

CENTX35

LOGISTICS CENTER

3 Class A Buildings

1,811,408 SF

Phase 1 Ground Breaking

Q4 2022

Phase 1 Delivering

Q4 2023



NE HK Dodgen Loop, Temple, TX 76501
IH-35 & NE HK Dodgen Loop

VELOCIS

KBCADVISORS

PROPERTY ADVANTAGES



INTERSTATE
35



3 Building, Class A Logistics Center

Ability to reach **75% of the state's population** within a **3-hour drive**

Highly strategic location in the **middle** of the "Texas Triangle"

Access to **dense labor** supply
and **rapidly growing population** in the region

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PROPERTY ADVANTAGES

I-35 Frontage

Strong existing
corporate presence

Pursuing
LEED Certification

Limited Class A industrial
availability in the region

Phase 1 Ground Breaking..... **Q4 2022**

Phase 1 Delivering..... **Q4 2023**

Phase 2 Ground Breaking..... **TBD**

NE H K DODGEN LOOP

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SITE PLAN



NE H K DODGEN LOOP

Auto Parking 345

Trailer Parking 161

LOGISTICS CENTER
BLDG 1

LOGISTICS CENTER
BLDG 2

LOGISTICS CENTER
BLDG 3

	PHASE 1		PHASE 2
	BLDG 1	BLDG 2	BLDG 3
Building Size:	613,076 SF	242,532 SF	955,800 SF
Divisible To:	300,000 SF	100,000 SF	450,000 SF
Clear Height:	40'	32'	40'
Building Dimensions:	1,134' X 540'	756' X 320'	1,620' X 590'
Column Spacing:	54' X 50'	54' X 50'	54' X 50'
Loading Bays:	70'	70'	70'
Dock Doors:	125	37	192
Grade-Level Doors:	4	2	4
Truck Court:	185'	185'	185'
Auto Parking:	UP TO 345	156	430
Trailer Parking:	161	50	230
Sprinklers:	ESFR	ESFR	ESFR
Configuration:	Cross-Dock	Rear Load	Cross-Dock/BTS

Trailer Parking 50

Auto Parking 156

Trailer Parking 230

Auto Parking 430

Two-Way Ingress/Egress



ACCESS MAP



Main entrance facing
I-35 with prominent
signage opportunity

Four **two-way**
access points

Convenient & direct
ingress/egress to
I-35 & Loop 363

← Ingress ← Egress

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CORPORATE NEIGHBORS

Very strong
corporate presence

Corporation	Distance from CenTX
1 ONCOR	0.1 Miles
2 E ESTES	0.7 Miles
3 BaylorScott&White HEALTH	1.0 Miles
4 PACTIV	1.2 Miles
5 Reynolds Consumer Products	1.3 Miles
6 POLAR	1.6 Miles
7 FedEx	1.6 Miles
8 CARPENTER	1.8 Miles
9 Cargill	1.9 Miles
10 BAE SYSTEMS	1.9 Miles
11 PERFORMANCE FOODSERVICE	1.9 Miles
12 Reynolds Consumer Products	1.9 Miles
13 MARS Petcare	2.3 Miles
14 Wilsonart ENGINEERED SURFACES	2.7 Miles
15 STARCORR SERVICES	2.7 Miles
16 niagara	2.9 Miles
17 MCLANE	3.0 Miles
18 Walmart	3.0 Miles
19 H-E-B	3.6 Miles
20 Meta	3.6 Miles
21 MCLANE HEADQUARTERS A BERKSHIRE HATHAWAY COMPANY	4.5 Miles

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TEXAS TRIANGLE

The **Texas Triangle** is home to the State's four largest cities (Dallas-Fort Worth, Houston, Austin, and San Antonio) and the majority of the State's population. This mega-region accounts for 77% of State's GDP, a whopping **\$1.3+ trillion**.

3 Hour Drive Time

2022 Total Population	2022-2027 Projected Population Growth
22.3M	5.1%

DALLAS / FORT WORTH
2021 POP. **7,820,190**

AUSTIN
2021 POP. **2,345,030**

SAN ANTONIO
2021 POP. **2,596,680**

HOUSTON
2021 POP. **7,199,930**

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KEY ACCESS POINTS

Distribution Hubs	Distance from CenTX
AUSTIN-BERGSTROM INT'L AIRPORT	75 Miles
UP WILMER	125 Miles
FORT WORTH ALLIANCE AIRPORT	135 Miles
BNSF ALLIANCE	135 Miles
DALLAS-FORT WORTH INT'L AIRPORT	140 Miles
SAN ANTONIO INT'L AIRPORT	140 Miles
UP SAN ANTONIO	155 Miles
KCS WYLIE	160 Miles
GEORGE BUSH INT'L AIRPORT	165 Miles
BNSF & UP HOUSTON	175 Miles
PORT OF HOUSTON	180 Miles



Dallas-Fort Worth, Houston, Austin, and San Antonio are all in the **Top 10 fastest growing cities** in the United States



If the **Texas Triangle** were an independent nation, it would be the **15th largest economy in the world**, roughly the size of Mexico or Australia



The major 4 major cities that help make up the Texas Triangle are expected to all (soon) be in the **Top 10 most populous cities** in the United States



Effective Buying Income in the Texas Triangle, which is reflective of income earned after taxes, is expected to **outpace the rest of the United States over the next 5 years**

NATIONAL DISTRIBUTION REACH

The average cost of living within 30 minutes of CenTX 35 is **7.1% lower** than the national average.

3-DAY

2-DAY

1-DAY

SAN FRANCISCO, CA

LAS VEGAS, NV

LOS ANGELES, CA

SAN DIEGO, CA

PHOENIX, AZ

DENVER, CO

KANSAS CITY, MO

ST LOUIS, MO

MINNEAPOLIS, MN

CHICAGO, IL

DETROIT, MI

BOSTON, MA

NEW YORK CITY

PHILADELPHIA, PA

WASHINGTON DC

INDIANAPOLIS, IN

CINCINNATI, OH

NASHVILLE, TN

CHARLOTTE, NC

ATLANTA, GA

DALLAS, TX

AUSTIN, TX

SAN ANTONIO, TX

HOUSTON, TX

TAMPA, FL

MIAMI, FL



DISTRIBUTION REACH

1-DAY DRIVE

58

million people
[17% of US]

2-DAY DRIVE

240

million people
[71% of US]

3-DAY DRIVE

327

million people
[98% of US]

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COMPELLING LABOR STORY

Transportation/
material moving
as a % of labor force



Population: 30 Minute Drive Time

2022 Total Population	2022-2027 Projected Population Growth	2022 Transportation/ Materials Moving Total	2022 Transportation/ Materials Moving % of the Labor Force
415,000	4.5%	15,713	8.5%

SAMSUNG
AUSTIN SEMICONDUCTOR

\$17 billion chip
manufacturing plant

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