



SOUTHPORT LOGISTICS PARK

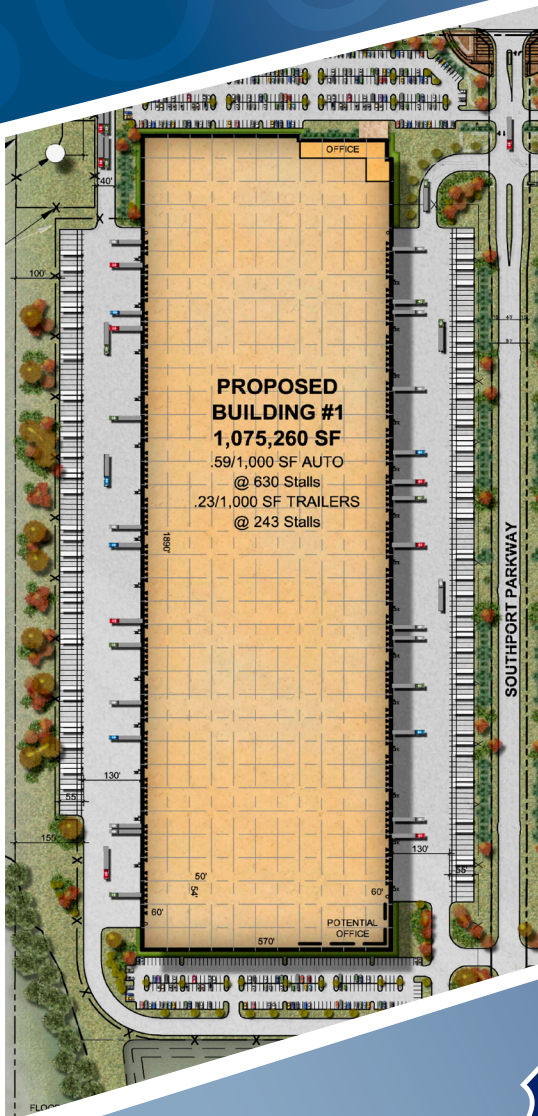


Southport Logistics Park - Building 1

Southport Logistics Park is in the South Dallas sub-market directly across Interstate 45 from the Union Pacific Intermodal Yard. The master-planned 500 acre industrial park will consist of 9 million square feet of new distribution and e-commerce fulfillment centers. Phase I of the project will include the development of two buildings totaling 1.5 million square feet, as well as infrastructure to support the entire park.

PROPERTY INFORMATION - BUILDING 1:

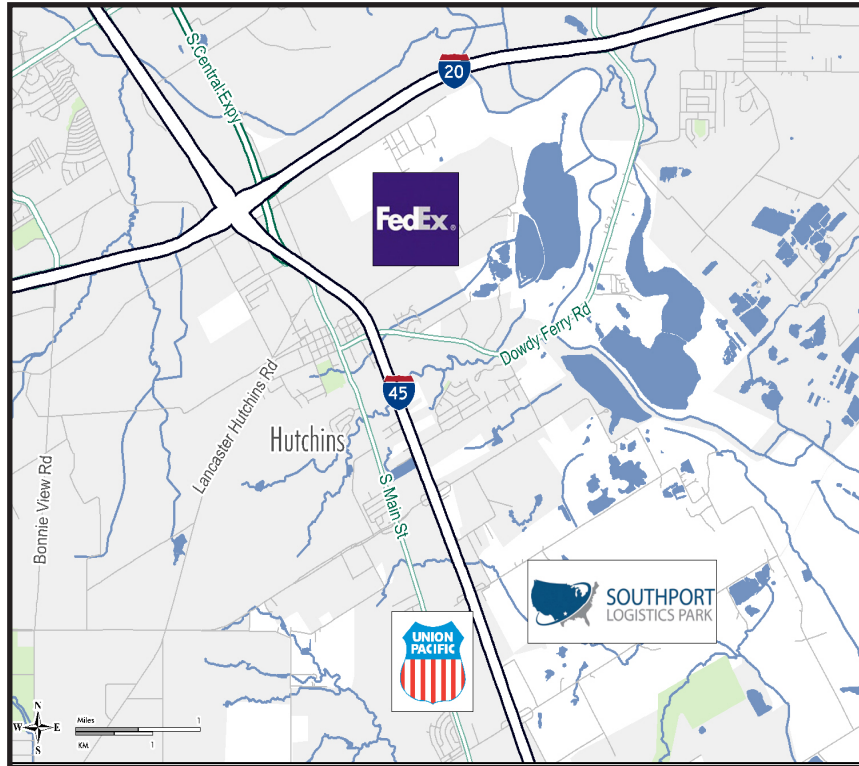
- 1,075,260 SF
- BTS Office
- 570' Building depth
- 185' Truck Court
- 36' Clear Height
- 60' Staging Area
- 200 Dock Doors
- 54'x50' Column Spacing
- Cross Dock Configuration
- 243 Trailer Parking Spots
- 630 Car Parking Spots
- ESFR Sprinkler
- Proven workforce density/demographics for labor intensive operations





SOUTHPORT
LOGISTICS PARK

Workforce Density Demographics



30-minute drive time from Southport Logistics Park

Population	1,707,585
Households	598,267
Families	393,042
Average Household Size	2.81
Owner Occupied Housing Units	325,447
Renter Occupied Housing Units	272,820
Median Age	33
Median Household Income	\$45,534
Average Household Income	\$64,994

Trends: 5 year projected growth

Population	6.25%
Households	6.21%
Families	6.04%
Owner Households	9.71%
Median Household Income	2.68%

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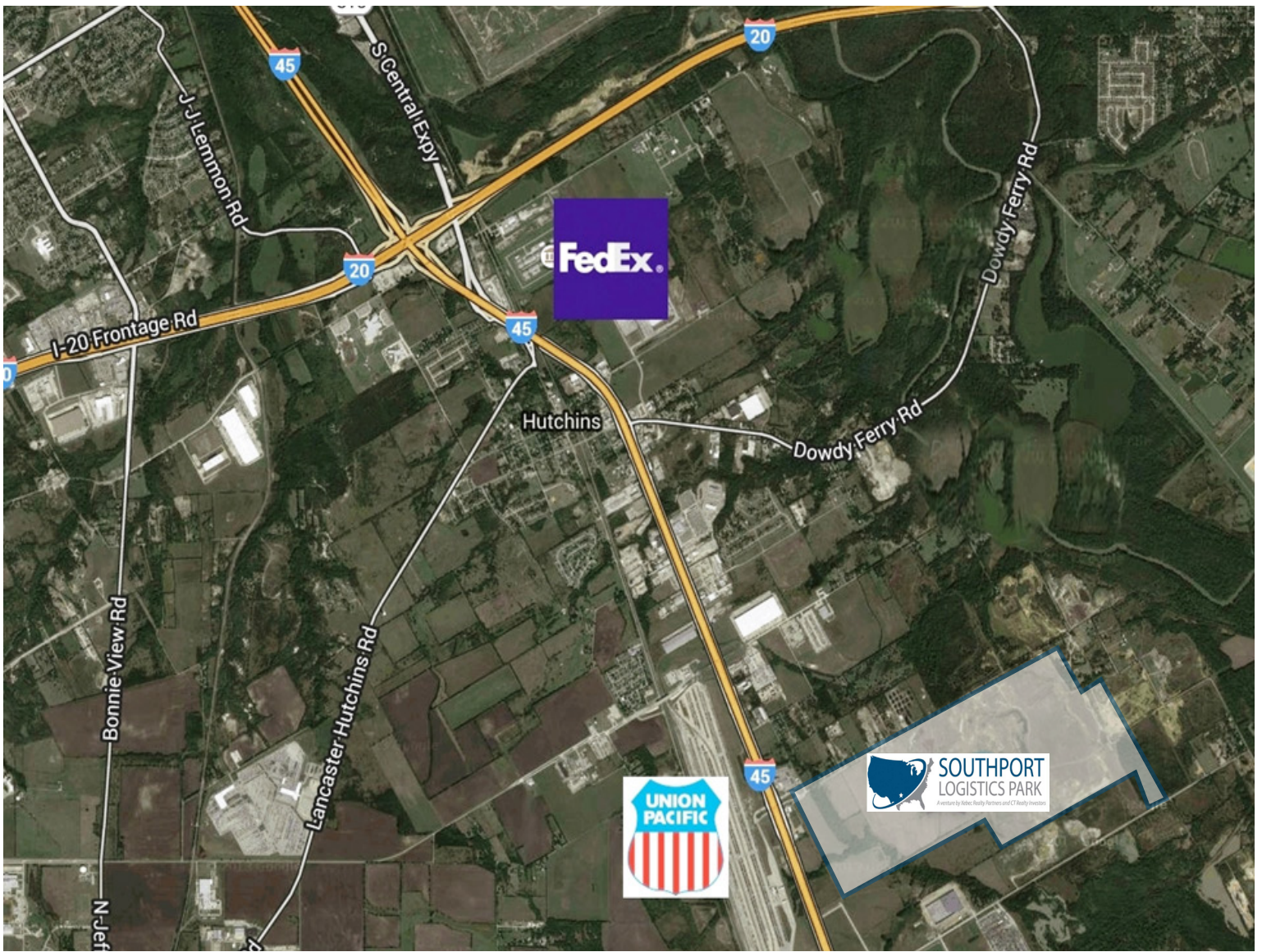
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Logistical Advantages

- 1500' from Southport to Union Pacific Intermodal Gate
- Direct access to Houston via I-45
- Inter-Continental Trade via I-35
- 15 Minutes to Downtown Dallas (12 Miles via I-45)
- 3 miles to the 2nd Busiest FedEx Ground Hub in the U.S.

Park Incentives

- Business Personal Property Tax Abatement
- Sales Tax Rebate
- Triple Freeport



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