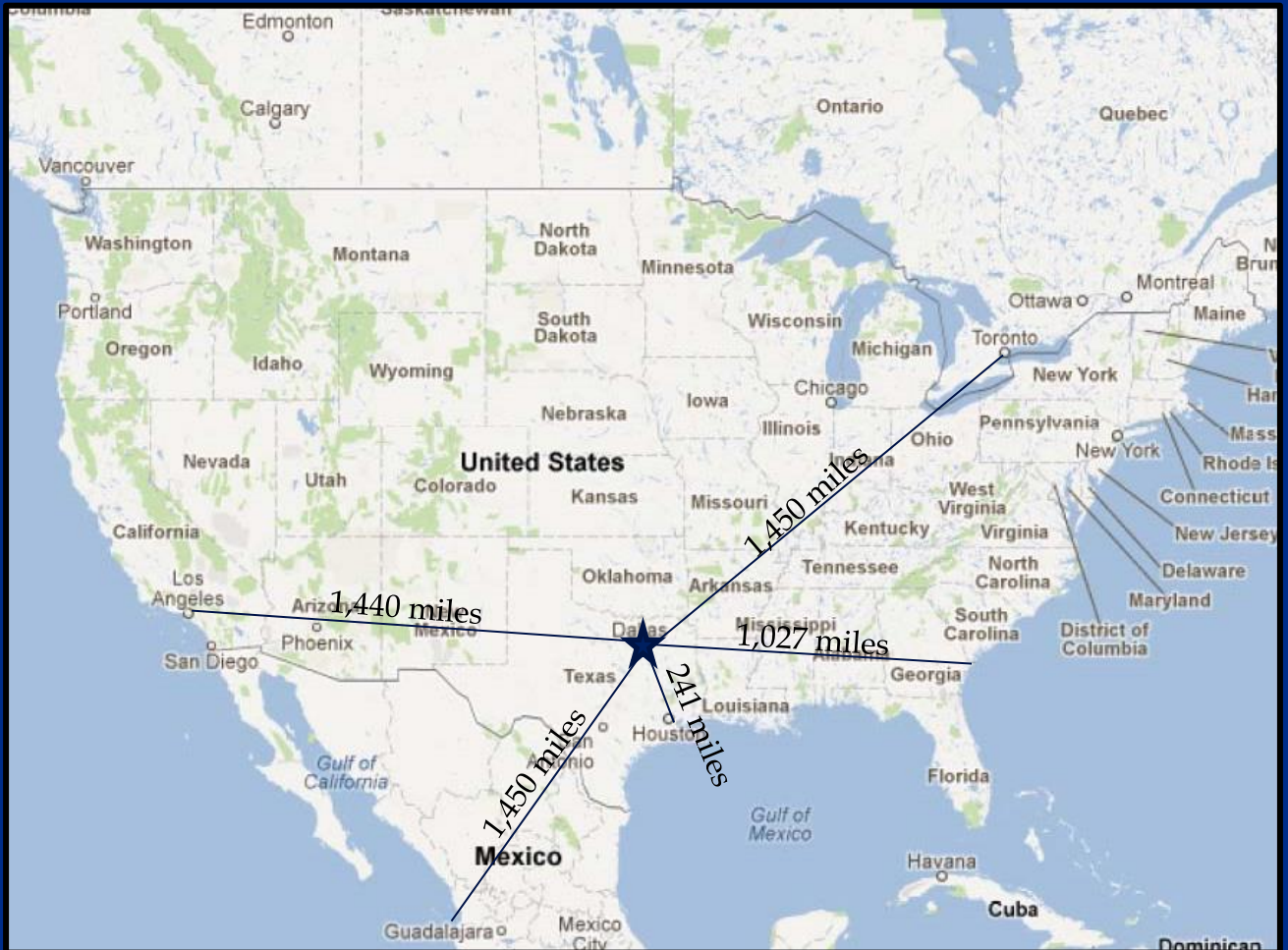


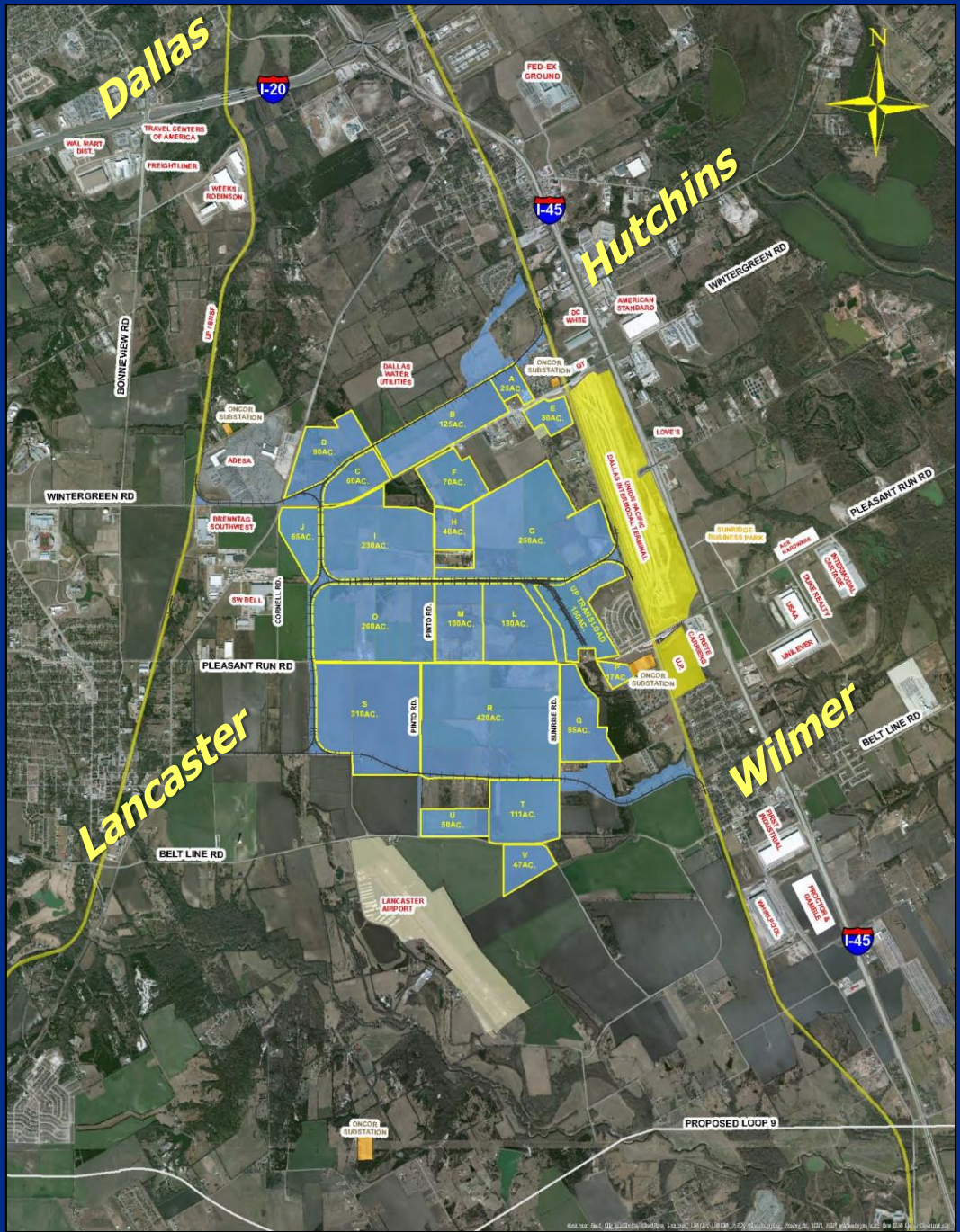
PRIME POINTE

**3,000 acre Master Planned for
Manufacturing & Distribution**



*at the center of
North American Logistics
And
Dallas County Inland Port*

PRIME POINTE



Distribution

**Multiple Sites
for 1+ MSF Buildings**

Manufacturing

**Large Sites with
Redundant Power**

Prime 45 Development, LLC

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PRIME POINTE

A Premier Rail Served Logistics Center

at the center of

Dallas County Inland Port *Dallas County, Texas*

Features:

- 3,000 acre Master Planned for Premier Rail Service
- Close proximity to Interstate 45, 20 and 35 as well as Lancaster Airport
- Adjacent to Union Pacific Intermodal Terminal
- Union Pacific Rail Served sites for Manufacturing/Distribution
- Abundant Labor Force (2 million population within 30 minute drive time)
- Manufacturing, Distribution, Refrigerated/Cold Storage, Bulk Transload
- Industrial sites up to 400 acres
- Heavy Electricity with Redundant Service
- Incentives:
 - Foreign Trade Zone
 - No State Income Tax
 - Local Tax Abatements
 - Triple Freeport Exempt
- 20 minutes to Dallas Central Business District
- Developed sites available now with more in 2015



Prime Pointe is a 3,000 acre master planned property located in South Dallas County in the cities of Hutchins, Lancaster, and Wilmer. Prime Pointe includes industrial and commercial sites with close proximity to four major interstate highways and three airports. The property is strategically

located adjacent to Union Pacific's Dallas Intermodal Terminal. Prime Pointe is a premiere location for distribution, warehouse, and manufacturing development.

The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

PRIME POINTE

A Premier Rail Served Logistics Center

at the center of

Dallas County Inland Port

Prime Pointe is a 3,000 acre master planned property located in south Dallas County in the cities of Hutchins, Lancaster and Wilmer. Prime Pointe is being developed by Prime Rail Interests and includes industrial, manufacturing and commercial sites with close proximity to major interstate highways and airports. Prime Pointe's location is in the center of logistics for North Texas, located west of Interstate 45, adjacent to the Union Pacific Railroad Dallas Intermodal Terminal. The Interstate 45 area south of Interstate 20 is noted by the DFW industrial real estate community as being the premier growth area for Dallas and is recognized as the Dallas County Inland Port. It has begun with recent developments of Union Pacific Railroads Dallas Intermodal Terminal and facilities for FedEx Ground, American Standard, Unilever, Ozburn-Hessey Logistics, Continental Tire, Whirlpool, Pepsi, L'Oreal, BMW, Kohl's, Ace Hardware, Proctor & Gamble and Georgia Pacific. There has been 10 million square feet of development since 2011.

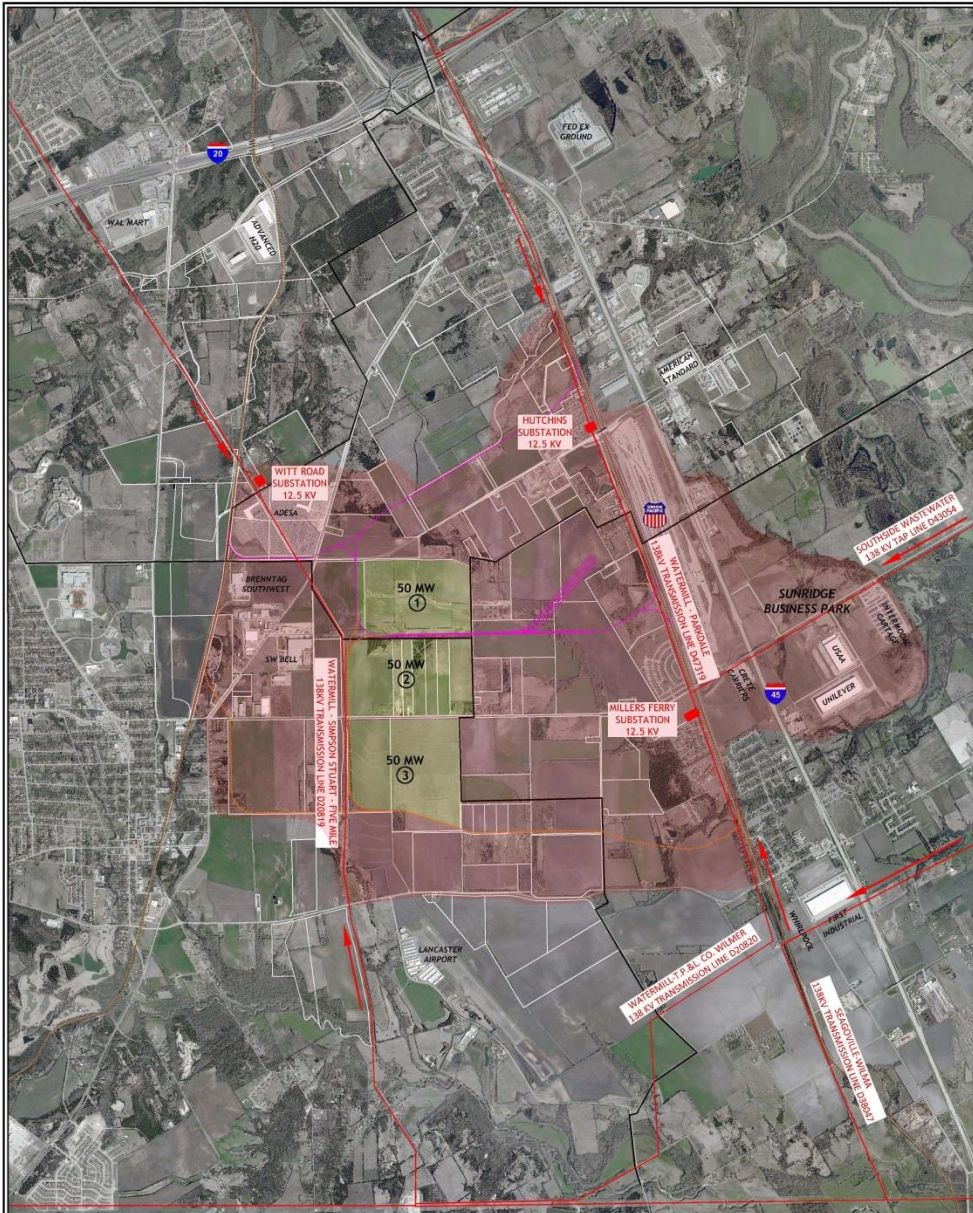
Prime Pointe is master planned to provide freight rail service and close access to rail intermodal providing the best logistics for large and small manufacturing and distribution companies. Restrictive Covenants are in place to maintain property values and provide quality as Prime Pointe builds out. Prime Pointe is in Foreign Trade Zone 39, has Triple Freeport inventory designation, and available property tax abatement from city and county.

Prime Pointe has parcels for development of up to 400 acres with rail service by Union Pacific Railroad. There are 300 acres of shovel ready sites and another 1,500 acres by the end of 2015 with:

- * 45 foot wide concrete curb streets
- * 12" water lines
- * 12" sanitary sewer
- * Oncor Electric (redundant heavy power)
- * Atmos Gas
- * Fiber Optics
- * Industrial Zoning

Oncor Electric Service Exhibit

Southern Dallas County



Redundant Electric Service:

High capacity reliable redundant energy source is available for all sites in Prime Point. Electrical substations at four corners of Prime Point provide redundant electricity source to meet Manufacturing, Refrigerated facilities, and Data Center demands.

PRIME POINTE