

NOW LEASING

MAJESTIC FORT WORTH SOUTH

A 320-ACRE
MASTER-PLANNED
BUSINESS PARK
FORT WORTH, TX

A DEVELOPMENT BY:



www.MajesticFWSouth.com



PROJECT LOCATION

LOCATION FEATURES:

- Direct Access to the Project via I-35W and Everman Parkway
- 2.5 Miles South of I-20 and I-35W Interchange
- Union Pacific Rail Service Available
- Adjacent to NAFTA Superhighway
- Strong Workforce Market (Competitive Wages)



PHASE ONE MASTER PLAN

1.8M SF

PROJECT FEATURES:

- All Utilities On-site
- 110 Acres, Master-Planned
- 1.8M SF (Ranging from 35,000 SF to 1.2M SF)
- I-35 Frontage Access & Visibility
- Direct Access to the Project via I-35W and Everman Parkway
- Zoned and Entitled
- Union Pacific Rail Service Available
- 2.5 Miles South of I-20 and I-35W Interchange

POTENTIAL INCENTIVES:

STATE

- Texas Enterprise Fund
- Texas Emerging Technology Fund
- Texas Product/Business Fund

LOCAL

- Property Tax Abatement
- Enterprise Zone Program
- Renewable Energy Incentives
- Manufacturing Exemptions
- Triple Freeport Exemption

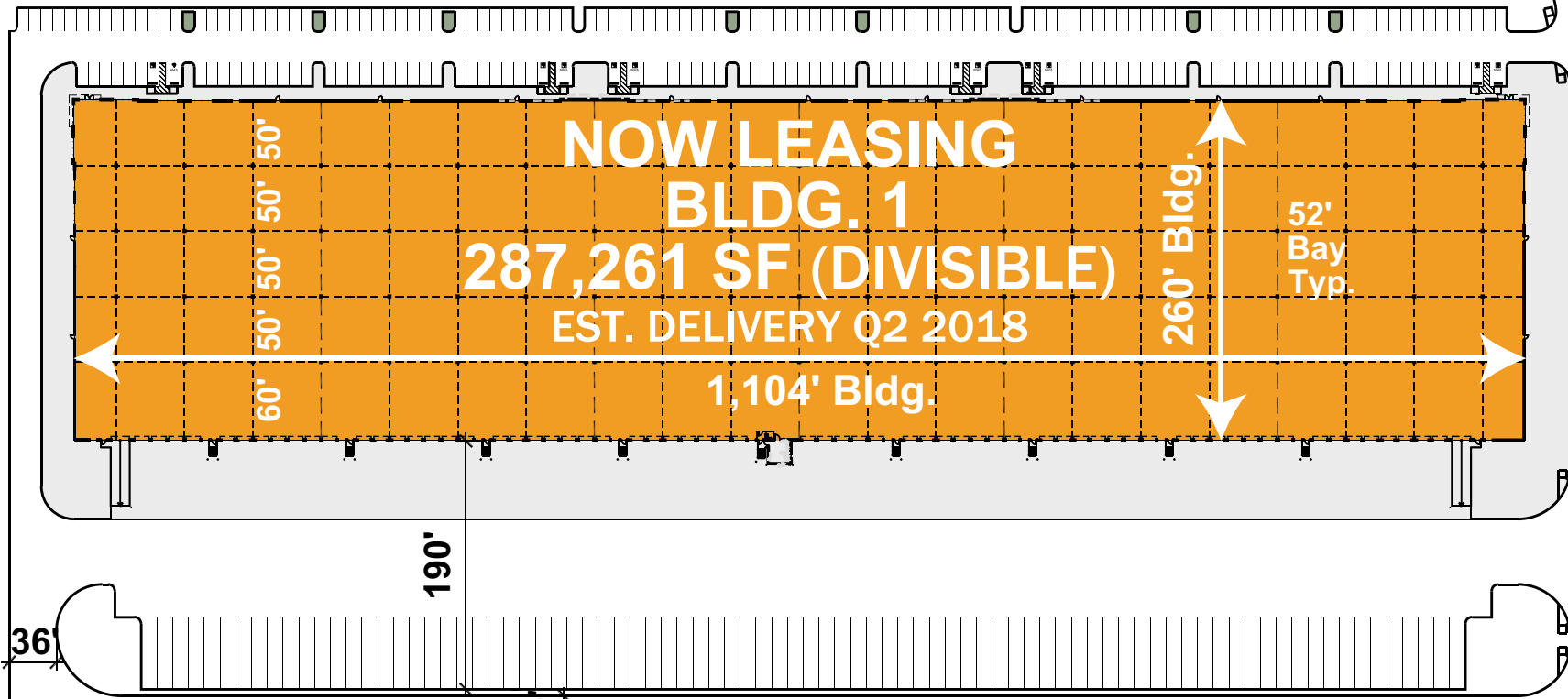


NOW LEASING

BUILDING 1 SPECIFICATIONS

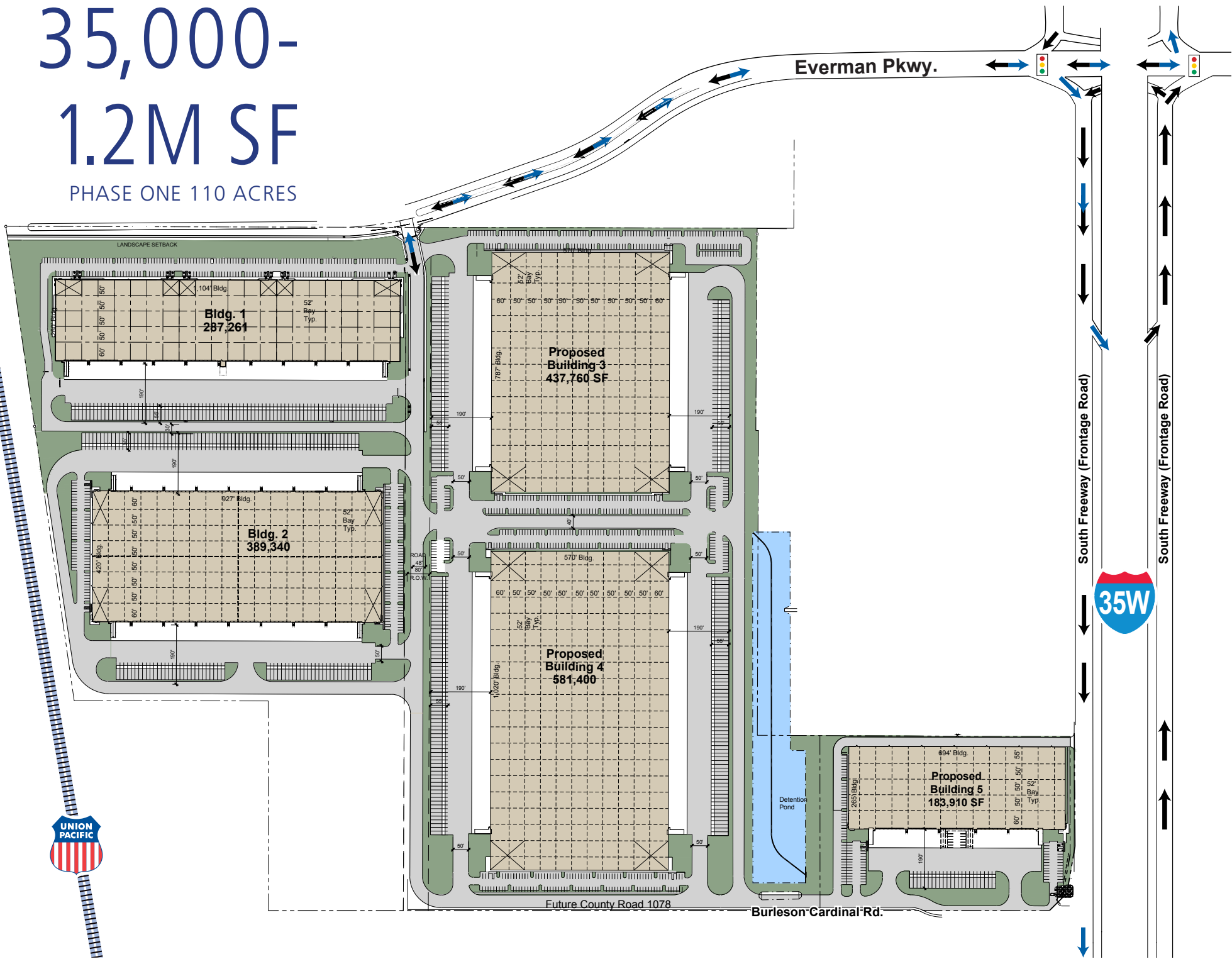
- 35,000 - 287,261 SF Available
- 32' Clear Height
- Rear Load Building
- 50' x 52' Typical Bay Spacing
- 60' Speed Bays
- 219 Car Parking Spaces
- 84 Trailer Parking Spaces
- (66) 9' x 10' Dock Doors with Full Vision Panels
- (2) 12' x 14' Roll Up Doors
- 4' x 8' Skylights @ 1 per 2,500 SF

EVERMAN PARKWAY

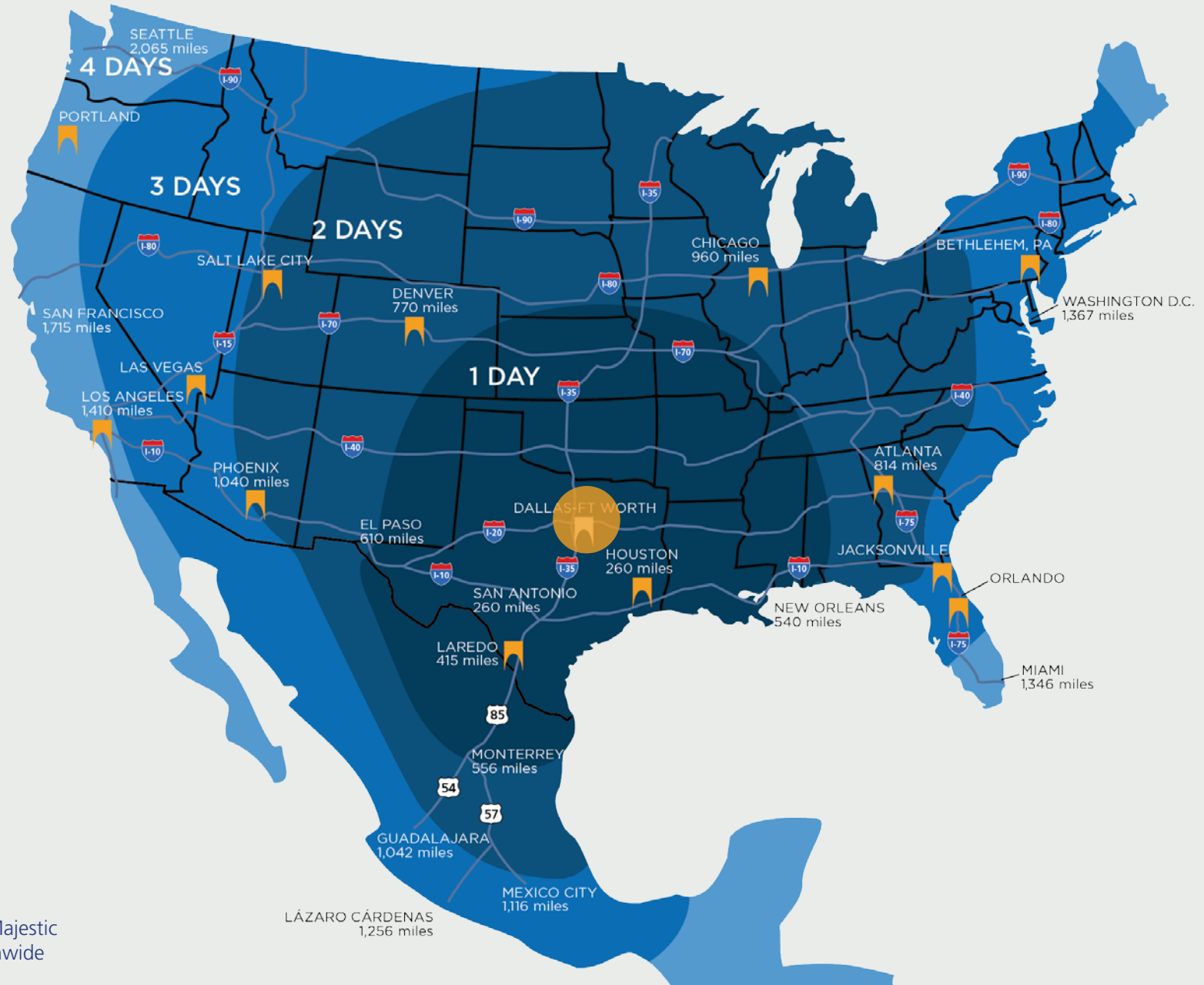


35,000- 1.2M SF

PHASE ONE 110 ACRES



DRIVE TIME



TRUCK TRAVEL TIME

Based on DOT long-haul standard of 11 hours/day

- 1 DAY
- 2 DAYS
- 3 DAYS
- 4 DAYS
- MAJESTIC

* Denotes location of Majestic Business Parks Nationwide

OUR DALLAS- FORT WORTH PORTFOLIO

ABOUT MAJESTIC:

Largest Privately Owned Industrial Developer in the U.S.
82M-SF Portfolio that Includes Industrial, Office, Retail, and Resorts
6.5M SF Presence in DFW (5 Business Parks)
2015 NAIOP Developer of the Year

OFFICE LOCATIONS:

Los Angeles* Dallas
Atlanta Fort Worth
Denver Las Vegas
Bethlehem, PA

MAJESTIC DFW BUSINESS PARKS

MAJOR TENANTS:

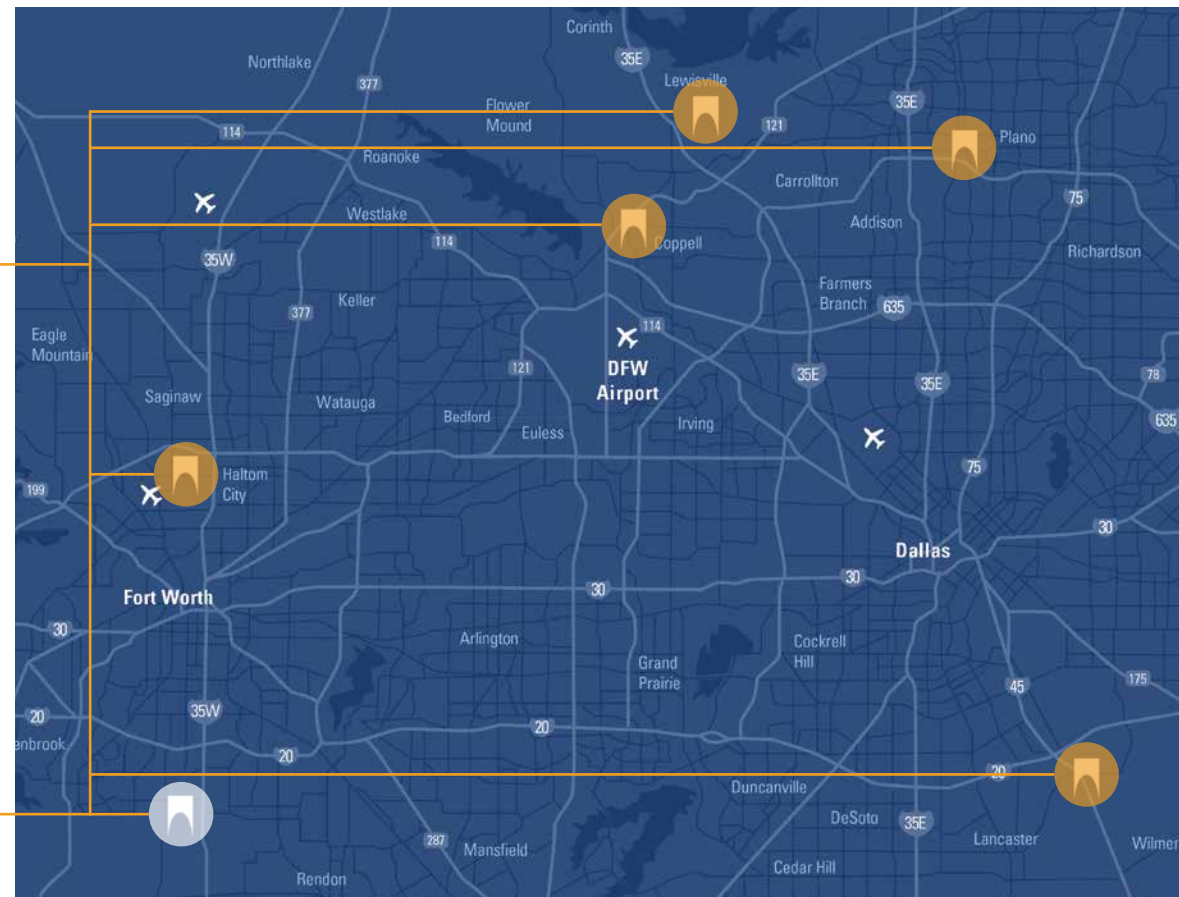
Cardinal Health
Mattel
Kellogg's
Bed Bath & Beyond
FedEx

EXISTING PROJECTS:

Lewisville	3.5M SF
Hutchins	1.5M SF
Fort Worth	1M SF
Coppell	300,000 SF
Plano	200,000 SF

Total 6.5M SF

**FORT WORTH
SOUTH**



*Headquarters

LEASING INFORMATION



www.MajesticFWSouth.com
131 East Exchange Avenue, Suite 212
Fort Worth, TX 76164

KYLE VALLEY
kylevalley@majesticrealty.com
P: 562-948-4339

CRAIG CAVILEER
ccavileer@majesticrealty.com
P: 562-948-4342