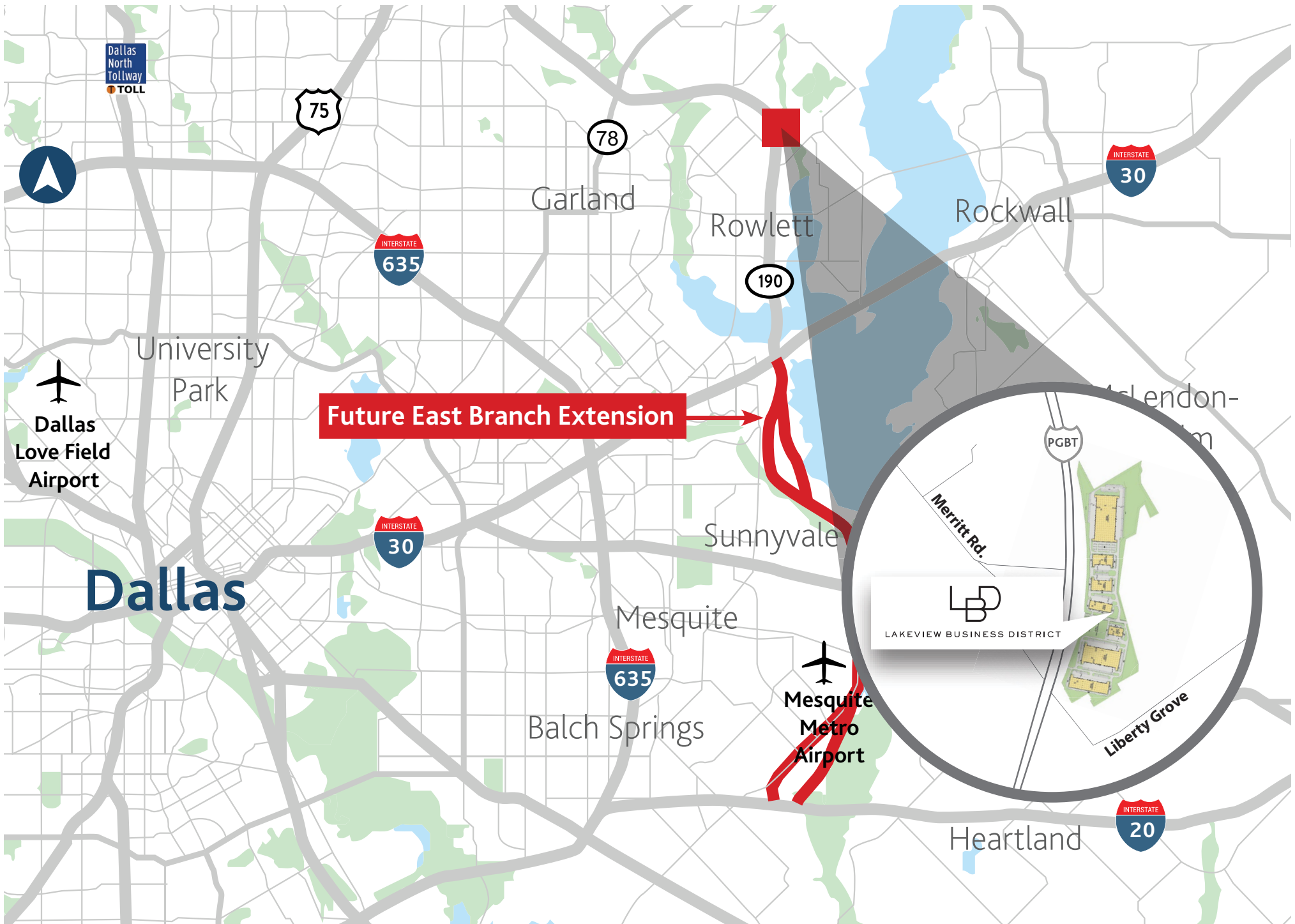


JACKSONSHAW



LAKEVIEW BUSINESS DISTRICT

Phase 1 // 5 Buildings // $\pm 1,063,642$ SF
8220 Merritt Rd Rowlett, TX (PGBT & Merritt Rd)





OVERVIEW

Lakeview Business District is a Class-A, master planned business park situated on **±165 acres** encompassing nearly **1.8 million square feet**. **Phase I** is **5-buildings totaling ±1,063,642 SF square feet** and **Phase II** is **2-buildings totaling ±702,192 SF**. This best-in-class development will meet the demand of today's tenant being strategically located in one of the best states in the country for economic and industrial market fundamentals. The site has great visibility with PGBT 190 frontage, easy access to Interstate 30, and great regional access to Dallas-Fort Worth.

POPULATION GROWTH

DALLAS / FORT WORTH

- Largest population increase in the country between 2022 and 2023.

KAUFMAN COUNTY

- The fastest-growing county in the U.S. from 2022 to 2023.
- Population Growth: 7.6%

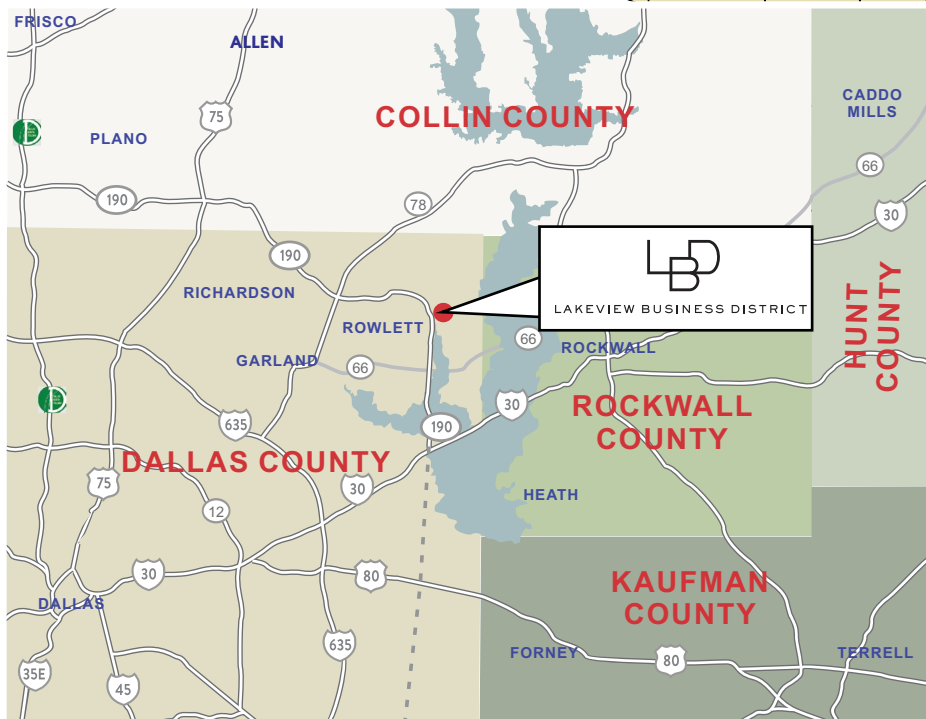
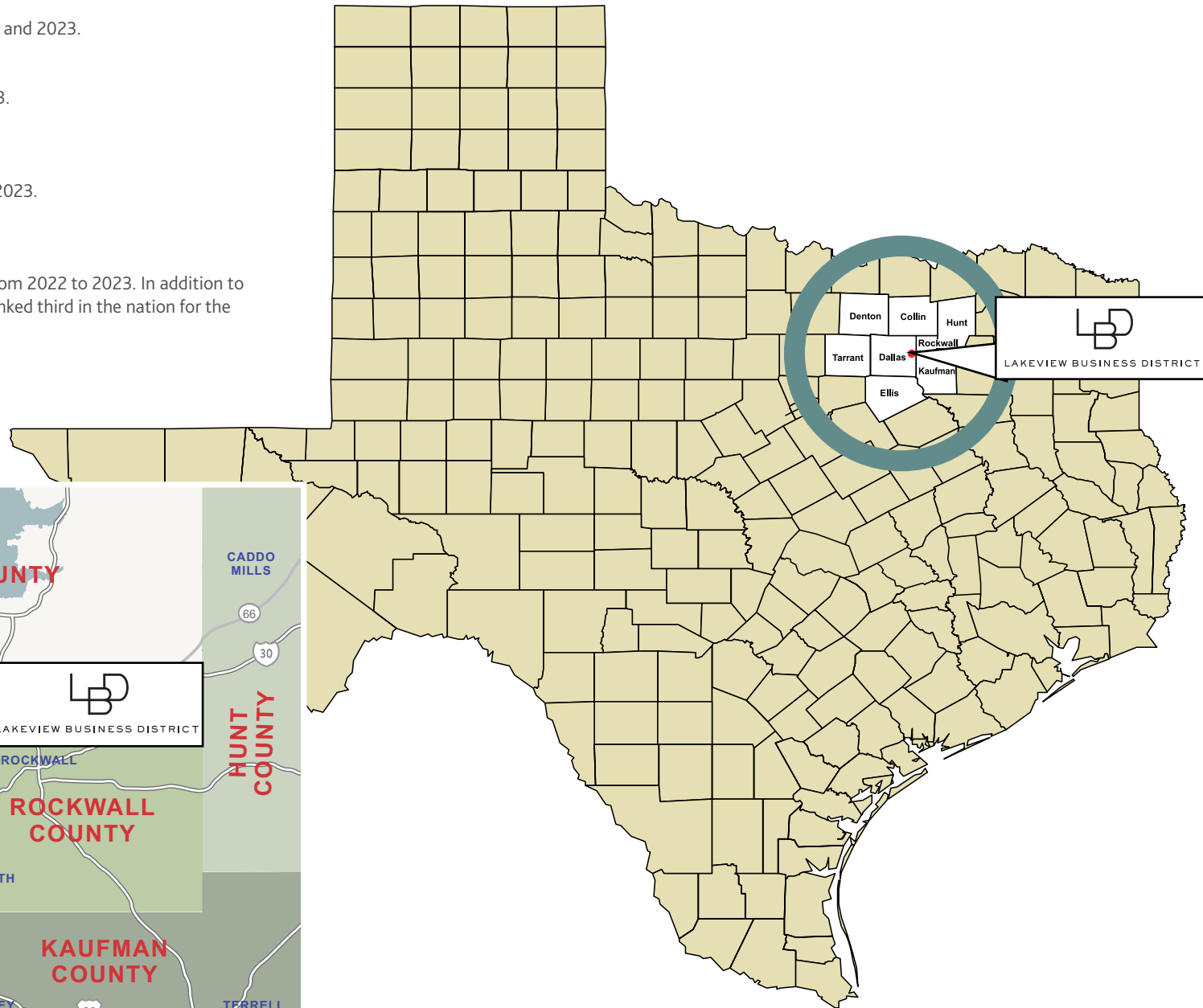
ROCKWALL COUNTY

- Second fastest-growing county in the U.S. from 2022 to 2023.
- Population Growth: 6.5%

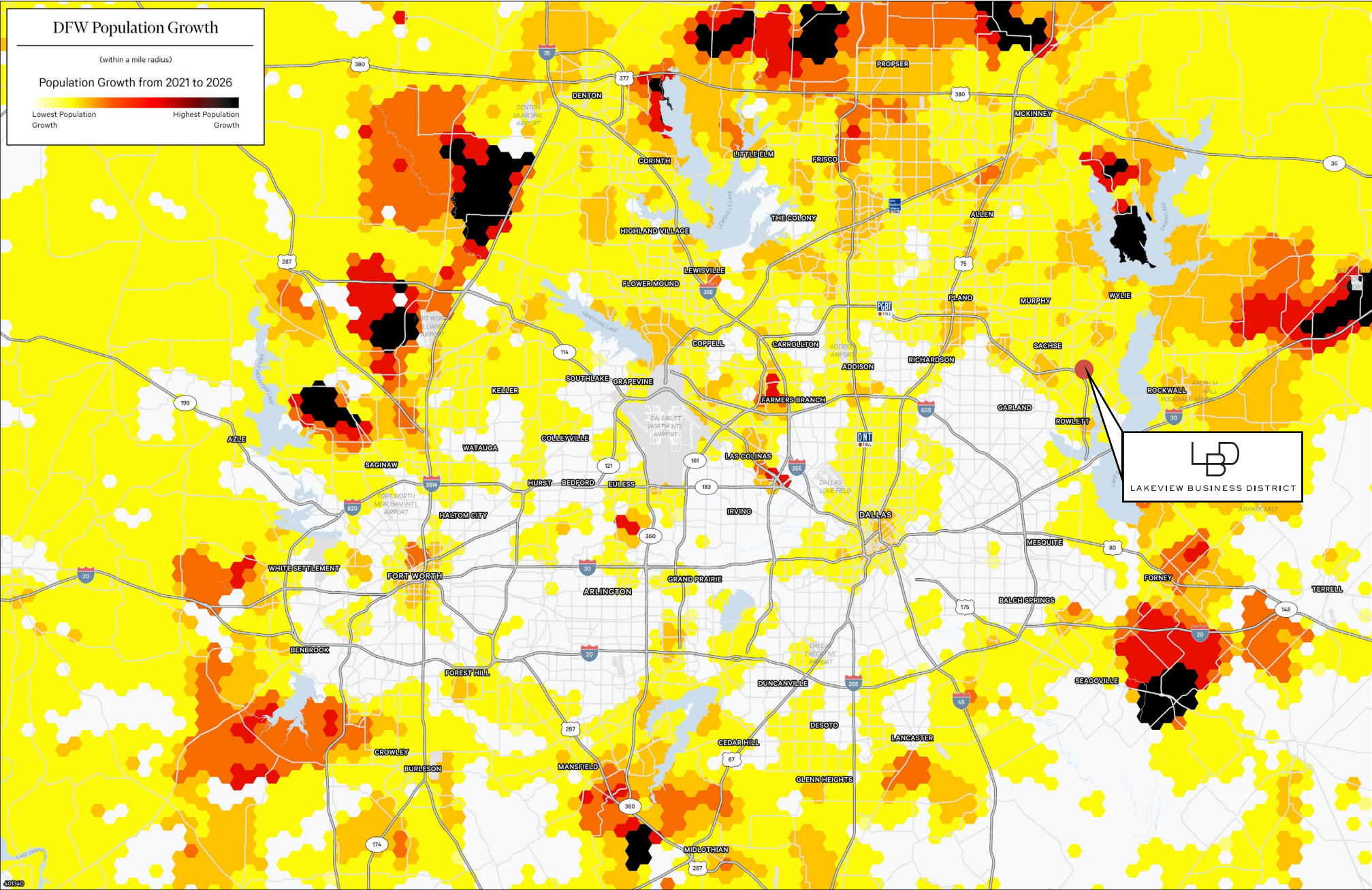
COLLIN COUNTY

- Ranked second in the nation in total residential growth from 2022 to 2023. In addition to ranking second in numeric growth, Collin County is also ranked third in the nation for the most residents gained from domestic migration in 2022.

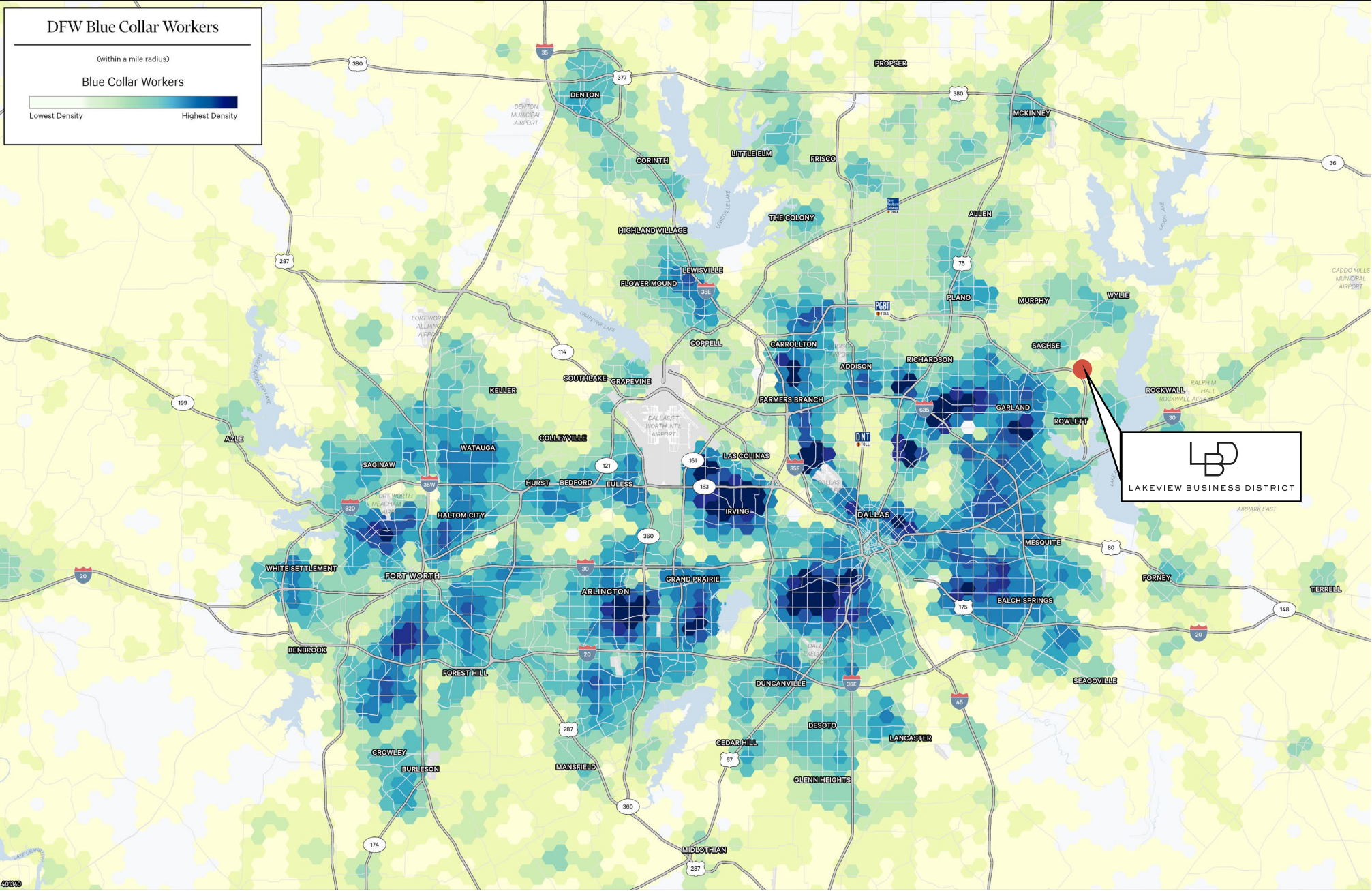
Source: U.S. Census Bureau

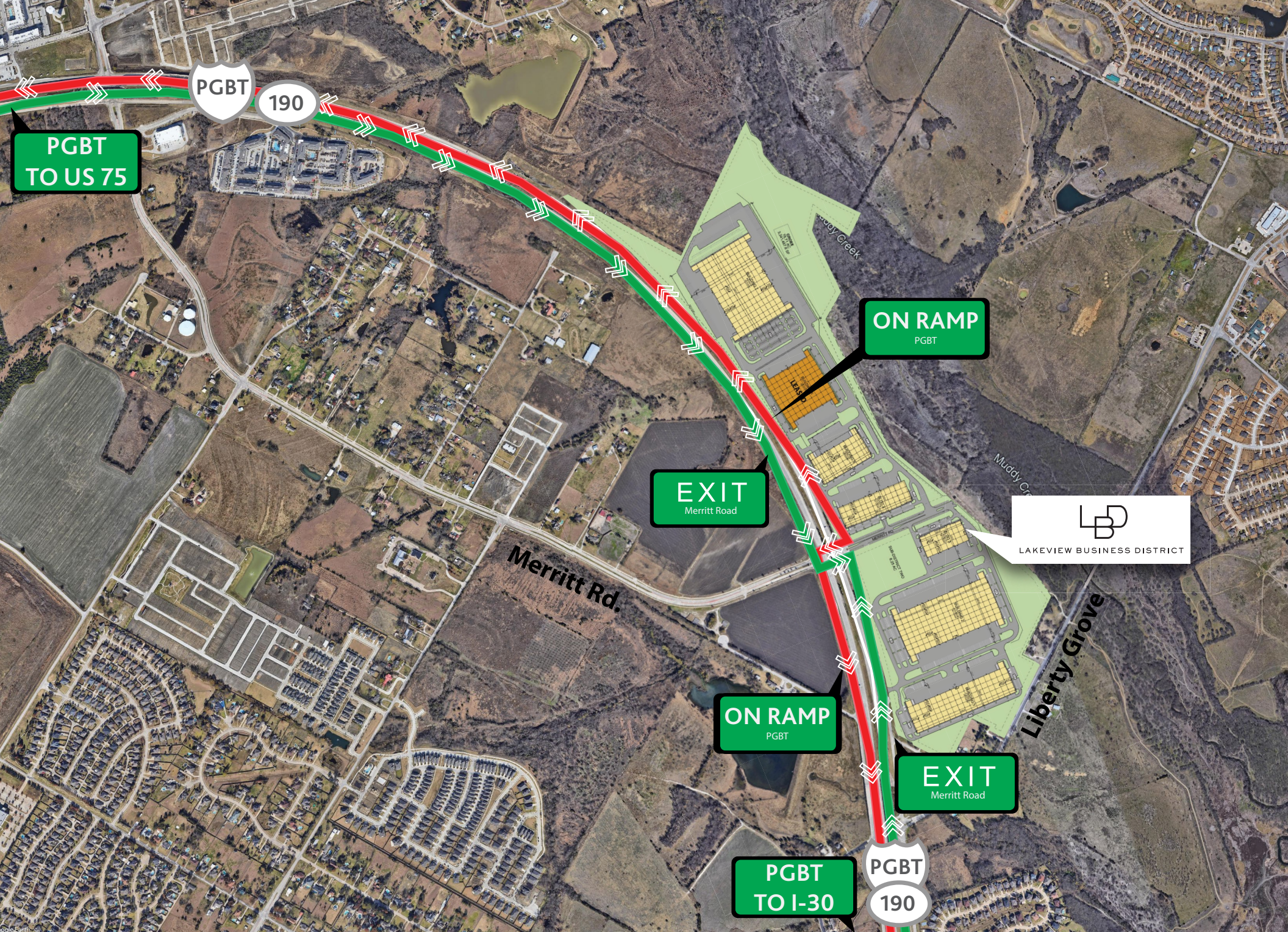


POPULATION GROWTH

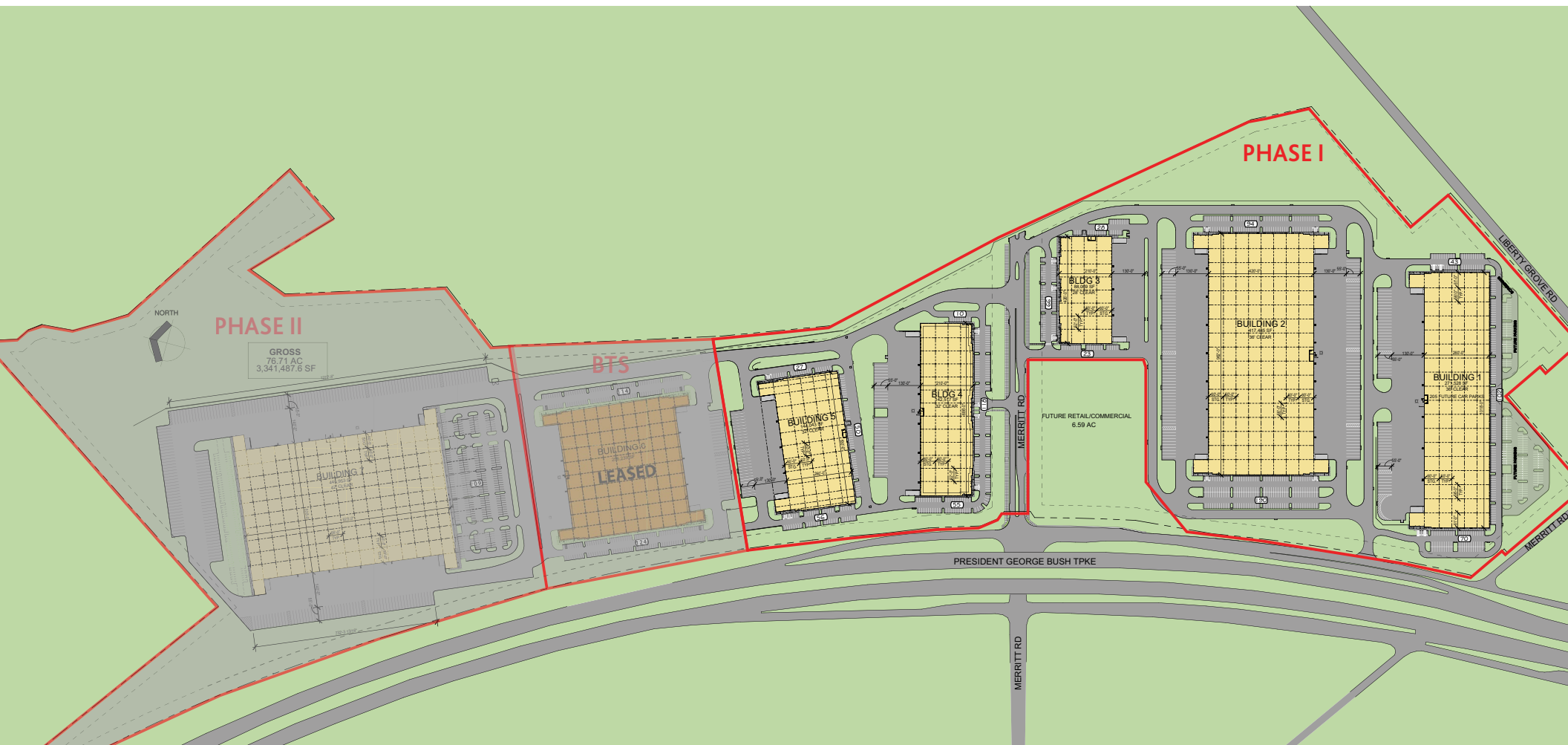


BLUE COLLAR WORKERS

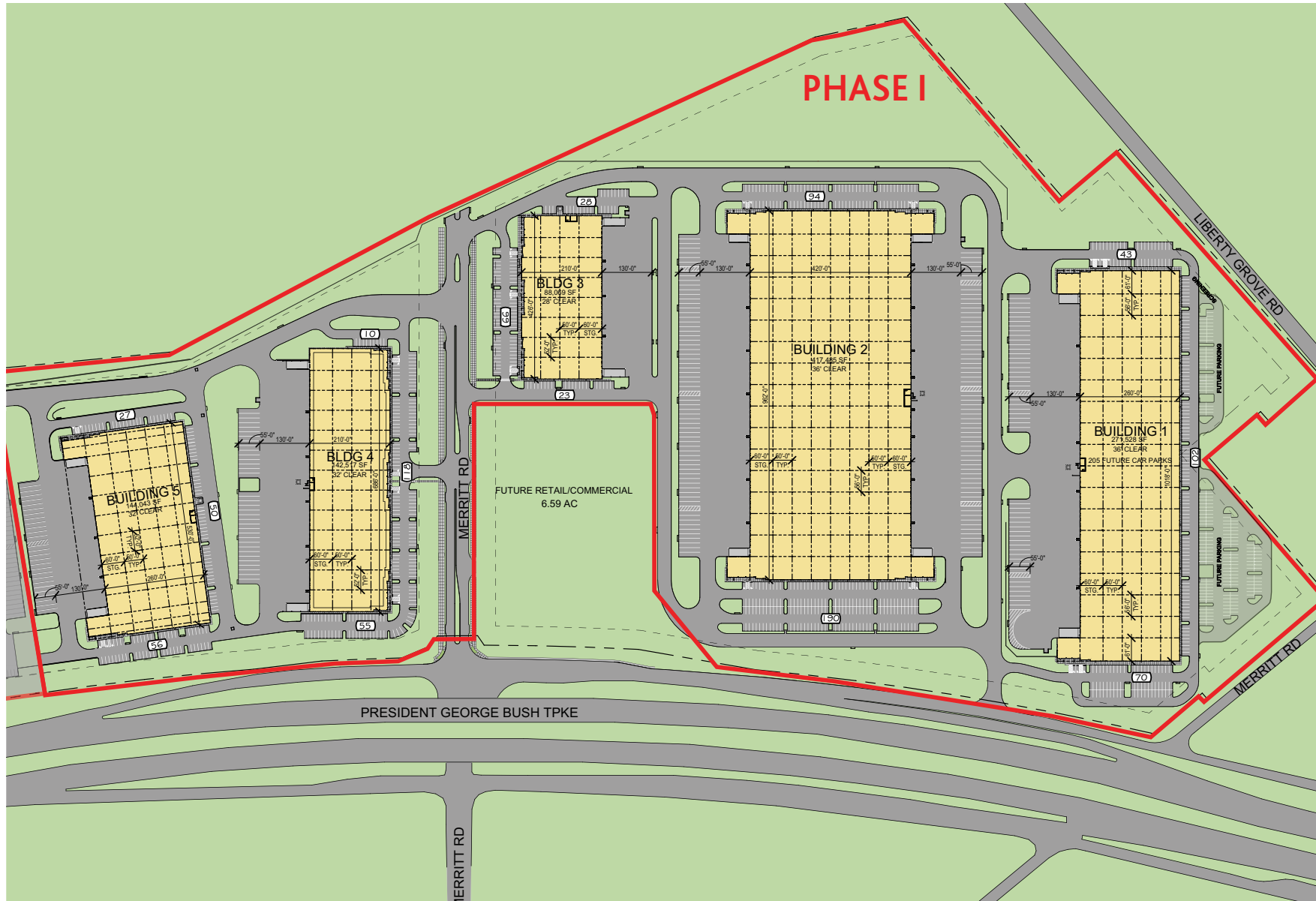


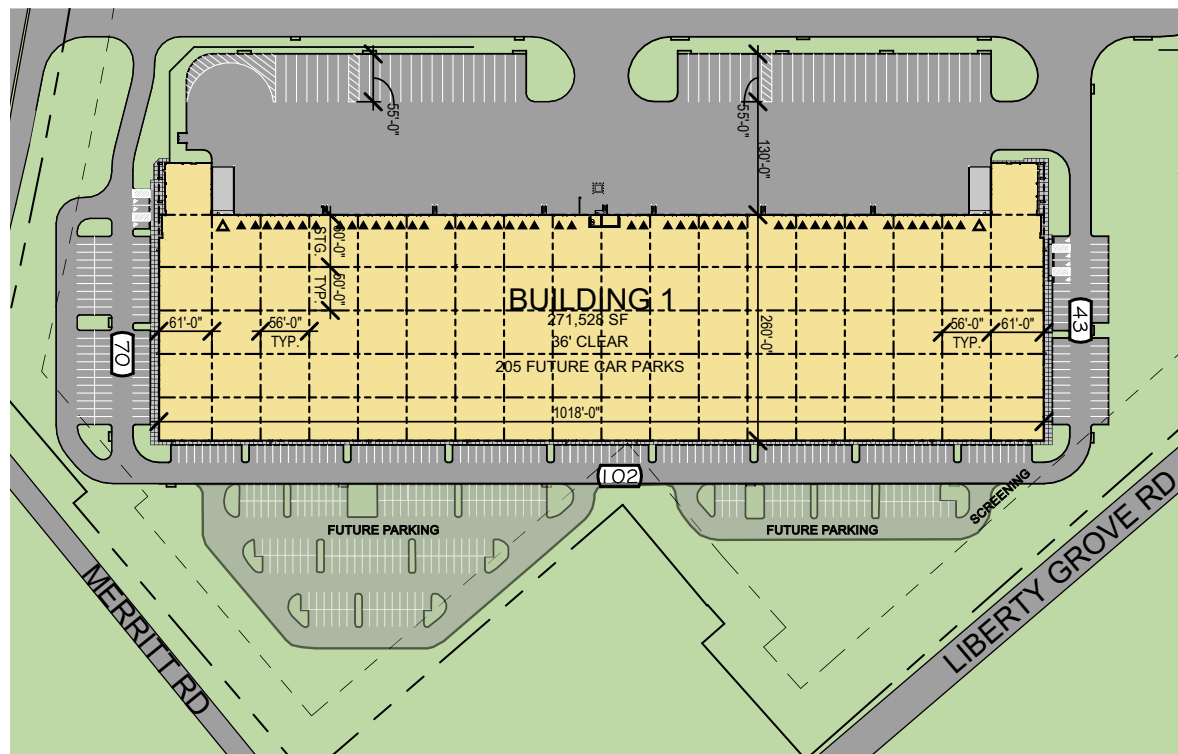


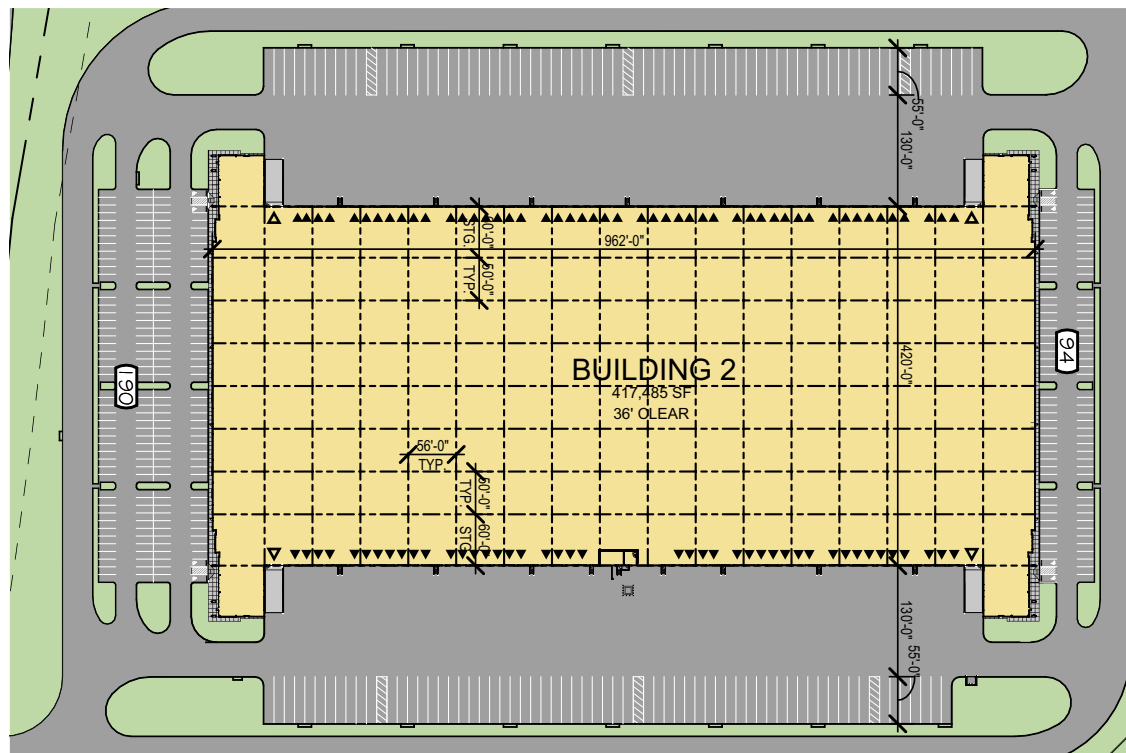
MASTER PLAN - PHASE I



PHASE I



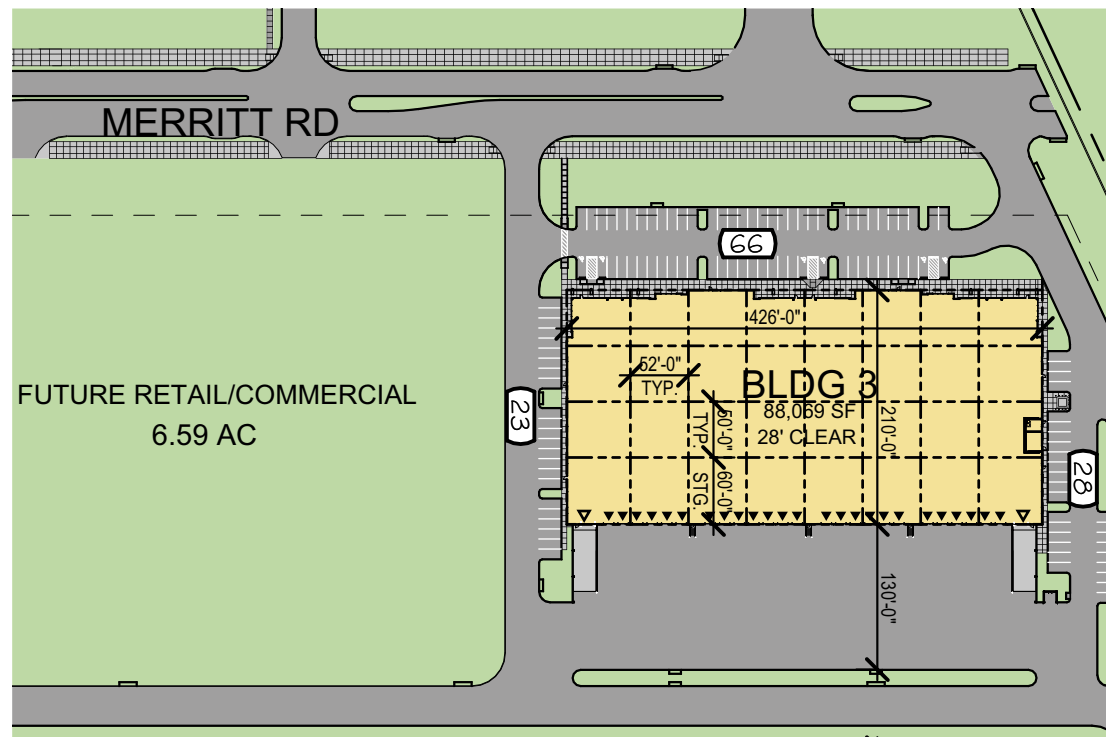




LAKEVIEW BUSINESS DISTRICT - PHASE I BLDG. 2

BUILDING SIZE:	417,485 SF
BUILDING CONFIG:	Cross Dock
BUILDING DEPTH:	420'
TRUCK COURT:	185'
FIRE PROTECTION:	ESFR
TYPICAL BAY:	56' x 50'
CLEAR HEIGHT:	36'
TRAILER PARKING:	131
CAR PARKS:	284
DRIVE-IN DOORS:	4
DOCK DOORS:	94



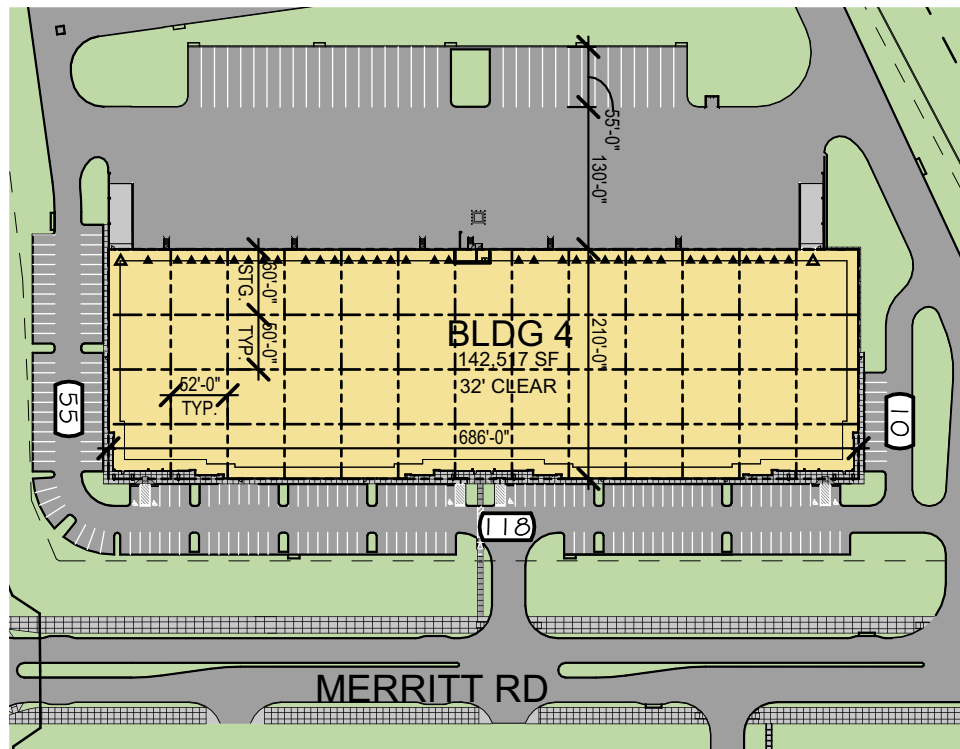


LAKEVIEW BUSINESS DISTRICT - PHASE I

BLDG. 3

BUILDING SIZE:	88,069 SF
BUILDING CONFIG:	Rear Load
BUILDING DEPTH:	210'
TRUCK COURT:	130'
FIRE PROTECTION:	ESFR
TYPICAL BAY:	52' x 50'
CLEAR HEIGHT:	28'
TRAILER PARKING:	N/A
CAR PARKS:	119
DRIVE-IN DOORS:	2
DOCK DOORS:	25



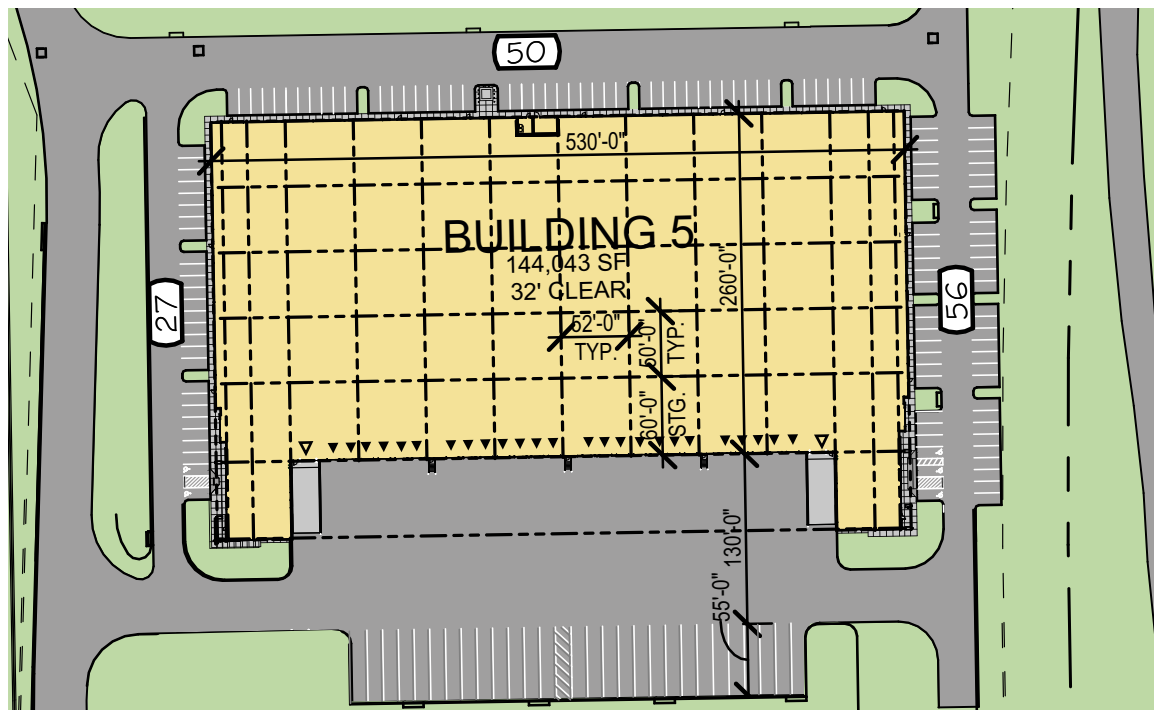


LAKEVIEW BUSINESS DISTRICT - PHASE I

BLDG. 4

BUILDING SIZE:	142,517 SF
BUILDING CONFIG:	Rear Load
BUILDING DEPTH:	210'
TRUCK COURT:	185'
FIRE PROTECTION:	ESFR
TYPICAL BAY:	52' x 50'
CLEAR HEIGHT:	32'
TRAILER PARKING:	37
CAR PARKS:	183
DRIVE-IN DOORS:	2
DOCK DOORS:	38



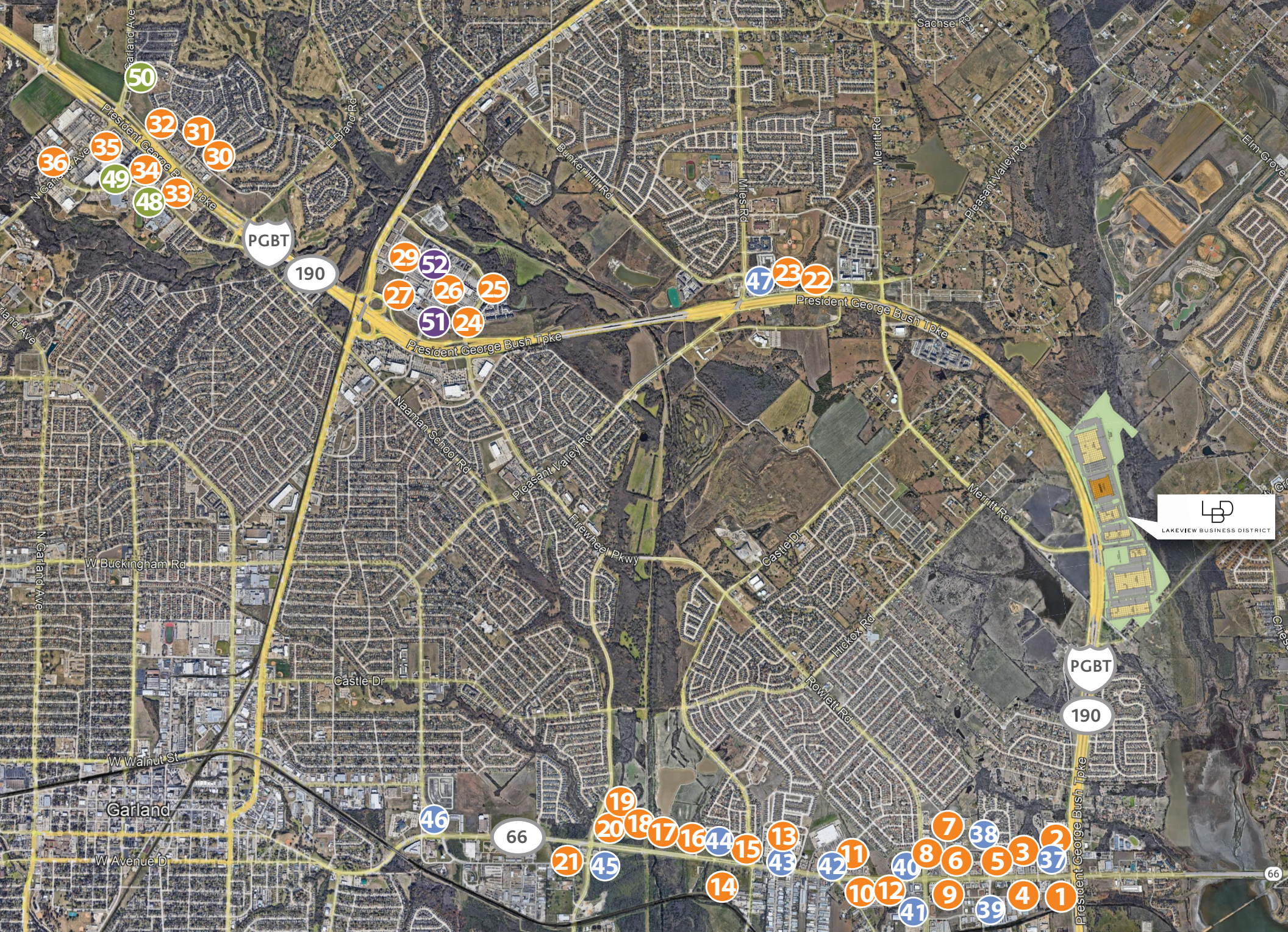


LAKEVIEW BUSINESS DISTRICT - PHASE I

BLDG. 5

BUILDING SIZE:	144,043 SF
BUILDING CONFIG:	Front Load
BUILDING DEPTH:	260'
TRUCK COURT:	185'
FIRE PROTECTION:	ESFR
TYPICAL BAY:	52' x 50'
CLEAR HEIGHT:	32'
TRAILER PARKING:	29
CAR PARKS:	133
DRIVE-IN DOORS:	2
DOCK DOORS:	25







DINING

- 1 Panera Bread
- 2 Applebee's Grill and Bar
- 3 Raising Cane's
- 4 McAllister's Deli
- 5 Amelia's
- 6 KFC
- 7 Jimmy John's
- 8 McDonald's
- 9 Taco Bell
- 10 Chipotle Mexican Grill
- 11 Smoothie King
- 12 Hat Creek Burger Company
- 13 Chick-fil-A
- 14 Starbucks
- 15 Valentinos Ristorante Italiano
- 16 Whataburger
- 17 Little Caesar's Pizza
- 18 Chili's Grill and Bar
- 19 Dunkin'
- 20 Sonic Drive-In
- 21 Church's Chicken

22

Pho Station

23

Manny's Tex Mex

24

Houlihan's

25

Gloria's Latin Cuisine

26

Wildwood Firewheel

27

Ferah Tex-Med Kitchen

28

In-N-Out

29

Outback Steakhouse

30

Olive Garden

31

Texas Roadhouse

32

Matt's Ranch Martinez

33

Buffalo Wild Wings

34

IHOP

35

Crumbl Cookies

36

Cheddar's Scratch Kitchen



SERVICES

37

Target

38

LA Fitness

39

Shell

40

Walgreens

41

CVS

42

Chase

43

Wells Fargo

44

Murphy USA

45

QuikTrip

46

RaceTrac

47

Exxon



HOTELS

48

Tru by Hilton

49

Hyatt Place

50

Holiday Inn Dallas



ENTERTAINMENT

51

Firewheel Town Center

52

AMC Firewheel 18

CAPABILITIES

53

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

LEASED BY

CBRE

JOHN HENDRICKS
john.hendricks@cbre.com
817.675.5498

TREVOR ATKINS
trevor.atkins@cbre.com
214.234.6258

KACY JONES
kacy.jones@cbre.com
214.923.0056

DEVELOPED BY

JACKSONSHAW