

SKYLINE TRADE CENTER



DOWNTOWN DALLAS



Pep Boys

COLLINS RD

DAL-TILE



LINEAGE LOGISTICS

LANDMARK SUNNYVALE

FedEx Freight

DAL-TILE

MCELROY METAL MANUFACTURING CENTER

CLAY MATHIS RD

E SCYENE RD

E GLEN BLVD

±17.8 Acres

ALCOTT LOGISTICS STATION B

ALCOTT LOGISTICS STATION

TRACTA

2500 E SCYENE RD, MESQUITE, TX 75181

±17.8 Acres in Master Planned Business Park

INDUSTRIAL ZONED | RARE INFILL LOCATION

OFFERING MEMORANDUM

CBRE

ALCOTT LOGISTICS LAND

01 Executive Summary

02 Property Details

03 Submarket Overview

04 Market Overview

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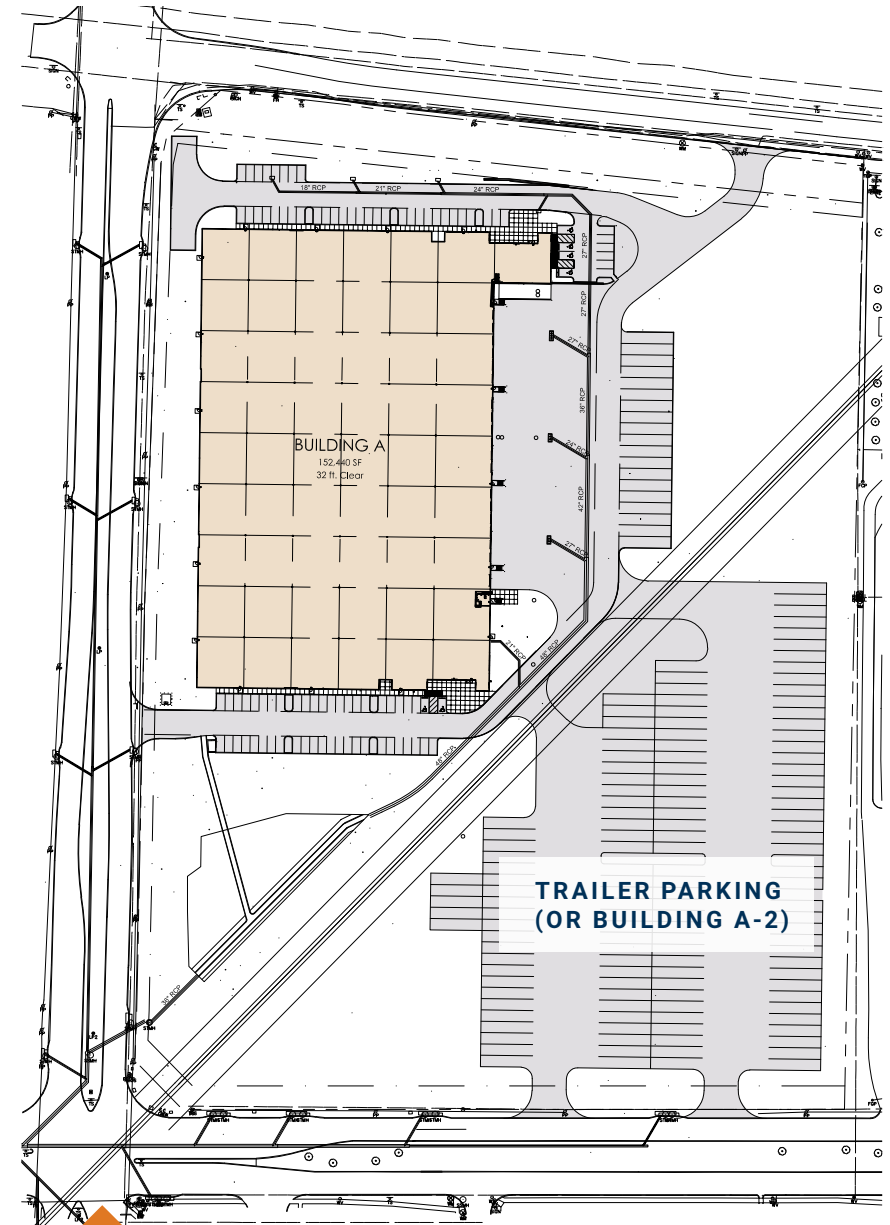
THE OFFERING

CBRE invites you to review this well-located 17.8-acre industrial development opportunity in Mesquite, Texas. Set in a newly created planned industrial park district, this area benefits from neighborhood-wide quality standards that will protect long-term ownership and tenancy.



KEY BENEFITS

- Infill location in the heart of the East Dallas industrial submarket
- Proximity to intermodal transport and Mesquite Regional Airport
- Superior access options and traffic patterns
- Rare excess parking and/or storage opportunities for an infill market
- Great surrounding workforce demographics and population density
- Industrial zoning in place with business park enhancements



Unique opportunity to deliver optimum logistics facility with rare ample truck parking



MESQUITE METRO AIRPORT - HQZ



ALCOTT LOGISTICS STATION E

ALCOTT LOGISTICS STATION D

ALCOTT LOGISTICS STATION C

LONG CREEK WASTEWATER TREATMENT PLANT

ALCOTT LOGISTICS STATION B

ALCOTT LOGISTICS STATION

TRACT A



ESCYENER RD

E GLEN BLVD

CLAY MATHIS RD

PROPERTY ATTRIBUTES



Total size:	17.832 acres
Width:	Approx. 725' on Scyene Rd
Depth:	Approx. 1,035' on Clay Mathis Rd
Zoning:	PD-Industrial (Ord. 4856)
Sewer:	8" line across Glen Blvd
Water:	8" line to site
Max lot coverage:	75%
Min setbacks	25 feet
Landscape buffer:	13 feet on Clay Mathis; 15 feet on Scyene; 25 feet on Glenn
Max building height:	75 feet

DYNAMIC LOCATION

GEORGE BUSH TURNPIKE - EASTERN EXTENSION

The East Branch Extension project is a limited-access, six lane toll road directly linking the President George Bush Turnpike at IH 30 to the proposed Loop 9 facility at IH 20. An off/on exit ramp will be located 1 mile from Alcott Logistics Station on Scyene Road.



ALCOTT LOGISTICS STATION

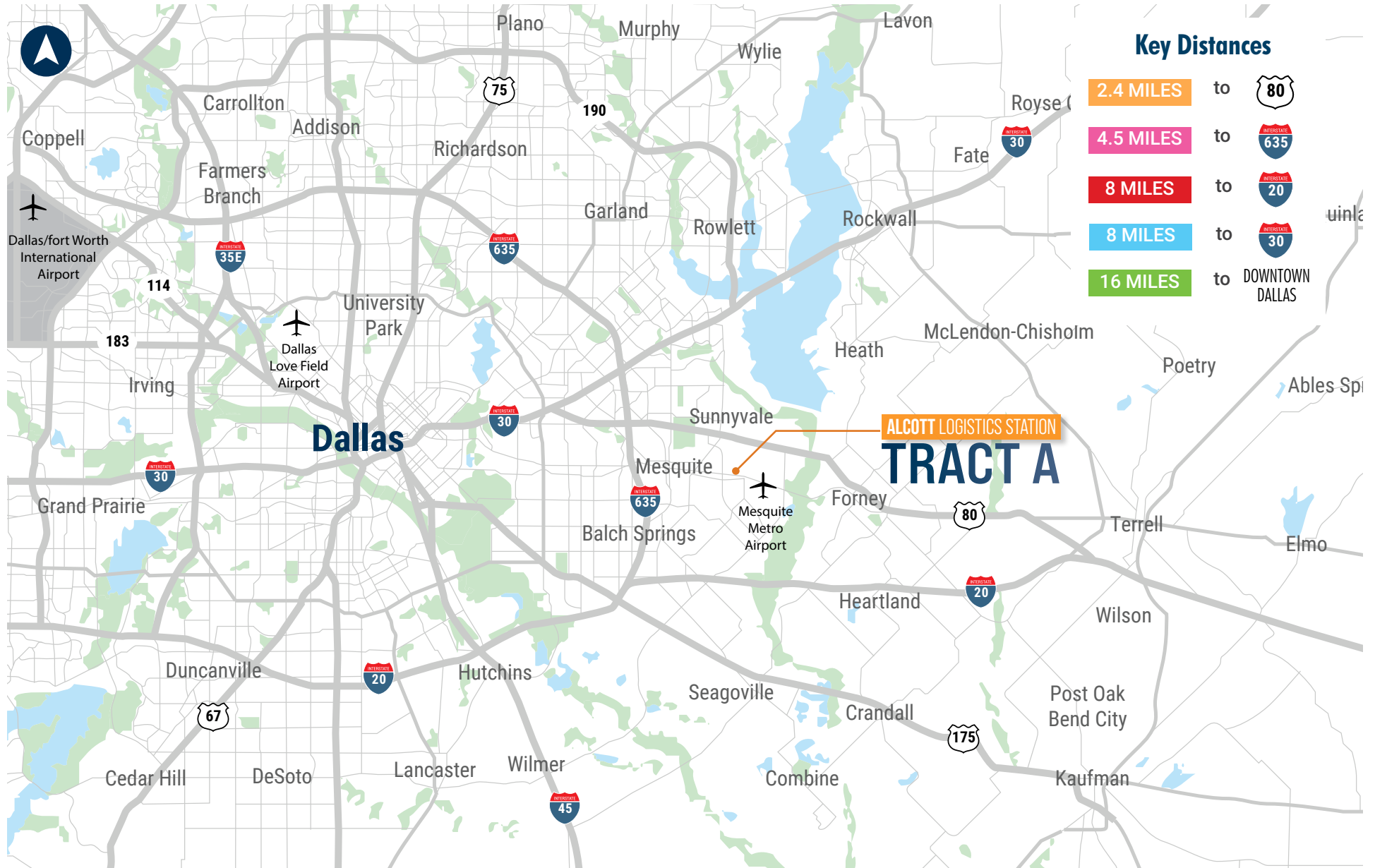
TAX INCREMENT REINVESTMENT ZONE (TIRZ)

- The City of Mesquite created a Tax Increment Reinvestment Zone (TIRZ) to promote the development of Alcott Logistics Station.
- As the Master Developer, ULR will construct the initial infrastructure which includes the removal and redirecting of East Glen Boulevard, as well as a hike and bike trail providing connectivity throughout the project to a 5-acre public park.
- Property tax increment proceeds from the TIRZ will be utilized as a discretionary investment vehicle for the city to reinvest in the area.

Potential uses include tenant incentives, road, intersection and other infrastructure improvements.

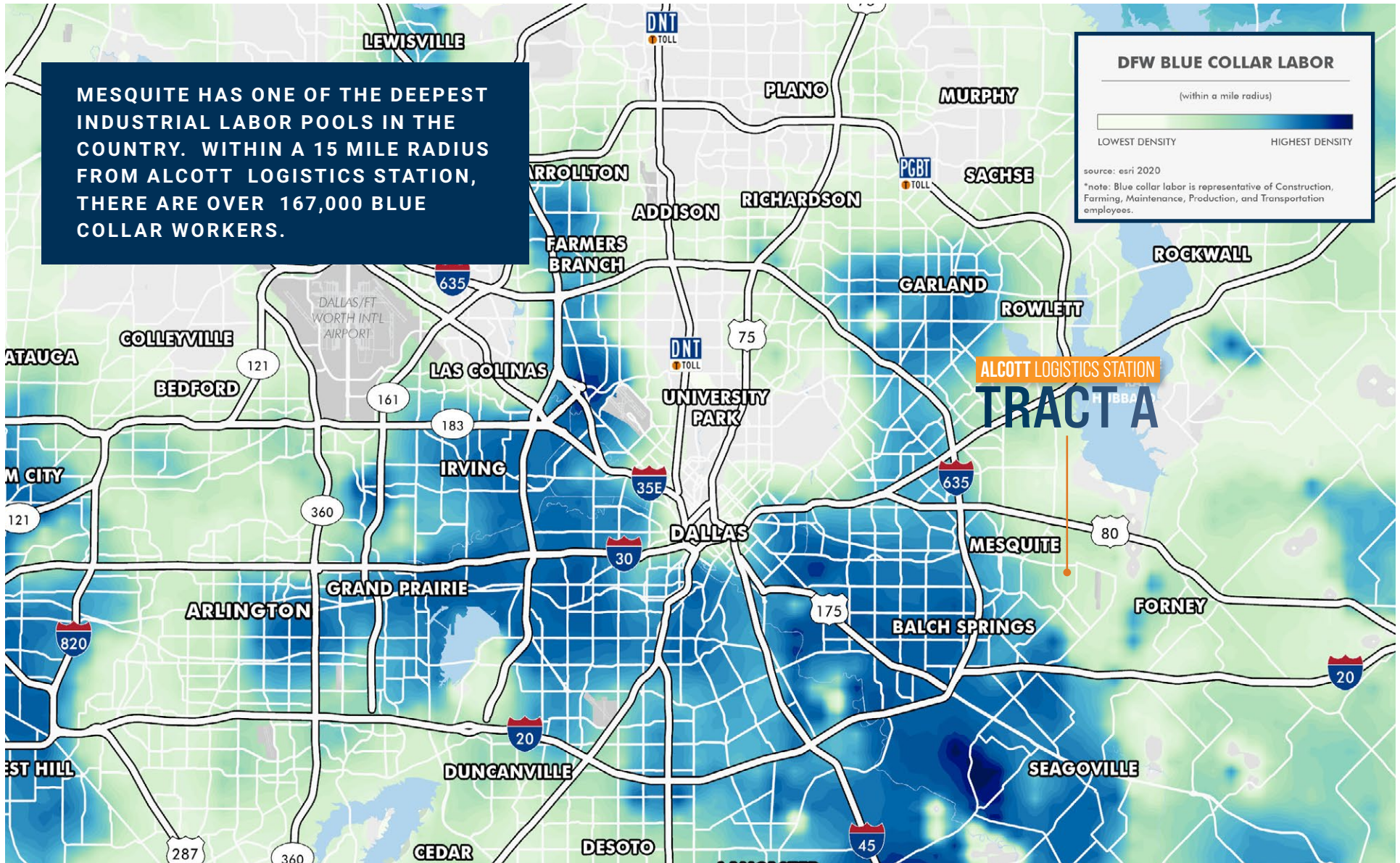


PROPERTY LOCATION

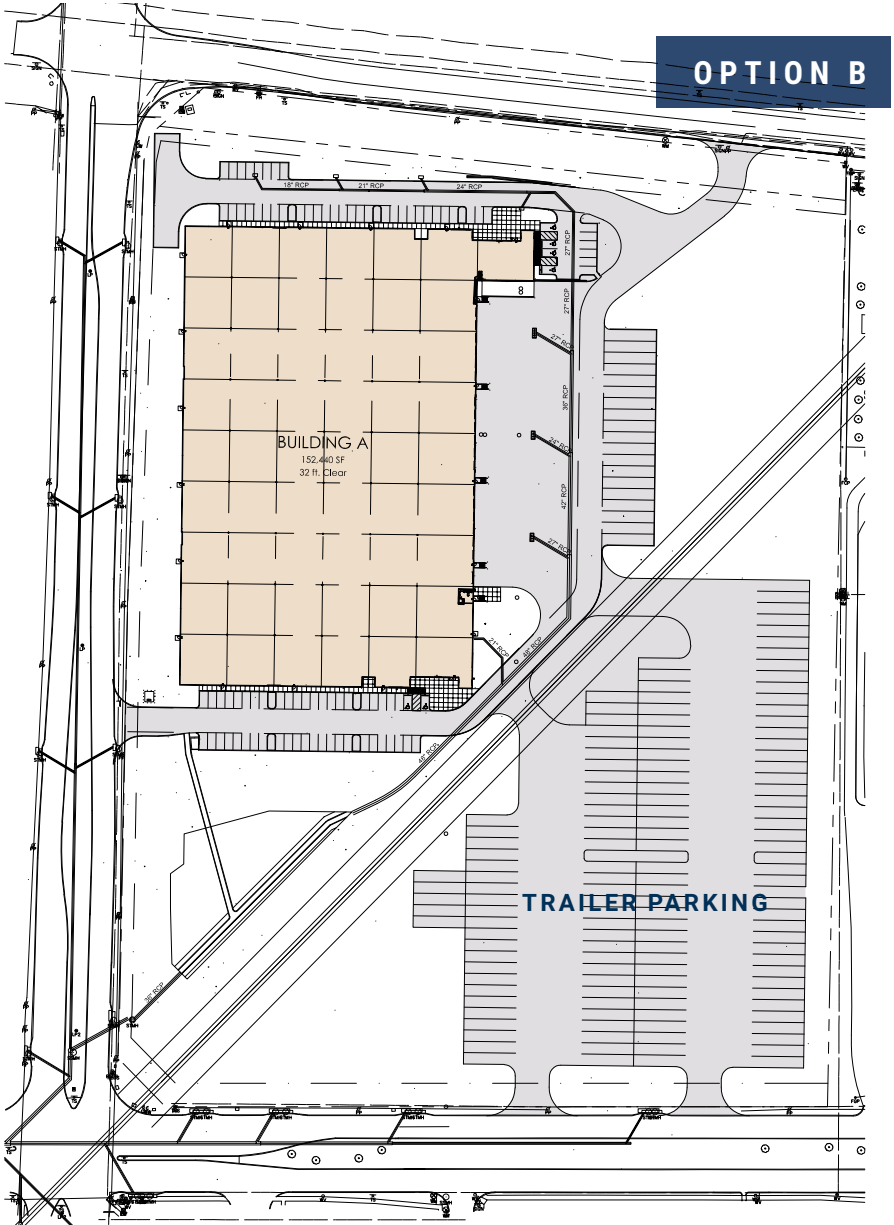
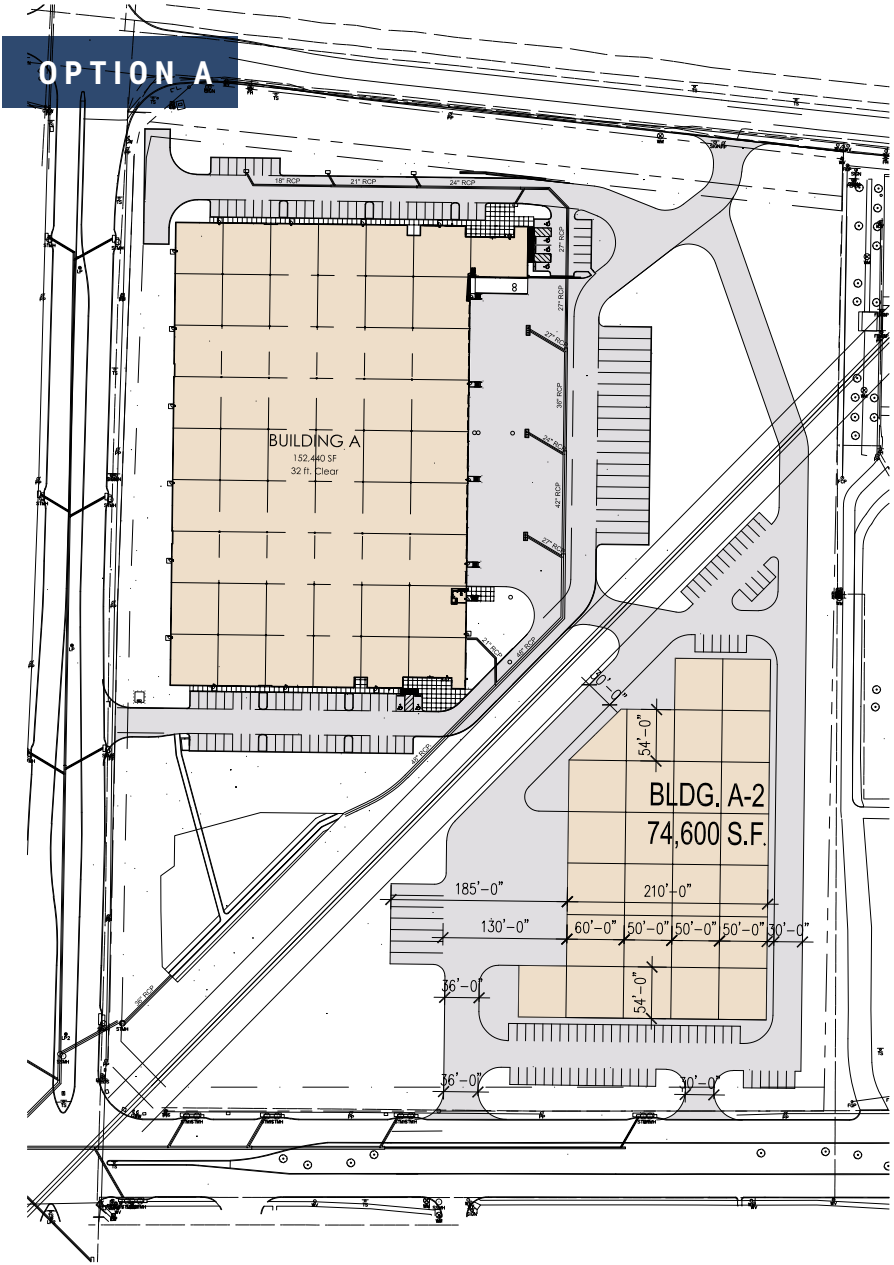


INVESTMENT HIGHLIGHTS

MESQUITE LABOR POOL



SITE PLAN OPTIONS



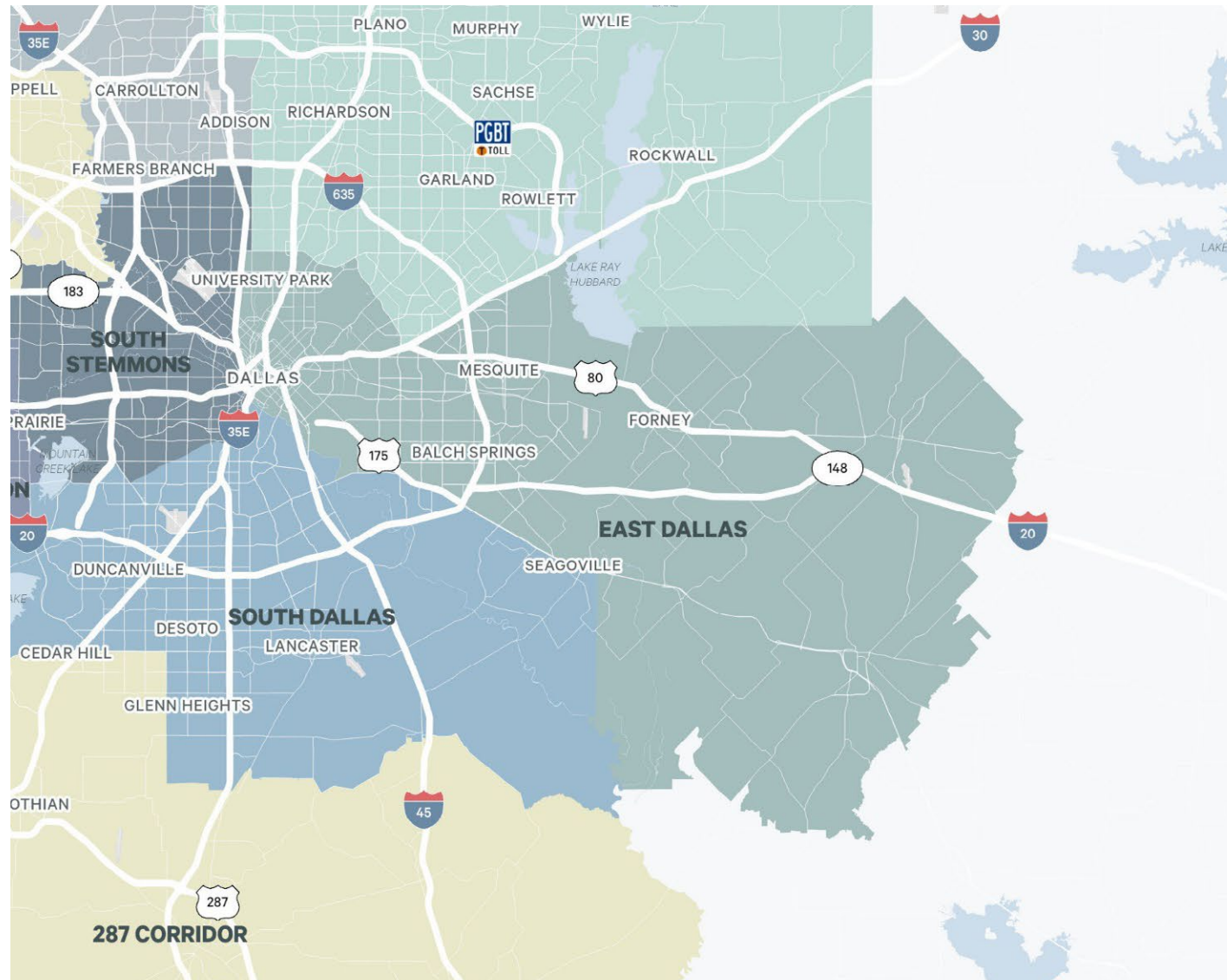
EAST DALLAS SUBMARKET

OVERVIEW

The East Dallas submarket is located to the east of the Dallas CBD and extends into Kaufman County. The submarket is linked via interstates 20 and 30, and highways 80 and 178. Union Pacific operates an intermodal facility within the submarket in Mesquite.

Compared to other submarkets in Dallas/Fort Worth, construction activity has remained muted, until 2020. Currently in the submarket there is nearly eight million sq. ft. of active construction. Much of this new space is in Forney at Gateway Blvd and Highway 80. Forney/Terrel was a new area added in 2022 as industrial development in Dallas/Fort Worth continued to push to the periphery of the Metroplex. The area has also seen many new shopping centers and housing developments which helps to attract labor to the area.

Source: CBRE Local Market Reports, Q2 2021



CLOSE PROXIMITY TO MESQUITE METRO AIRPORT

The Mesquite Metro Airport (HQZ) is located in the City of Mesquite, approximately 13 miles to the east of the Dallas/Fort Worth Metroplex. It is owned and operated by the City of Mesquite. The facility is a general aviation reliever airport, which includes aviation activity ranging from small single engine piston-powered aircraft to business jets to military activity. Only commercial aviation is excluded from general aviation. As a reliever airport, HQZ serves as an alternative for general aviation activities so that the regional commercial service airports such as Dallas Love Field and Dallas/Fort Worth International do not become capacity constrained. In 2005, Mesquite Metro Airport was recognized by the Texas Department of Transportation (TxDOT) – Aviation Division as the Texas Reliever Airport of the Year.

The D/FW Metroplex has experienced significant growth over the last two decades. Forecasts indicate that both Dallas County and Kaufman County, the two county jurisdictions adjacent the airport, will grow well above the national averages for most socioeconomic indicators over the 20-year scope of the Airport Master Plan study. Socioeconomic growth generally leads to increased aviation demand.



DISCLOSURE & AGREEMENT

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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

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The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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