

464 BAILEY



REVITALIZED & REIMAGINED



THE PROPERTY



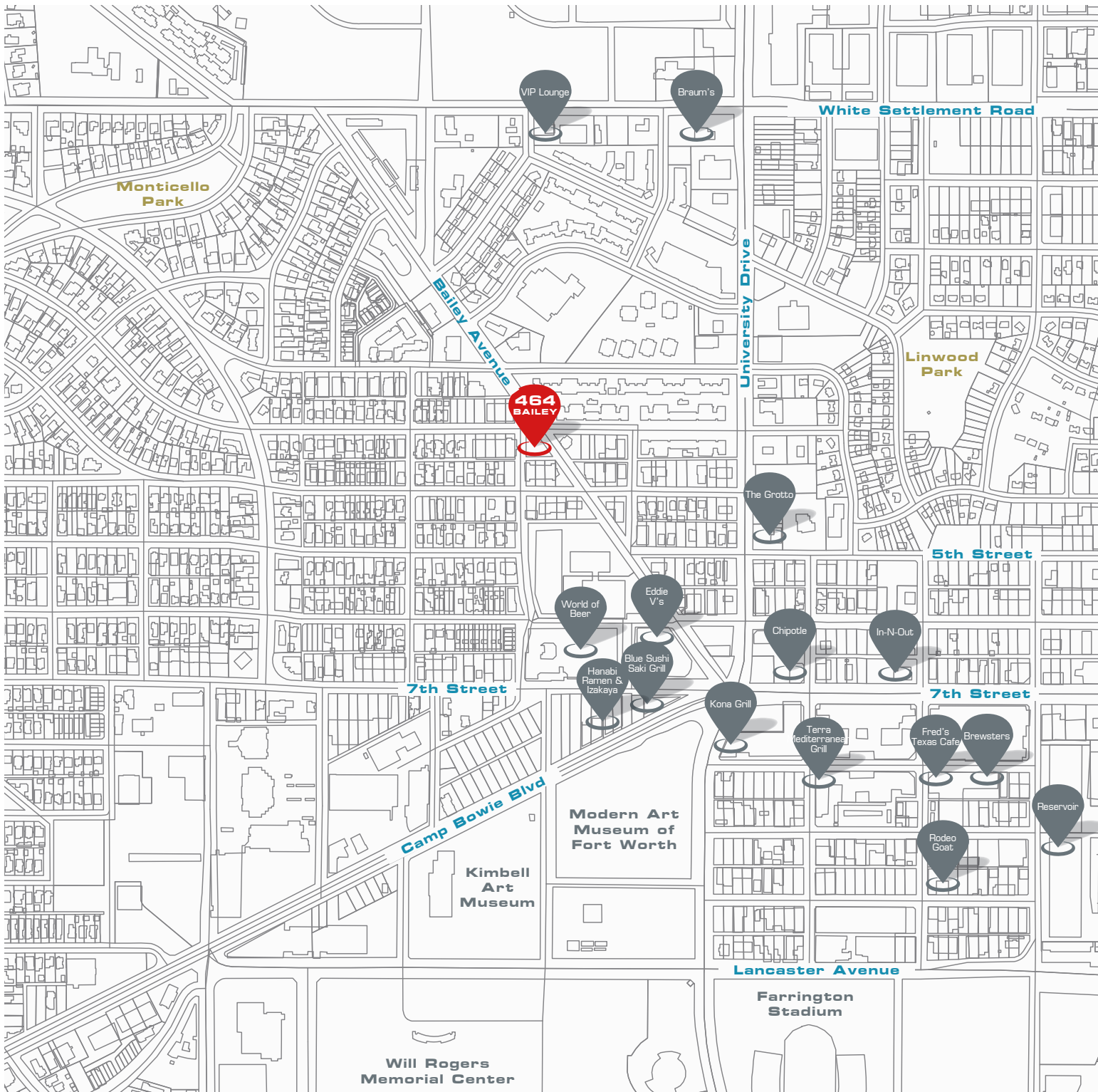
NEW OWNER
VISION



Act now to take advantage of the Cultural District's most exciting and unique redevelopment project. The Property will provide its tenants with one of the best settings in town. The Property is now available for pre-leasing; don't miss this opportunity to create a one of a kind environment for your team.

- + ±30,000 square foot building
- + 3.0/1,000 surface parking, adjacent to building
- + Redevelopment project; brand new finishes and building systems
- + Fort Worth bike share site
- + Building will feature locker rooms with showers
- + Unrestricted views of Downtown Fort Worth skyline
- + Estimated delivery: December 2017
- + Local ownership

LOCATION





The Property is located adjacent to Downtown in the heart of Fort Worth's Cultural District, one of the City's most active development areas and a true mixed-use district! The Property is walkable to Fort Worth's world famous museums, the White Settlement Road Redevelopment Corridor and the 7th Street developments, including W7th, Museum Place, Montgomery Plaza, Left Bank, Linwood, The Foundry, So7, and more. 464 Bailey also features walkable access to the Trinity River, Fort Worth's trail system, and all of the immediate area's many amenities. The Property is also adjacent to some of Fort Worth's most established and sought after neighborhoods, and is walkable to thousands of newly developed multifamily units.

This area and the redevelopment of the Property make this a "can't miss" opportunity for office tenants in Fort Worth.

PROPERTY VIEWS

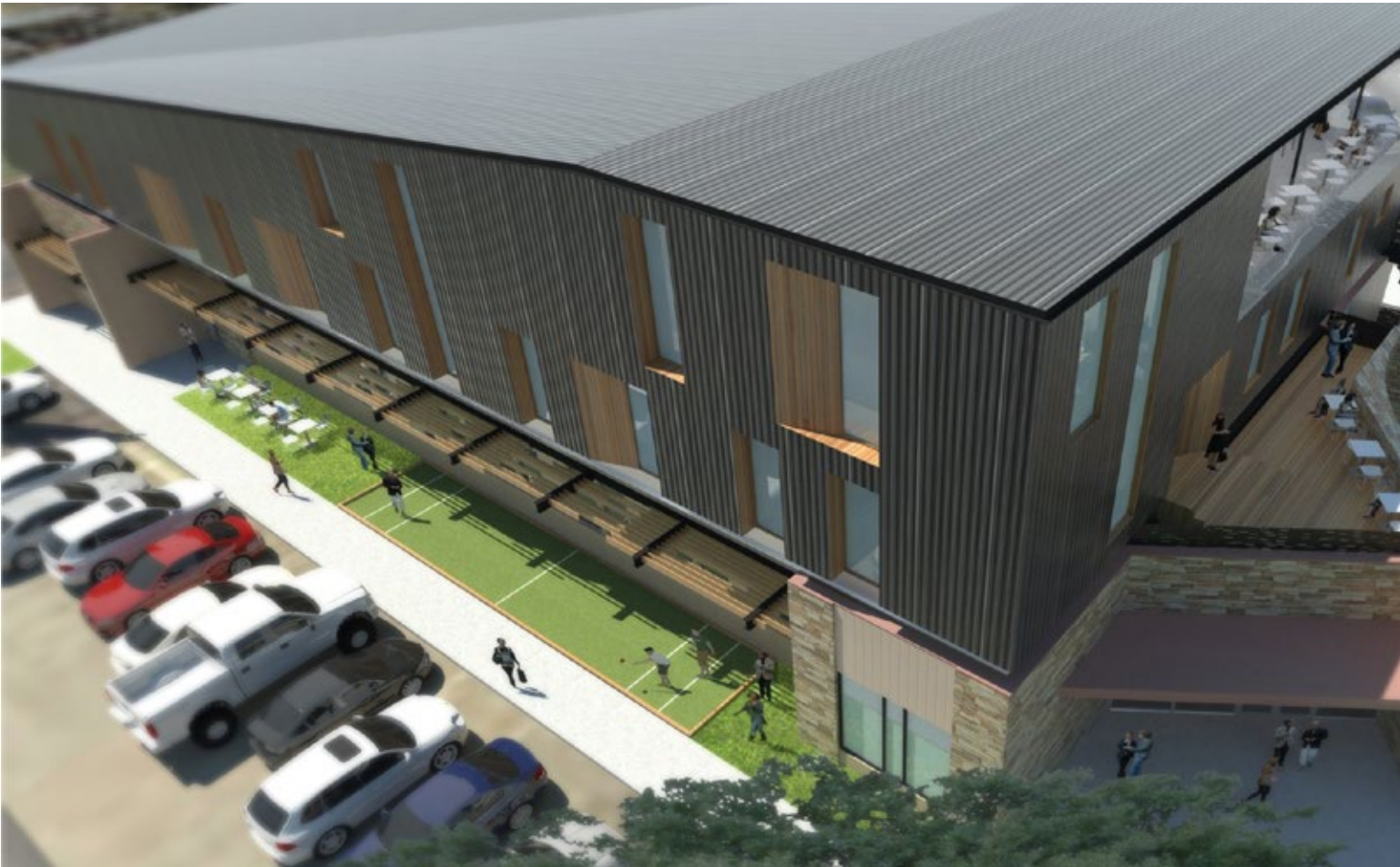


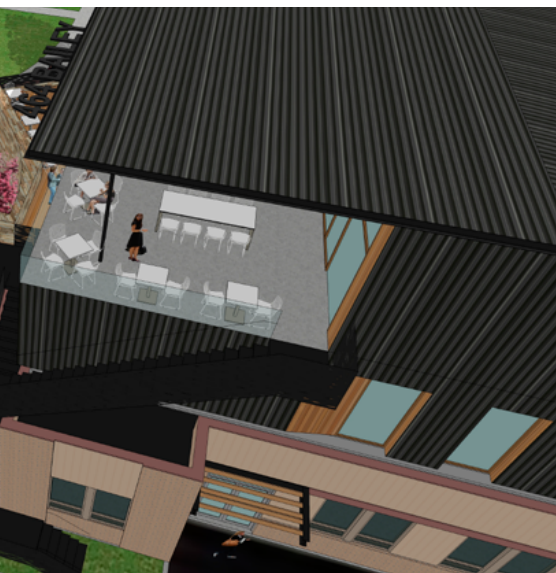
DOWNTOWN
VIEWS



464 BAILEY

THE VISION





464 BAILEY



Fort Worth

Fort Worth is Open for Business

Fort Worth is a premier business address for the top companies in the world – from Fortune 500 corporations to globally recognized brands.

We are a vibrant, international community that is progressive and pro-business, yet one that still remains true to its Western heritage. As the fastest-growing city in the nation over the last 13 years, Fort Worth is poised for its population to surpass one million by 2025. And with the Dallas-Fort Worth market being named the Top Job Creator in 2014 by the U.S. Census Bureau, business – and the economy – are booming.



All Roads – and Planes and Trains – Lead to Fort Worth

Fort Worth's central location within the state of Texas, the U.S. and the world, combined with extensive air, rail and land transportation options, provide unparalleled access to any destination.

- Dallas/Fort Worth International Airport is the 3rd busiest airport in the world, handling 60 percent of the cargo shipped in Texas and serving 148 domestic and 56 international destinations. In 2014, the airport served more than 63 million passengers.
- Fort Worth Alliance Airport, the world's first industrial airport, offers a range of amenities for global customers and is the top-ranked Foreign Trade Zone in the country. Alliance is one of the world's premier inland ports and is a U.S. Customs' Port of Entry.
- BNSF Railway, one of the nation's largest freight railroad companies, is headquartered in Fort Worth and is at the center of the city's state-of-the-art intermodal hub.
- Major interstate highways, including I-20, I-30, I-45, I-35W and I-820, crisscross Fort Worth, enabling easy travel throughout North Texas, and providing robust international and domestic trade routes for businesses.

Notable Headquarters in Fort Worth

Acme Brick
Alcon/Novartis
Allied Electronics
American Airlines
Bell Helicopter Textron
Ben E. Keith
BNSF Railway Company
D.R. Horton
Justin Brands
Pier 1 Imports
TII, Inc.
Williamson-Dickie Manufacturing
XTO Energy



Fort Worth

Made in Fort Worth

Ample land, limited regulations, a strong transportation infrastructure and a highly skilled workforce make Fort Worth the ideal community for manufacturing companies. Here in Fort Worth:

- GE Transportation is manufacturing and testing its signature Evolution® series, the most energy-efficient locomotives today. This is the company's first plant outside of Pennsylvania in over 100 years.
- Justin Brands is one of the most iconic manufacturers of cowboy boots, work boots and other Western wear and has been in the local community since 1925.
- Lockheed Martin manufactures the F-35, the most technologically advanced, multi-role fighter aircraft in the world and part of the largest defense program in the nation's history.
- Bell Helicopter manufactures military aircraft that provide the most advanced defense air transportation and weaponry in the world.
- In neighboring Arlington, General Motors has a plant that manufactures the Cadillac Escalade, Chevy Suburban, Chevy Tahoe, and GMC Yukon.

Live, Work, Play

Fort Worth tops the lists when it comes to livability. From its thriving downtown and a multitude of premier housing developments, to strong corporate economy and outstanding cultural, entertainment and recreational opportunities, Fort Worth has it all.



- Downtown Fort Worth was voted the best downtown by Livability.com in 2014.
- Forbes ranked Fort Worth number two in its list of Best Cities for Job Seekers in 2015.
- Fort Worth has the second highest number of accredited museums within walking distance of each other, second to only Washington, D.C., including The Modern Art Museum, the Kimbell Art Museum, the National Cowgirl Museum and Hall of Fame, the Amon Carter Museum of American Art, and the Fort Worth Museum of Science and History.
- The centerpiece of the thriving downtown is the 35-block Sundance Square, which is home to the Bass Performing Arts Center that hosts world-class performances and organizations such as the Van Cliburn International Piano Competition, the Fort Worth Symphony Orchestra, the Texas Ballet Theatre, and the Fort Worth Opera.
- Four professional sports teams are located within a 30-mile radius of Fort Worth, including the Dallas Cowboys (NFL), Dallas Mavericks (NBA), Texas Rangers (MLB), and Dallas Stars (NHL).
- Fort Worth is home to the world-renowned Fort Worth Stock Show and Rodeo, held annually and featuring some of the best talent in the Professional Rodeo Cowboys Association.
- Texas Motor Speedway in Fort Worth features annual races from both NASCAR and the Indy Racing League, drawing in hundreds of thousands of spectators and fans.

Talent in High Demand

The workforce in North Texas represents one of the most educated talent pools in the country:

- 81.4 percent of Dallas/Fort Worth residents have a high school degree or higher.
- More than 850,000 individuals have a bachelor's degree and nearly 400,000 have a graduate or professional degree.

For more information, contact:
Fort Worth Chamber of Commerce
P. 817.338.3392
E.EcoDev@fortworthchamber.com

To find out more about why Fort Worth is a great place to live and work, visit www.fortworthchamber.com/eco/.



Fort Worth, Texas

2015 Announcements

Company	Square Footage	Capital Investment	Jobs
Farmer Brothers	500,000	\$100 million	300
Facebook	750,000	\$1.2 billion	50
Galderma	100,000	\$22 million	342
NiteSite	3,000	\$300,000	3
Lantac	5,000	\$300,000	10
Smith & Nephew	60,000	\$40 million	50
Mother Parker Tea	15,000	\$21 million	55
Lockheed Martin	—	\$1.2 billion	1,000
American Airlines	1.1 million	\$350 million	3,000
UPS	—	\$45 million	346
GDC Technics	840,000	\$9 million	100

2015 Totals

3,373,000 square feet **\$2,988** billion capital investment **5,256** jobs

Accolades

- Dallas-Fort Worth ranked first in the nation for commercial property investment (*Urban Land Institute and PWC LLP, 2015*)
- Fort Worth ranks third among large cities with the fastest-growing economy (*WallerHub, 2015*)
- Texas ranks number one for Foreign Direct Investment Jobs (*IBM's 2015 Global Location Trends Report*)
- Texas named "Best State to Make a Living" (*Forbes, 2015*)
- Texas Christian University's Executive MBA program ranked number 12 (*The Economist, 2015*)
- Dallas-Fort Worth ranked among the "Top Five Commercial Real Estate Markets" (*Emerging Trends in Real Estate by PWC LLP and Urban Land Institute, 2015*)
- Fort Worth was named second in the list of "Best Cities for Job Seekers" (*Forbes, 2015*)
- Dallas-Fort Worth declared "Most Business-Friendly Metro Area" (*Marketwatch, 2014*)
- Fort Worth voted as "Best Downtown" (*Livability, 2014*)
- Fort Worth is the number one city in the nation for finding a job (*WallerHub, 2014*)
- Fort Worth ranked number 12 for "Generation Y'ers to Live" (*Vocativ Media, Dec 2014*)
- Dallas-Fort Worth is the fourth-largest MSA in the nation, and is the fastest-growing MSA among the nation's top ten MSAs (*U.S. Bureau of Labor Statistics, 2014*)
- Dallas-Fort Worth is one of "The Top Cities for Relocation" (*The Ladder, 2014*)



Facebook

In July, Facebook announced its selection of Fort Worth as the site for its new data processing center. The 110-acre campus will host up to three of the world's most environmentally friendly buildings, totaling 250,000 square feet of space, to store equipment that will enable the company to handle its increasing website traffic.



Galderma

Galderma, an industry leader in dermatological pharmaceuticals, is expanding its long-standing footprint in Fort Worth through a 100,000-square-foot expansion of its operations.

Fort Worth, Texas

2014 Announcements

Company	Square Footage	Capital Investment	Jobs
Victory Packaging	325,000	\$15 million	100
UPS	500,000	\$84 million	—
American Airlines Operation Center	150,000	\$88 million	1,300
Federal Express	300,000	\$20 million	375
NGC (China)	125,000	\$100 million	300

2014 Totals

1,400,000 square feet **\$307** million capital investment **2,075** jobs

2013 Announcements

Company	Square Footage	Capital Investment	Jobs
Airbase Services	225,000	\$11.5 million	400
Carolina Beverage Group	400,000	\$60 million	225
Walmart E-Commerce Distribution Center	788,000	\$30 million	400
GE Locomotive	—	—	220
Electronics/Motorola	470,000	\$45 million	2,000
Amazon Fulfillment Center	3.4 million	—	1,000
LG Electronics	1 million	—	—
Hydramine	175,000	—	100
Federal Aviation Administration	357,214	\$16 million	1,300
Dannoon	—	\$35 million	8
MillerCoors	—	\$25 million	—
Alcon, a Novartis company	30,000	\$30 million	—
PennyMac	75,000	—	600

2013 Totals

6,920,214 square feet **\$252** million capital investment **6,253** jobs



Lockheed Martin

Lockheed Martin is in the midst of a \$1.2 billion upgrade of its mile-long facility in Fort Worth to support an aggressive production schedule for the F-35 program, the largest defense program in our nation's history.

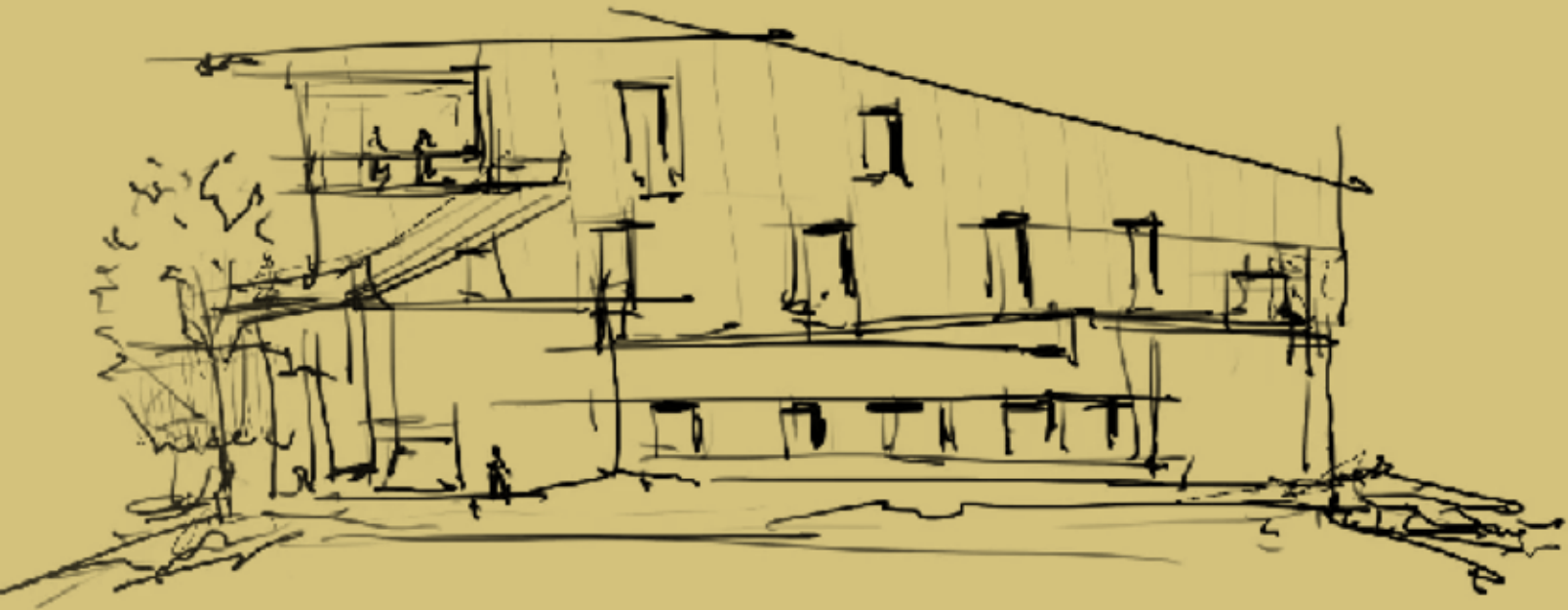


Walmart | Amazon

In 2013, Walmart and Amazon selected Fort Worth as the site for new fulfillment centers. Combined, these retail giants have made hundreds of millions of dollars in capital investment, have occupied more than 4 million square feet of space and have created several thousand jobs.

For more information, contact:
Fort Worth Chamber of Commerce
P. 817.338.3392
E.EcoDev@fortworthchamber.com

To find out more about why Fort Worth is a great place to live and work, visit www.fortworthchamber.com/eco/.



Barker



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