



HIGH POINT 67 LOGISTICS CENTER

MASTER PLAN

S Hwy 67 | Cedar Hill, TX 75104

2M SF Available | Class A Logistics Center

A Class A industrial park with up to 2,174,060 square feet available for lease on 184 acres. Situated on Hwy-67, and less than 10 miles from I-20, the project has great highway visibility and access.



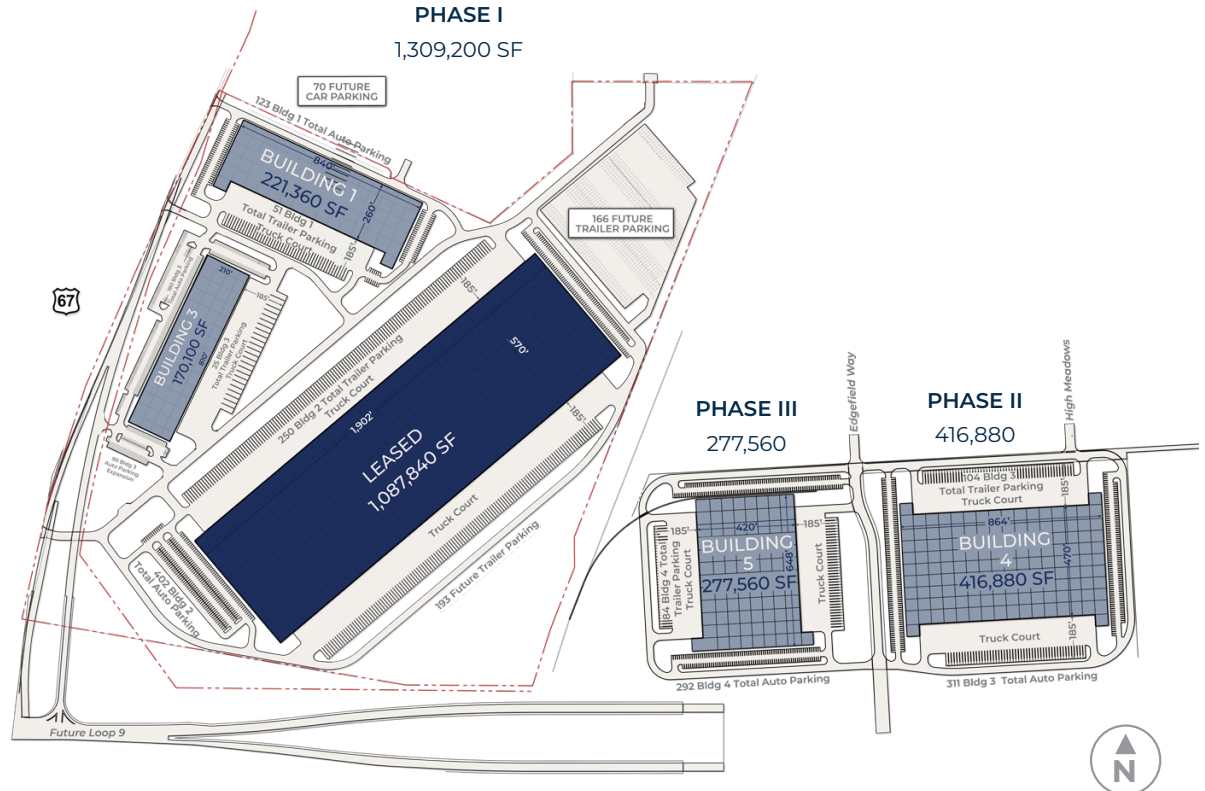


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MASTER PLAN

PROPERTY OVERVIEW



2,174,060 SF on 184 acres



ESFR sprinkler system



950 – total planned trailer parking;
383 – expansion trailer parking



Build-to-suit opportunities



185' truck courts



1,342 – total planned car parking spaces;
160 – expansion car parking



32' - 40' clear heights



60' speed bays



54' x 50' or 56' x 50' column spacing

Development



AUSTIN REYNOLDS

972 201 2956 (o)
austin.reynolds@hillwood.com

Leasing



STEPHEN KOLDYKE

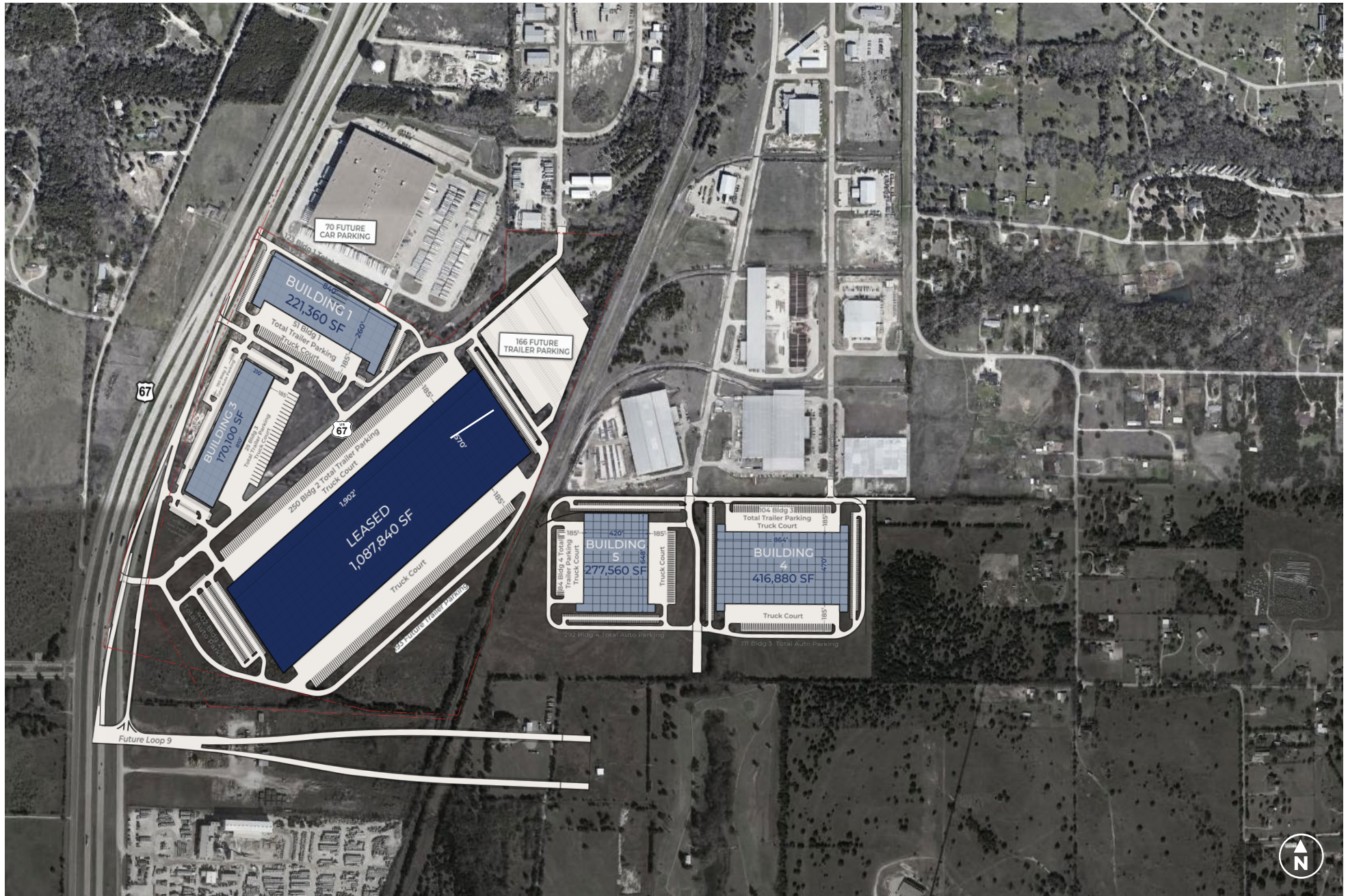
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MASTER PLAN

SITE PLAN (Ingress/Egress)



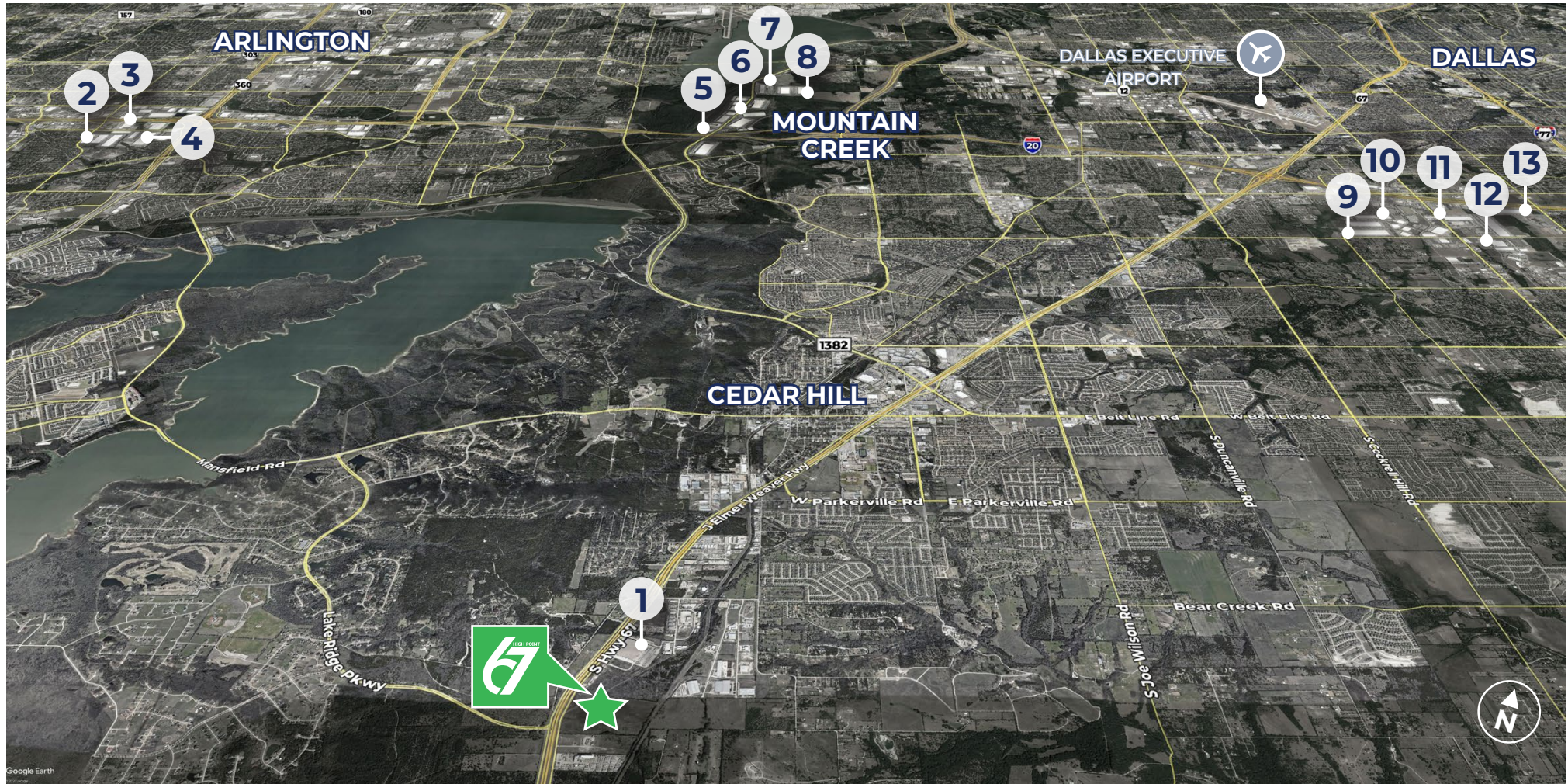


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MASTER PLAN

AREA INFORMATION



BUSINESSES

- | | |
|----------------------------|------------------------|
| 1. JC Penney | 8. Costco Distribution |
| 2. Williams-Sonoma | 9. NFI |
| 3. FedEx Ground | 10. Serta |
| 4. UPS Distribution Center | 11. Home Depot |
| 5. Niagara Bottling | 12. Walmart |
| 6. Kimberly Clark | 13. Kohl's |
| 7. Nestlé | |

DRIVE TIMES

Interstate 20

 8.8 mi.  9 min.

Interstate 30

 18 mi.  18 min.

DFW International Airport

 28.2 mi.  35 min.

Dallas CBD

 20 mi.  22 min.

FedEx Ground Hub

 26 mi.  24 min.

Union Pacific Intermodal

 22 mi.  23 min.

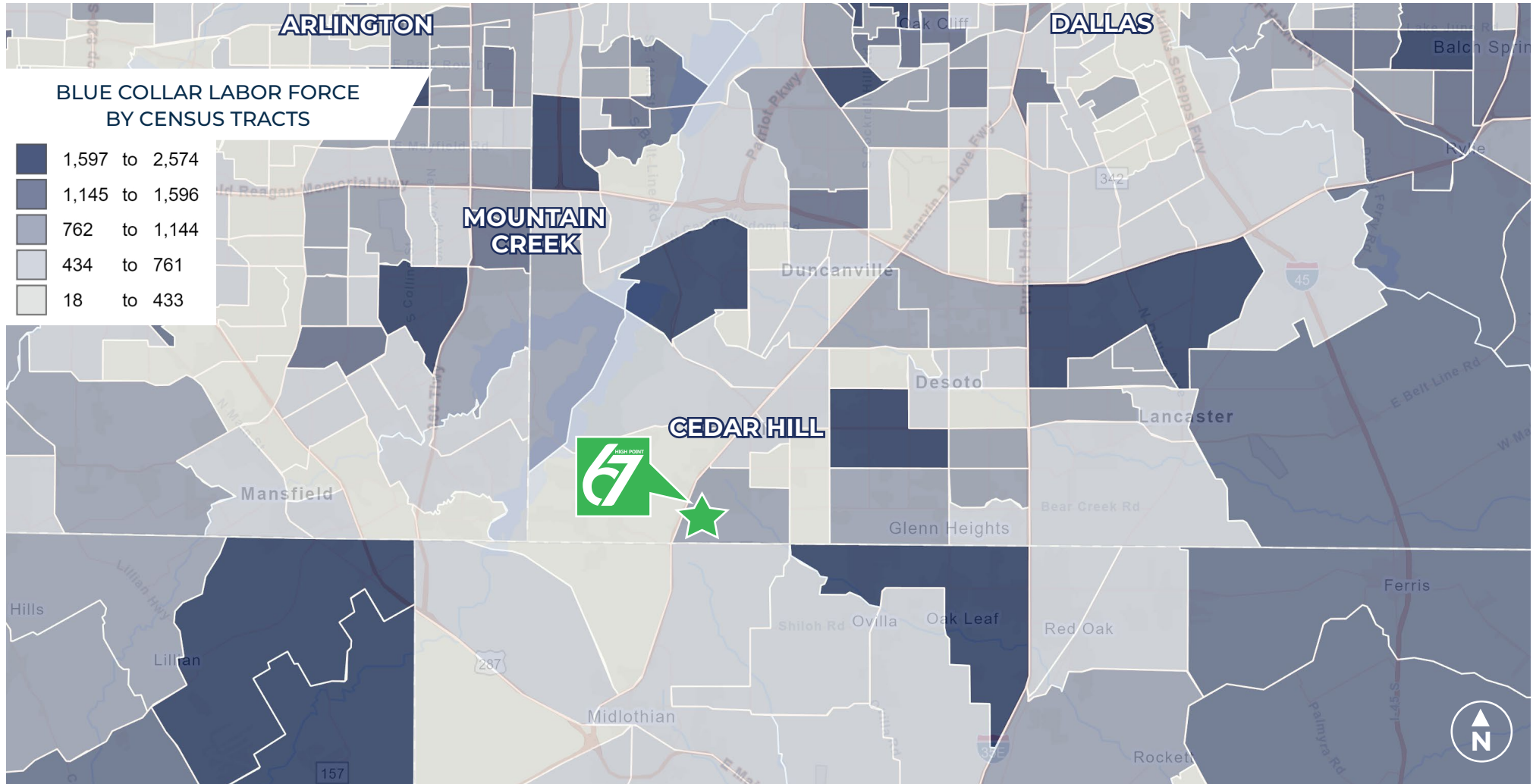


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MASTER PLAN

LABOR



10 MILE RADIUS DEMOGRAPHICS



463,804

POPULATION



46,865

BLUE COLLAR
LABOR FORCE



9.1%

UNEMPLOYMENT



\$78,801

MEDIAN
HOUSEHOLD INCOME



23%

HIGH
SCHOOL GRADUATE



31%

BACHELOR'S /
GRAD / PROF DEGREE

Source: ESRI

HIGH POINT CONTACT

DEVELOPMENT



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LEASING



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