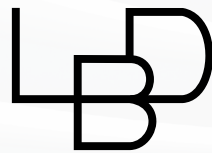


JACKSONSHAW



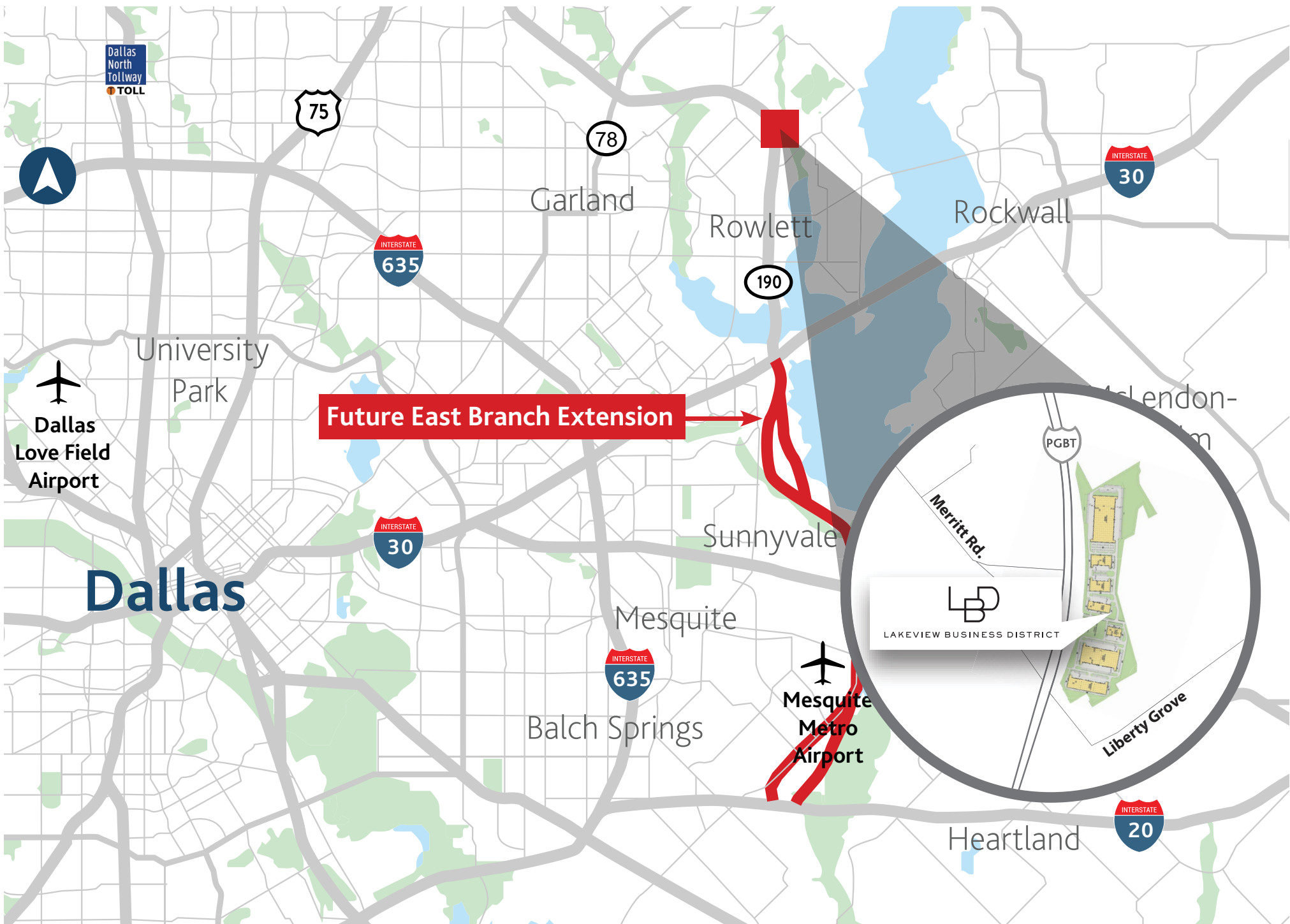
LAKEVIEW BUSINESS DISTRICT

Phase 1 // 5 Buildings // ±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%

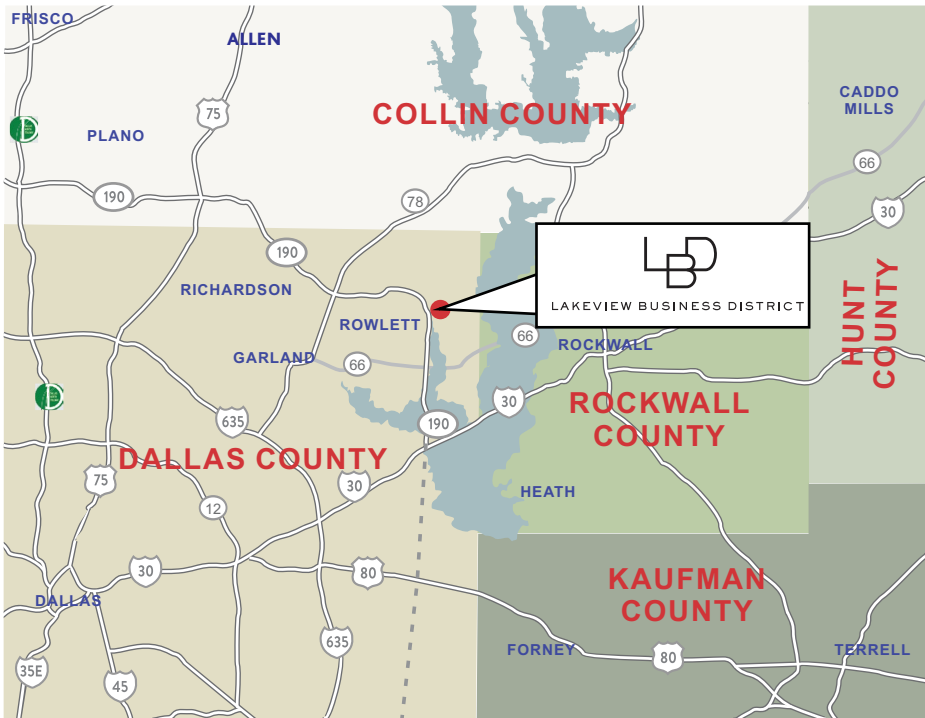
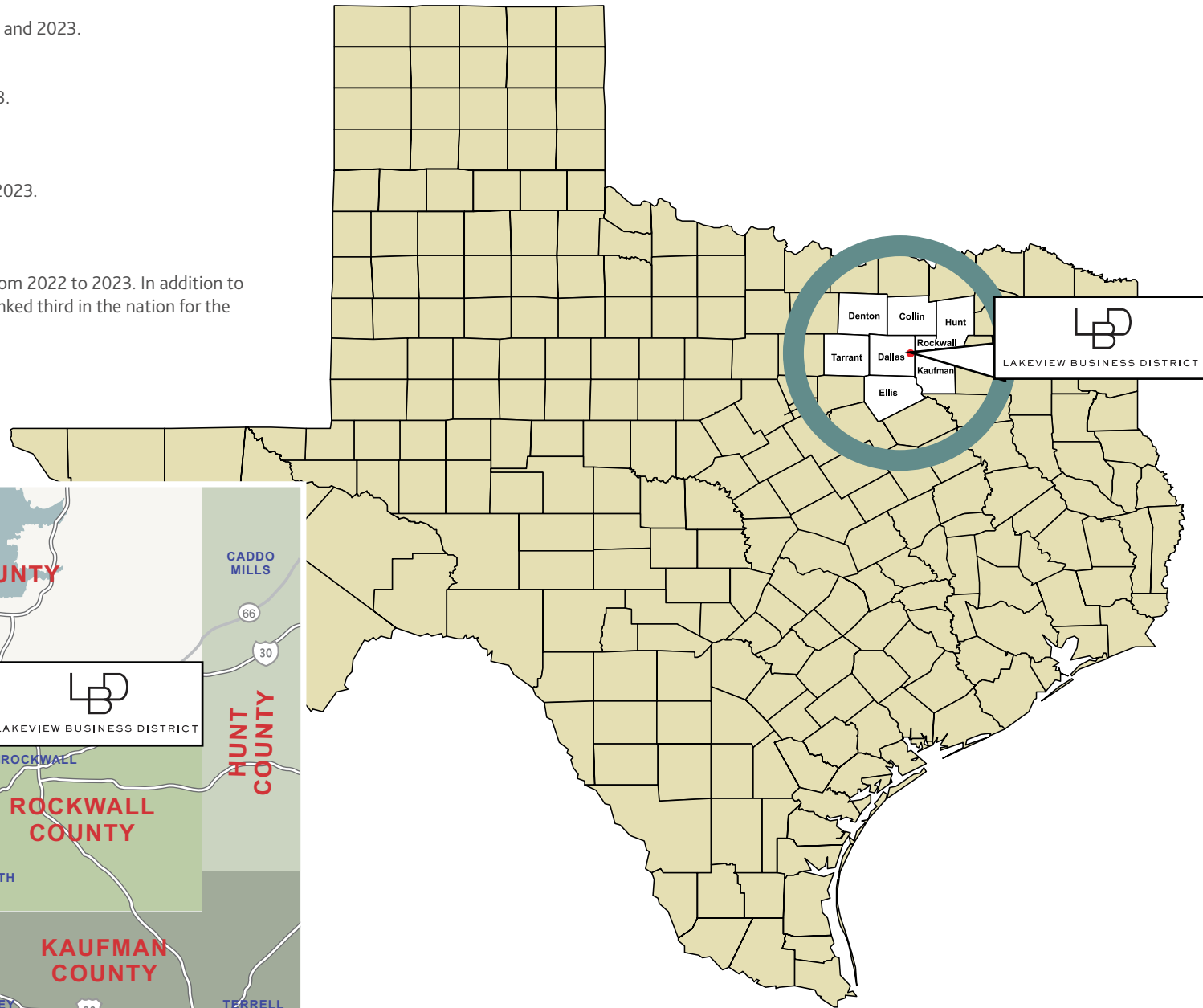
ROCKWALL COUNTY

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

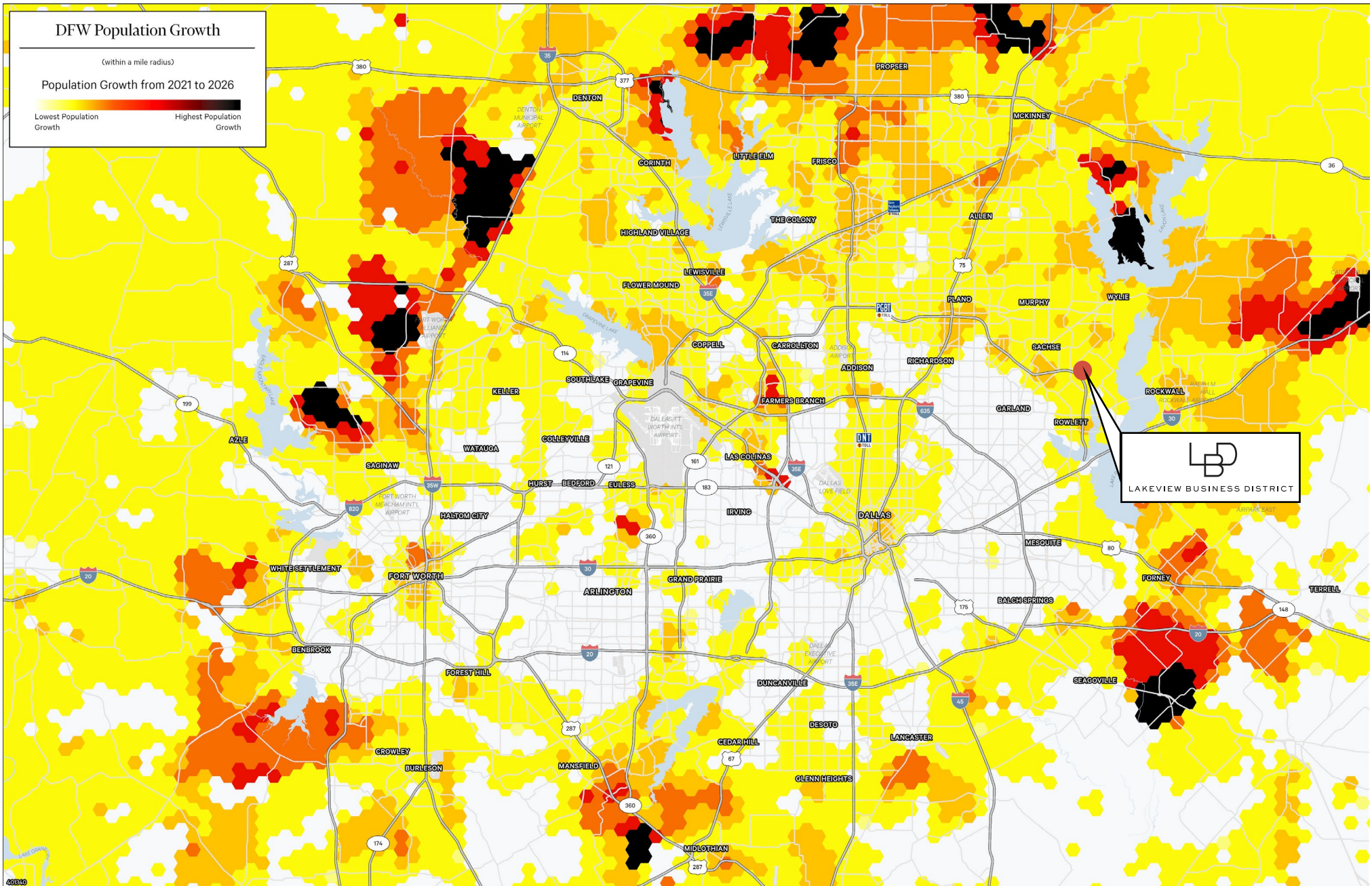
COLLIN COUNTY

- 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.

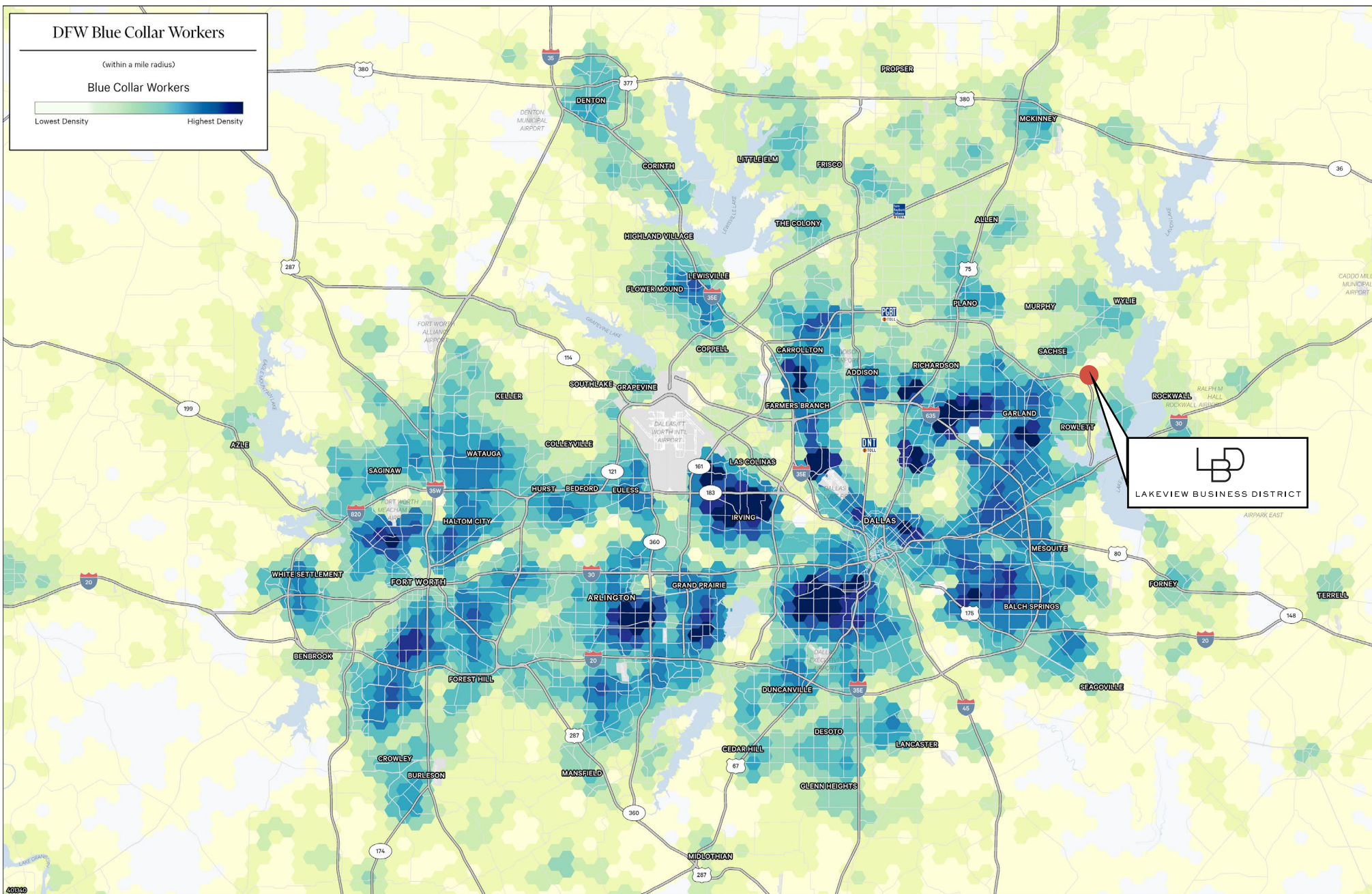
Source: U.S. Census Bureau

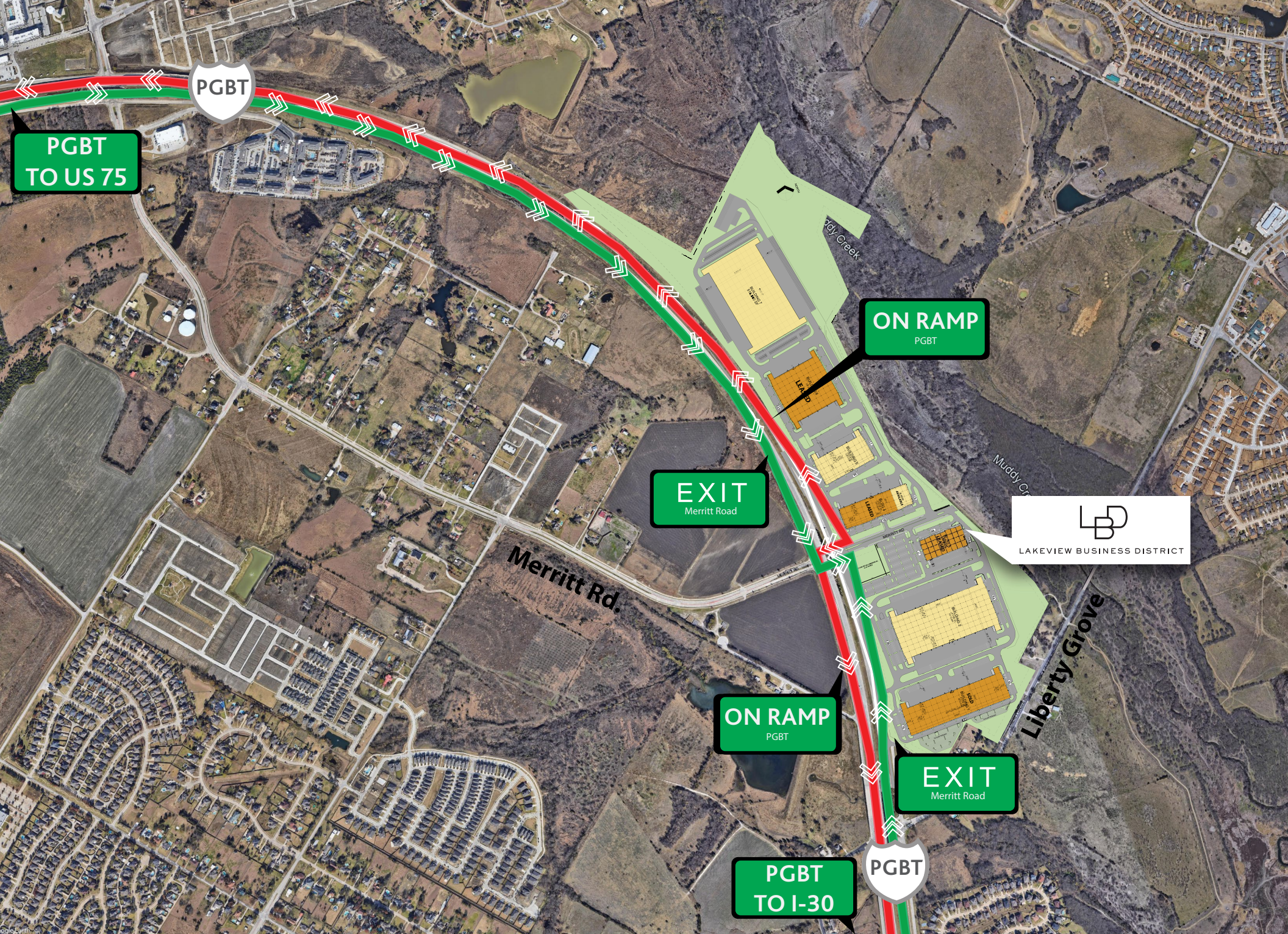


POPULATION GROWTH



BLUE COLLAR WORKERS

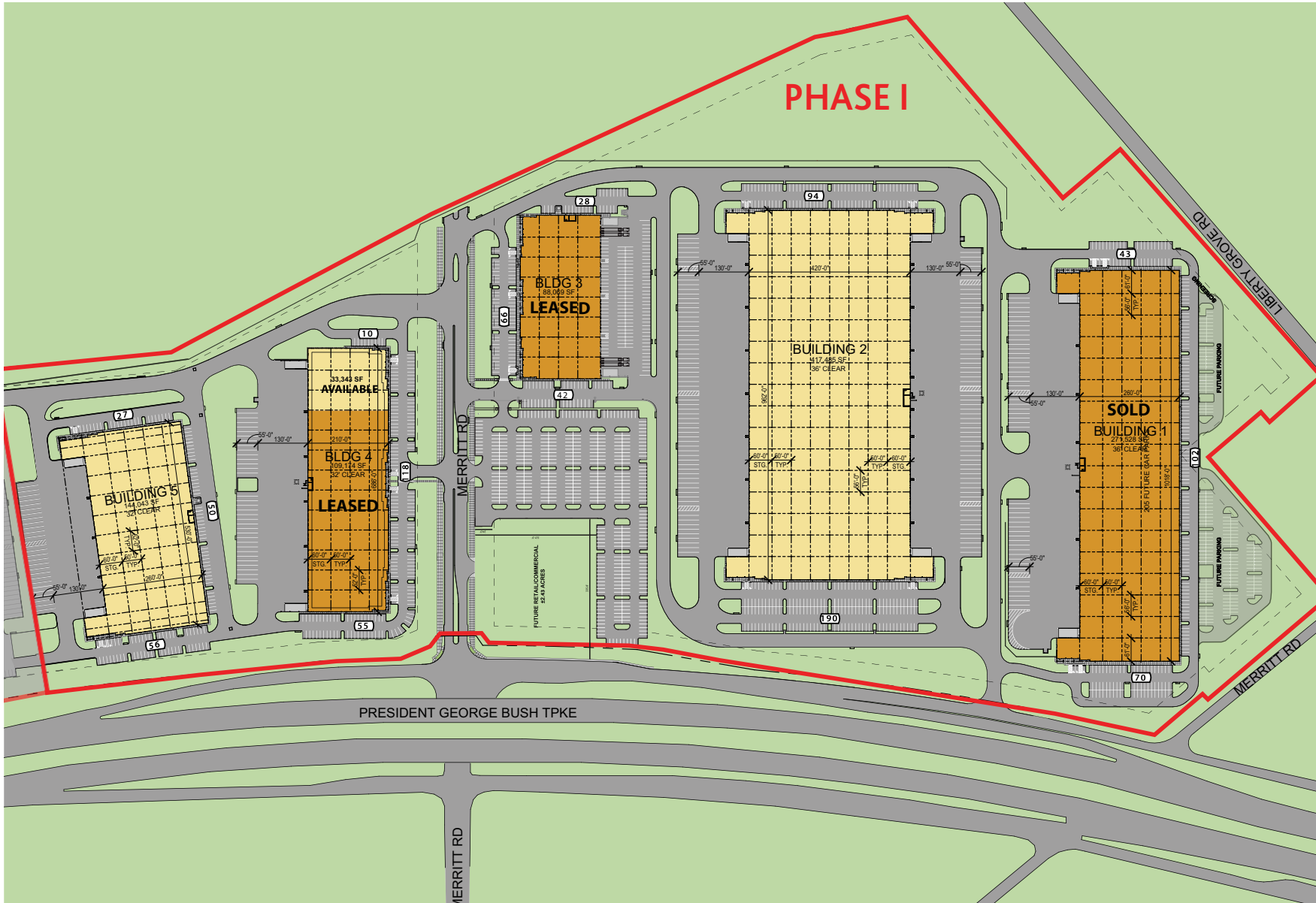




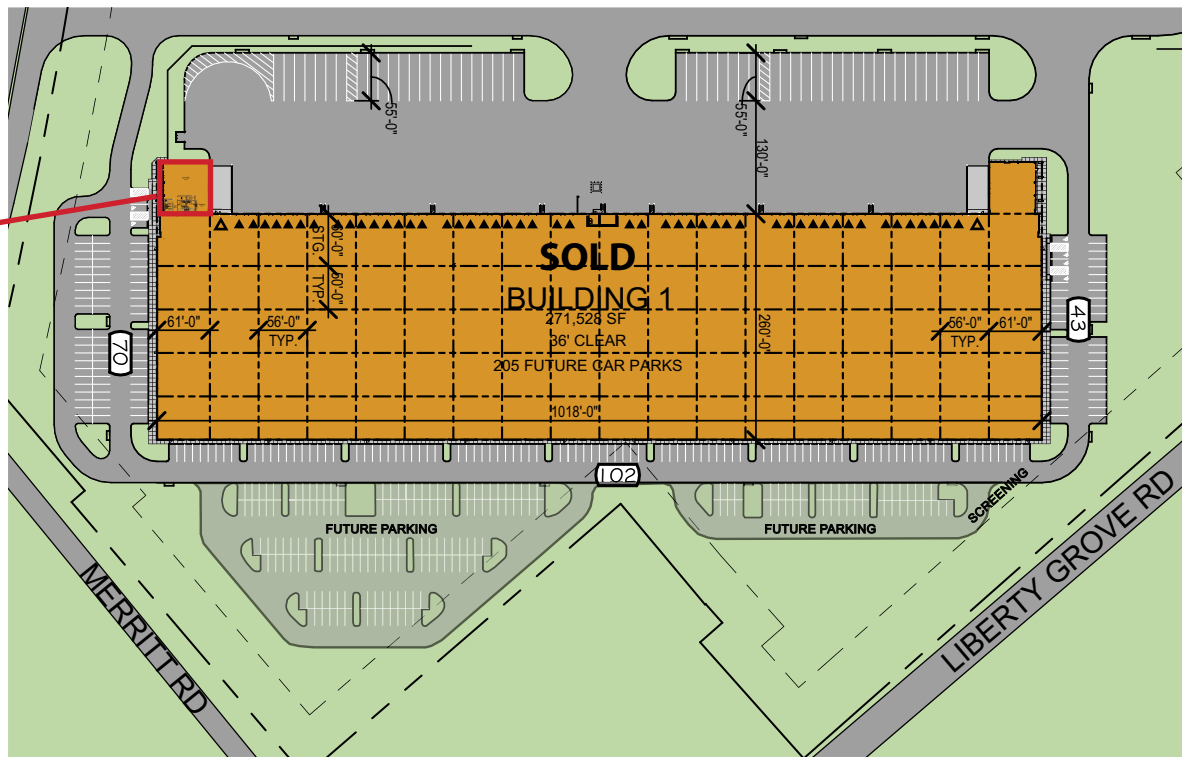
MASTER PLAN - PHASE I



PHASE I



SPEC OFFICE



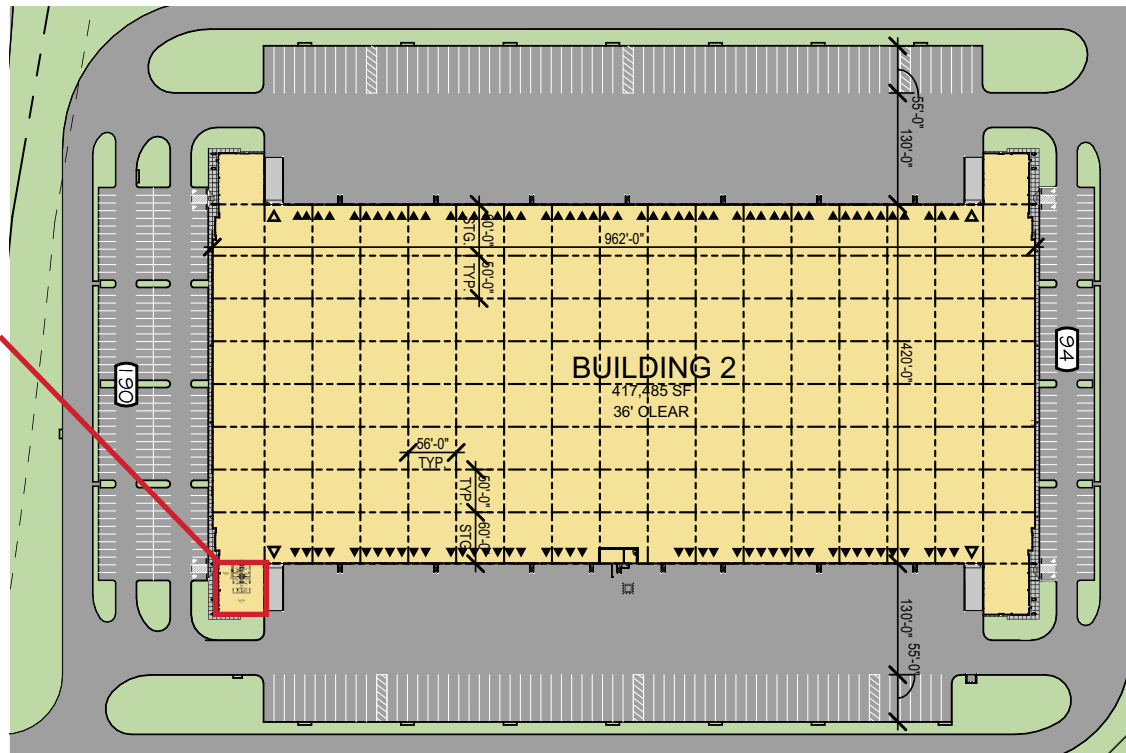
LAKEVIEW BUSINESS DISTRICT - PHASE I

BLDG. 1

BUILDING SIZE:	271,528 SF
SPEC OFFICE:	2,147 SF
BUILDING CONFIG:	Front Load
BUILDING DEPTH:	260'
TRUCK COURT:	185'
FIRE PROTECTION:	ESFR
TYPICAL BAY:	56' x 50'
CLEAR HEIGHT:	36'
TRAILER PARKING:	55
CAR PARKS:	215
DRIVE-IN DOORS:	2
DOCK DOORS:	51



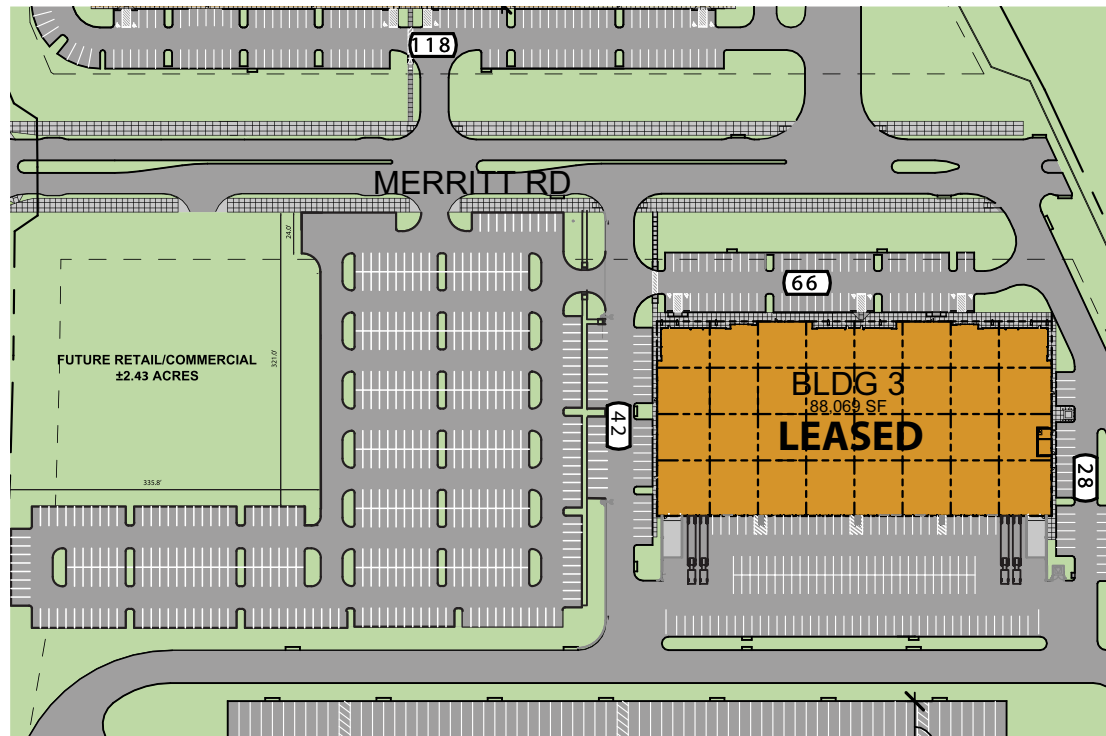
SPEC OFFICE



LAKEVIEW BUSINESS DISTRICT - PHASE I BLDG. 2

BUILDING SIZE:	417,485 SF
SPEC OFFICE:	2,101 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



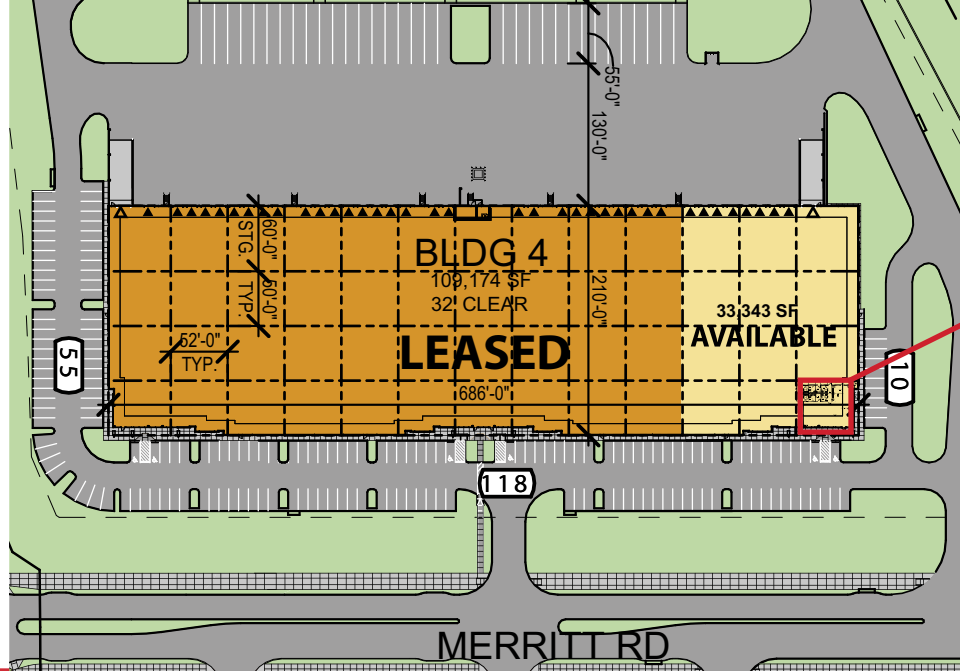


LAKEVIEW BUSINESS DISTRICT - PHASE I

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





SPEC OFFICE

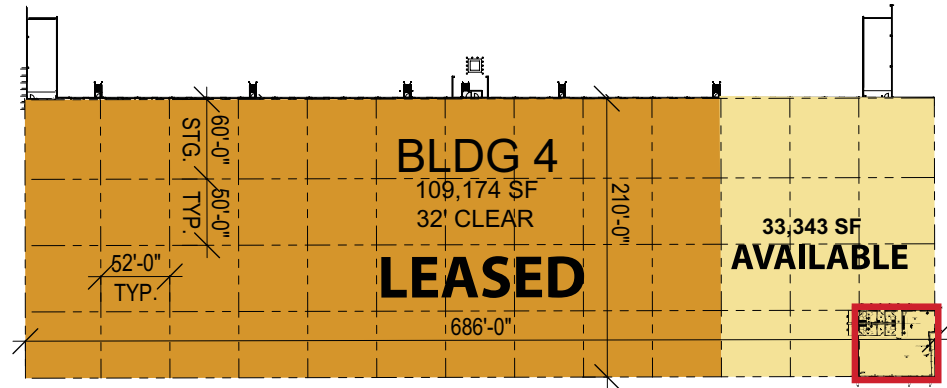
LAKEVIEW BUSINESS DISTRICT - PHASE I

BLDG. 4

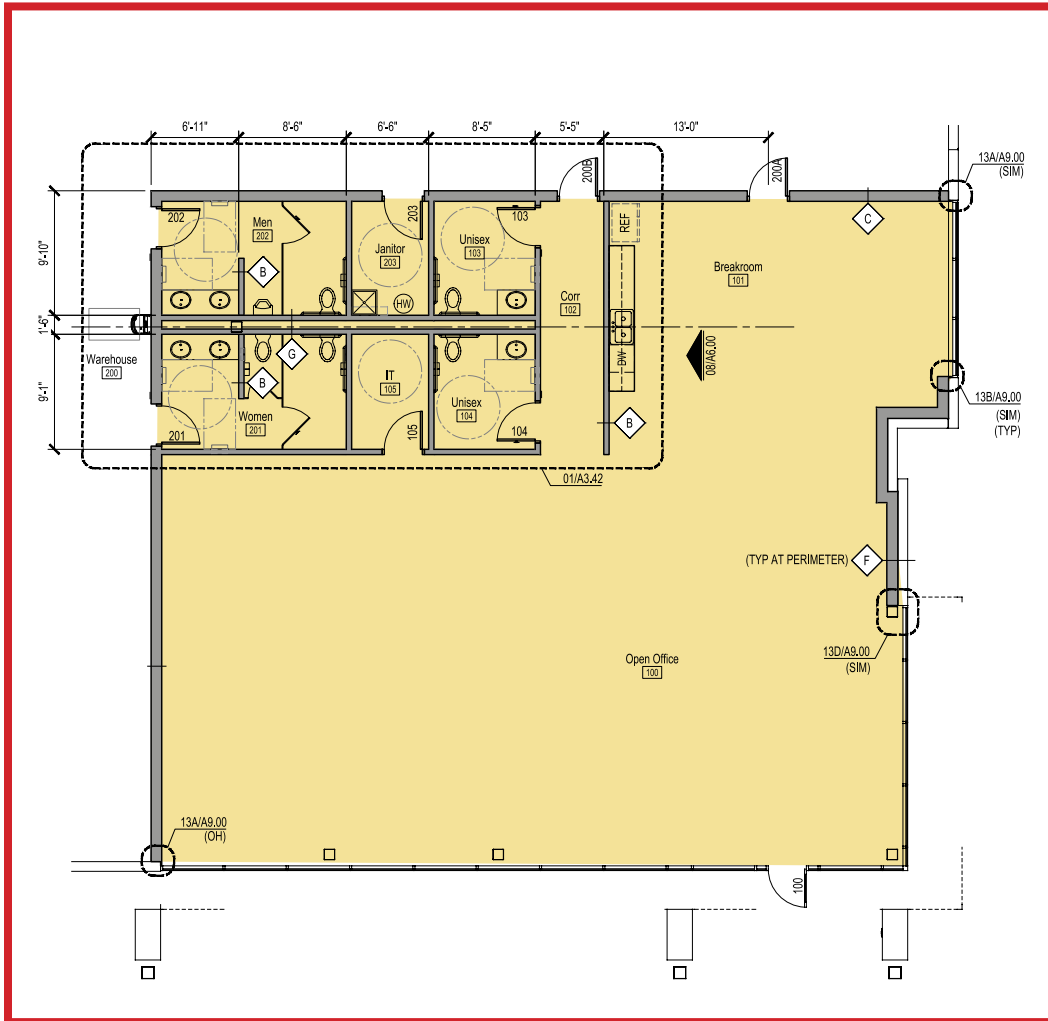
BUILDING SIZE:	142,517 SF
AVAILABLE SF:	33,343 SF
SPEC OFFICE:	3,144 SF
BUILDING CONFIG:	Rear Load
BUILDING DEPTH:	210'
TRUCK COURT:	185'
FIRE PROTECTION:	ESFR
TYPICAL BAY:	52' x 50'
CLEAR HEIGHT:	32'
REMAINING TRAILER PARKING:	± 9
REMAINING CAR PARKS:	± 43
REMAINING DRIVE-IN DOORS:	1
REMAINING DOCK DOORS:	8
SPEC IMPROVEMENTS:	Office, HVAC warehouse, LED Warehouse lights, leveler, white boxed, floors sealed, etc.

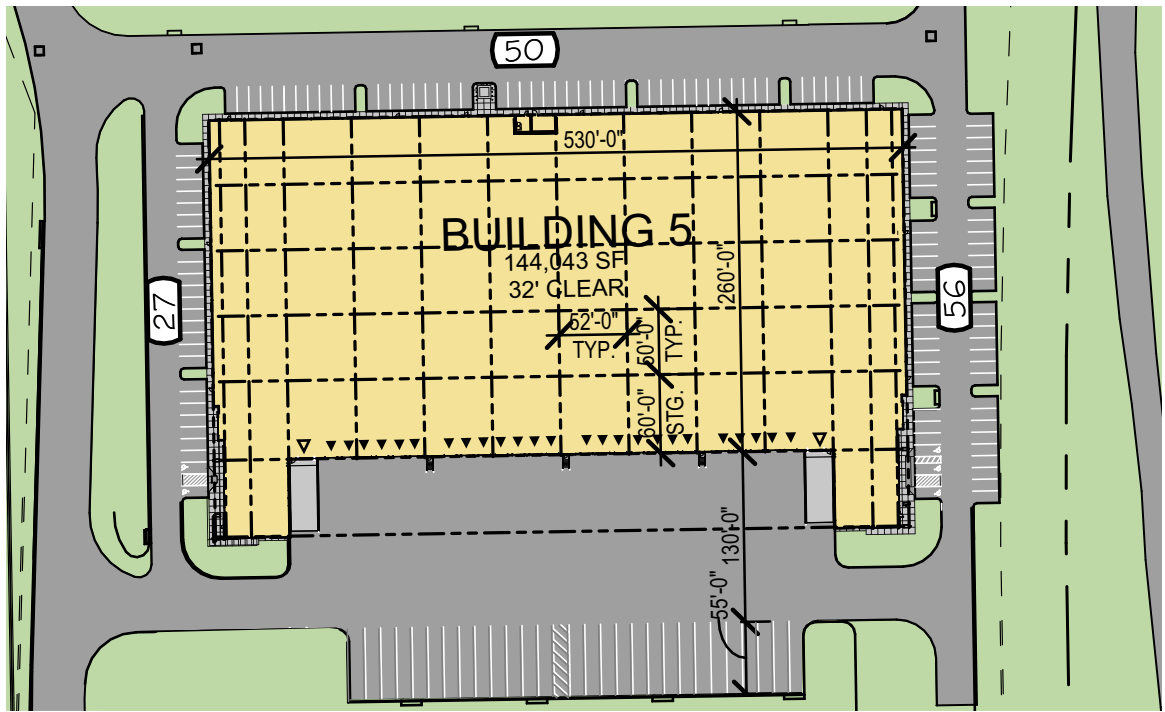


SPEC OFFICE



Total SF: 3,144



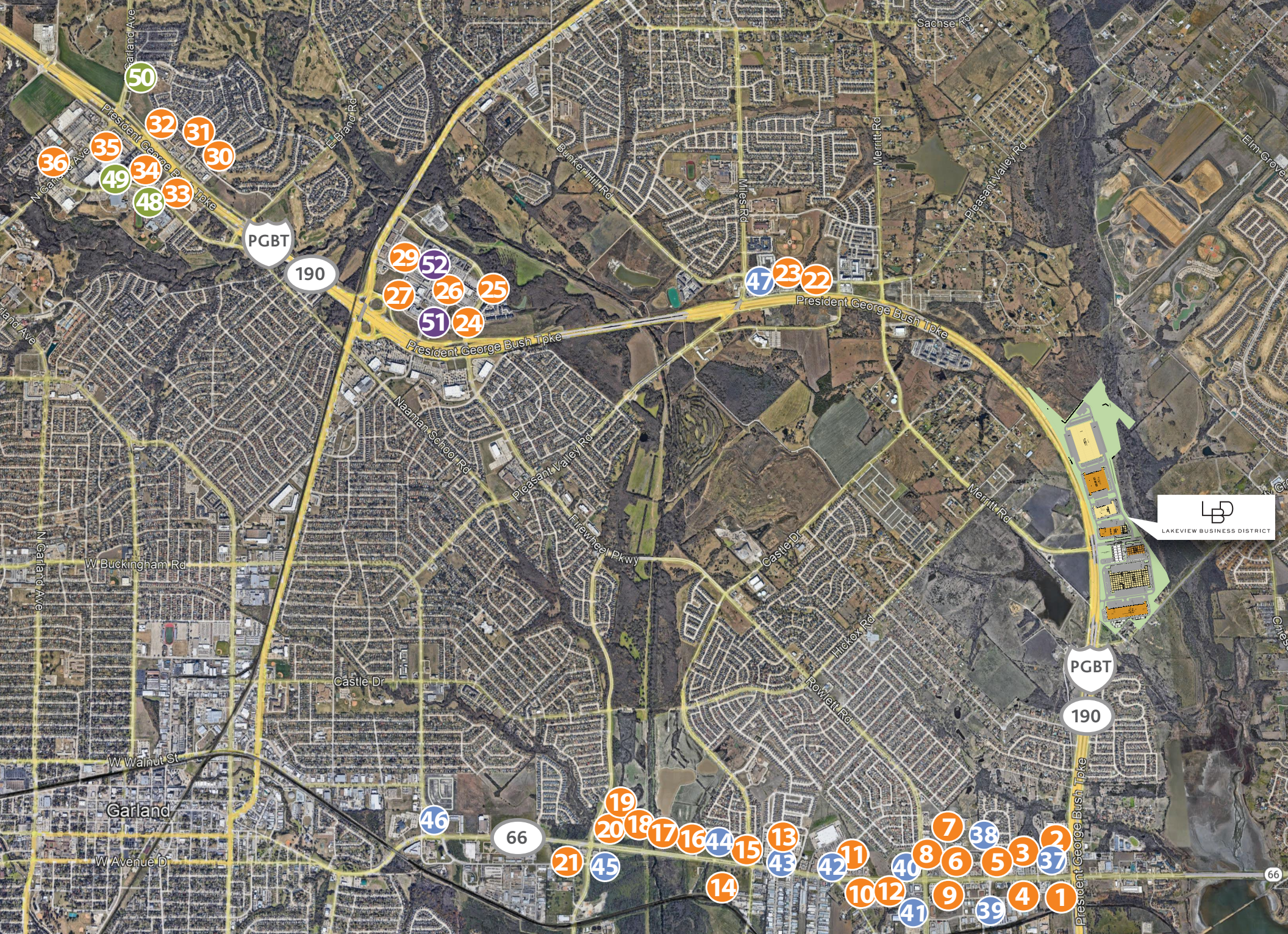


LAKEVIEW BUSINESS DISTRICT - PHASE I

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

54

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

3.8

BILLION DOLLARS IN
COMPLETED TRANSACTIONS

65

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