OFFERING MEMORANDUM

±17.8 Acres in Master Planned Business Park

INDUSTRIAL ZONED | RARE INFILL LOCATION
ALCOTT LOGISTICS LAND

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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
# PROPERTY ATTRIBUTES

<table>
<thead>
<tr>
<th>Property Attribute</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total size:</td>
<td>17.832 acres</td>
</tr>
<tr>
<td>Width:</td>
<td>Approx. 725’ on Scyene Rd</td>
</tr>
<tr>
<td>Depth:</td>
<td>Approx. 1,035’ on Clay Mathis Rd</td>
</tr>
<tr>
<td>Zoning:</td>
<td>PD-Industrial (Ord. 4856)</td>
</tr>
<tr>
<td>Sewer:</td>
<td>8” line across Glen Blvd</td>
</tr>
<tr>
<td>Water:</td>
<td>8” line to site</td>
</tr>
<tr>
<td>Max lot coverage:</td>
<td>75%</td>
</tr>
<tr>
<td>Min setbacks</td>
<td>25 feet</td>
</tr>
<tr>
<td>Landscape buffer:</td>
<td>13 feet on Clay Mathis; 15 feet on Scyene; 25 feet on Glenn</td>
</tr>
<tr>
<td>Max building height:</td>
<td>75 feet</td>
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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.
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.
MESQUITE LABOR POOL

Mesquite has one of the deepest industrial labor pools in the country. Within a 15 mile radius from Alcott Logistics Station, there are over 167,000 blue collar workers.
The 17.832 acre site can be configured to accommodate two buildings, or one building and additional trailer parking.
SITE PLAN OPTIONS

OPTION A

OPTION B

TRAILER PARKING

PROPERTY DETAILS

ALCOTT LOGISTICS STATION - TRACT A
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.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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