



**CBRE**

**PHASE I COMPLETE AND READY FOR OCCUPANCY**

**LOGISTIX**  
**HUB** SOUTH DALLAS

**I-45/FULGHUM RD | WILMER, TEXAS**

**500,000 SF UP TO 4,189,920 SF ON 255 ACRES**

Logistix Hub South Dallas is a part of master-planned, state of the art industrial park located in the South Dallas submarket directly across Interstate 45 from the Union Pacific Intermodal Yard. Newly completed first of two phases, each building is designed to allow for expansion and/or excess parking and trailer spots.

## PARK FEATURES



255 acres



4.19 million square feet



Dedicated elevated water tower for FM fire rating



No onsite detention or retention basins required



25.6 AC of additional land for trailer or car parking



Clear heights: 40'



Institutional quality infrastructure with best in class technology



Cost effective drayage



Abundant quality labor pool

## COMPETITIVE INCENTIVE PACKAGE

BUSINESS PERSONAL PROPERTY TAX ABATEMENT

PARK-WIDE 380 AGREEMENT

TRIPLE FREEPORT



Close vicinity to Union Pacific Intermodal



# STRATEGIC DALLAS LOCATION



- Ideally located within the heart of South Dallas distribution patterns
- Direct I-45 Access and easy access to I-20, I-35 and I-30
- Strategic proximity to 3rd busiest FedEx ground hub in the U.S.
- 6 Miles from I-20 and 11 miles from I-30
- 15 minutes from downtown Dallas



**38 MILES**  
to Dallas-Fort Worth Intl Airport

**22 MILES**  
to Dallas Love Field Airport

**4 MILES**  
to Lancaster Airport




Union Pacific Intermodal Terminal	FedEx Distribution Facility	BNSF (Proposed Facility)
<b>&lt;1 MILE</b>	<b>6 MILES</b>	<b>6 MILES</b>



**JANUARY 2023**

# CENTRAL US LOCATION

## PREMIER DISTRIBUTION OPPORTUNITY

Less than 48 hours from every major market in North America, with four major interstates, three major railroads, Dallas is where all roads lead from, the perfect logistics and manufacturing center for all types of operations, big or small, according to the City of Dallas Office of Economic Development.



**WITHIN ONE DAY'S DRIVE TO 45 MILLION CONSUMERS**



Direct access to Houston via I-45



Inter-Continental Trade via I-35

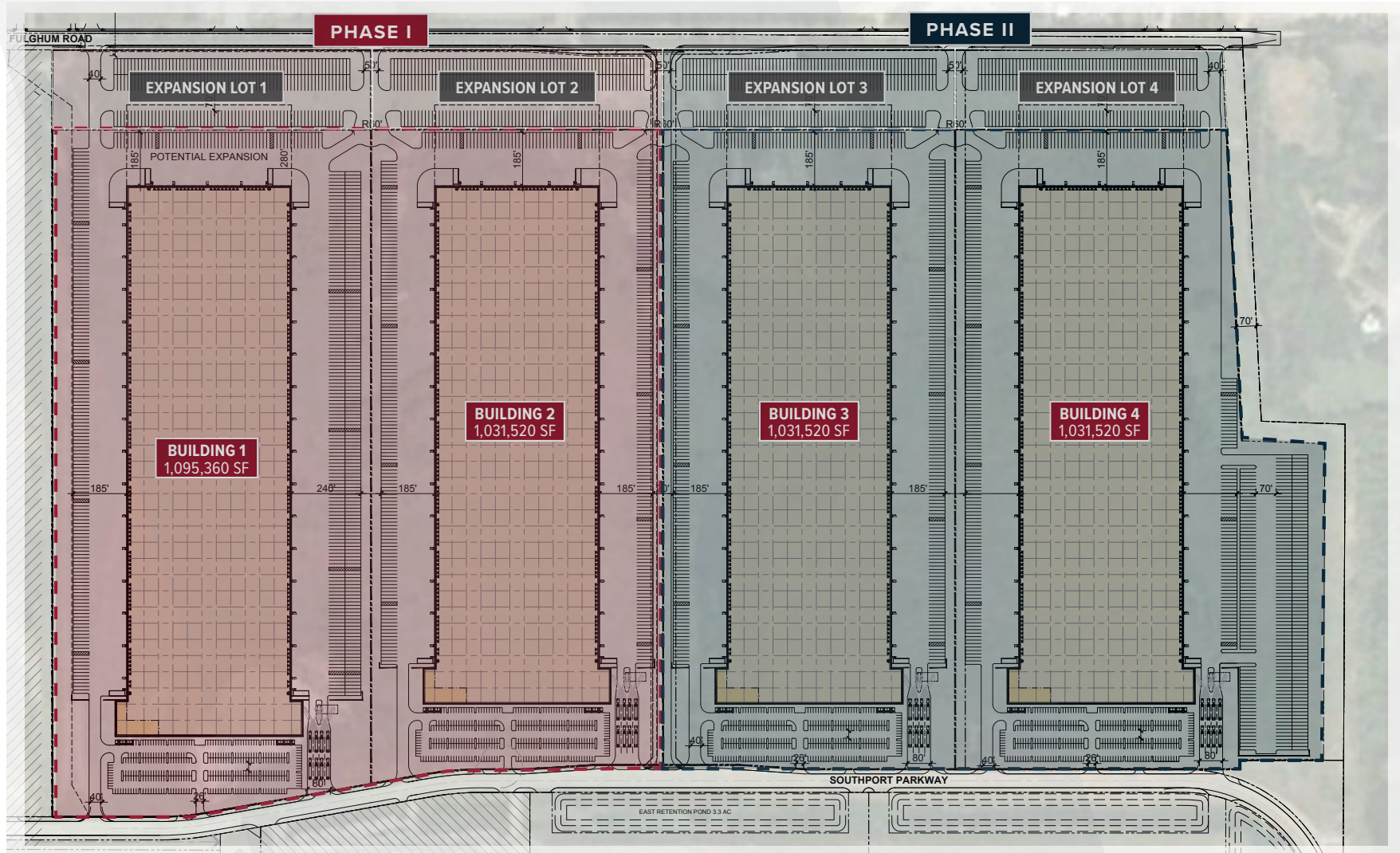


Conveniently serves all of Dallas and southwestern U.S.

**8-HOUR DRIVE FROM TEXAS/MEXICO BORDER**

# PARK DETAILS

Phase 1 of the project includes the development of two buildings totaling 2,126,880 square feet, as well as infrastructure to support the entire park.



1301 Southport Parkway | Wilmer, TX

# BUILDING 1

## HIGHLIGHTS

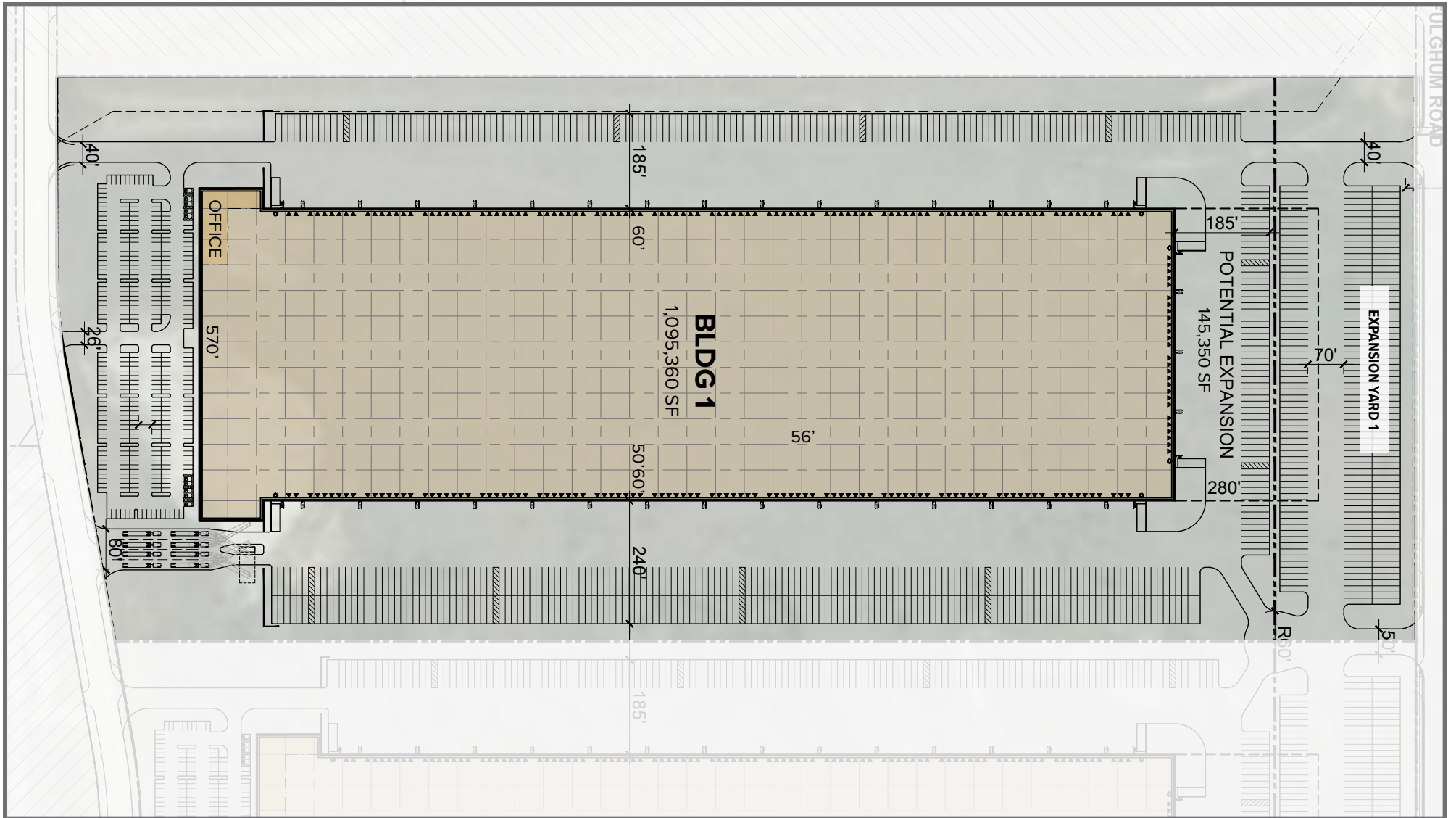
---



- 1,095,360 SF Building
- 59.29 acre site
- 10,158 Office SF
- LED occupancy-censored high bay lighting on 15' whips to achieve 30 FC. Exterior Wall Packs at outside perimeter, pole lights in truck courts and employee parking, Emergency interior and exterior lighting as required by code.
- Dock Levelers: 45k LB manual levelers installed at every other dock door location. Knockout panels for dock level installation in other doors.
  - 40' Clear
  - 50' x 56' Column Spacing
  - 60' Speed Bays
  - 204 Dock High Doors (9' x 10')
  - 4 Drive-in Doors (12' x 14')
  - Knock out panels on North side- 28 dock-high & 3 drive-in
  - Building can be expanded by 145,350 Square Fee with approximately 36 additional Dock High Doors
  - Expansion Lot 1- 6.96 acres, 202 Trailer Parking Spaces
  - 354 Parking Spaces
  - 505 Trailer Parks
  - 8" Thick, Reinforced, 4,000 PSI Concrete Floor Slabs with full vapor barrier
  - One 2,000 amp panel .277 / 480-volt 3 phase secondary power with underground pathway infrastructure in place to accommodate up to 4,000 amps
  - FMI-Certified, ESFR sprinkler system
  - 100% concrete yards, entries and parking lots
  - Guard shack in place
  - Truck courts fully secured with 8' wrought iron fencing

# BUILDING 1

1301 Southport Parkway | Wilmer, TX



1501 Southport Parkway | Wilmer, TX

# BUILDING 2

## HIGHLIGHTS

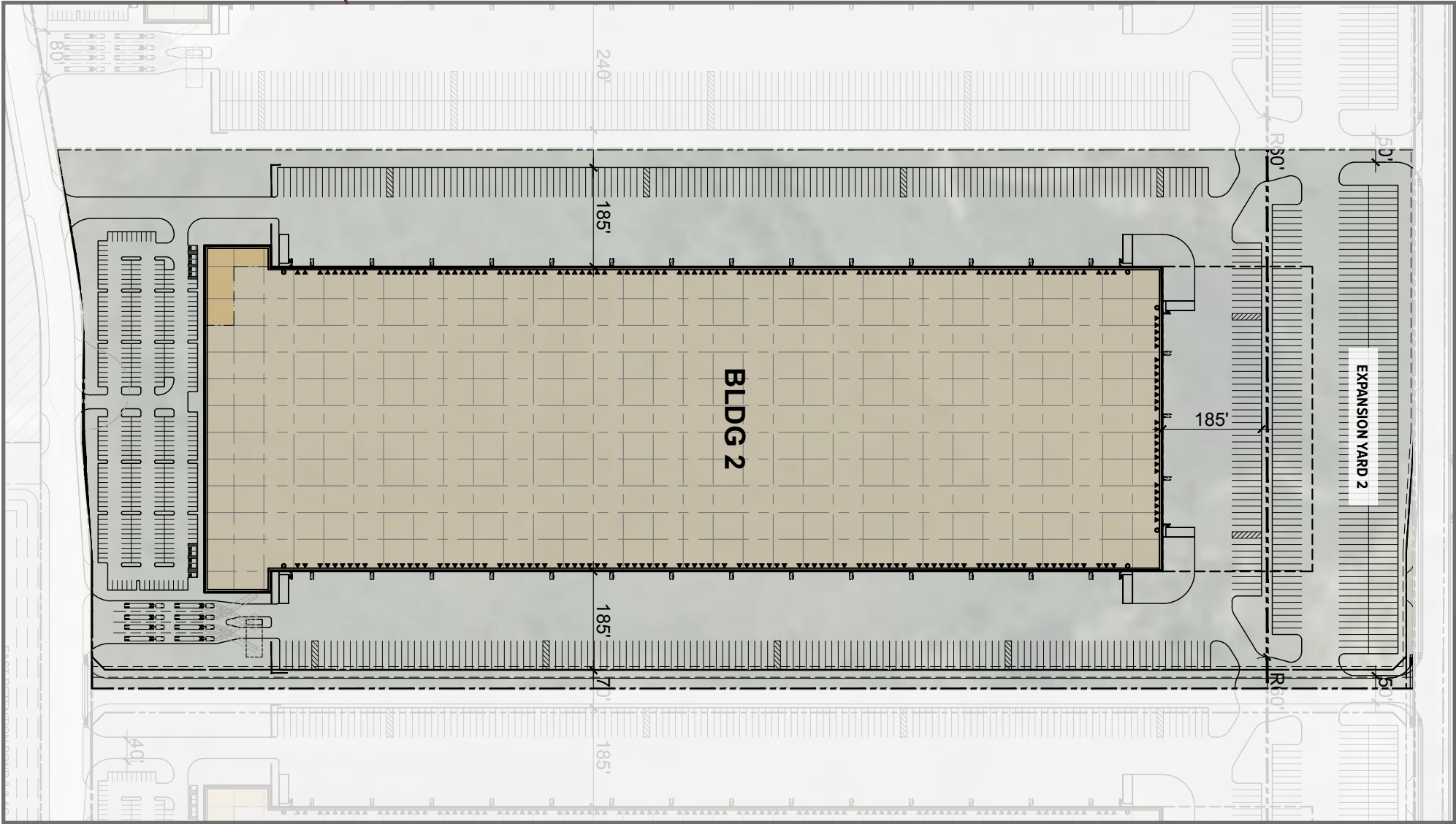
---



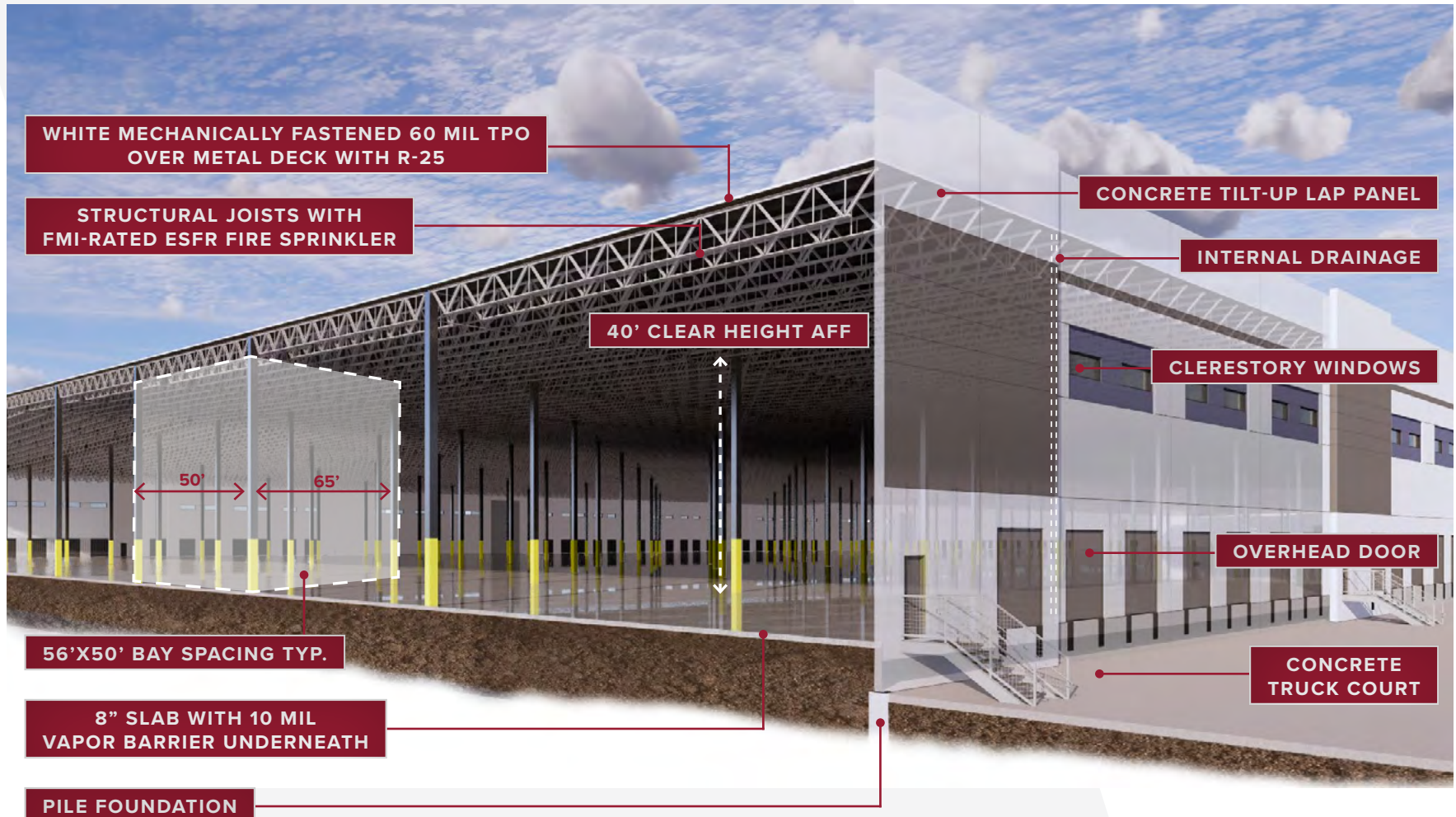
- 1,031,520 SF Building
- 51.36 acre site
  - 10,158 Office SF
  - LED occupancy-censored high bay lighting on 15' whips to achieve 30 FC. Exterior Wall Packs at outside perimeter, pole lights in truck courts and employee parking, Emergency interior and exterior lighting as required by code.
  - Dock Levelers: 45k LB manual levelers installed at every other dock door location. Knockout panels for dock level installation in other doors.
  - 40' Clear
    - 50' x 56' Column Spacing
    - 60' Speed Bays
    - 190 Dock High Doors (9' x 10')
    - 4 Drive-in Doors (12' x 14')
    - Knock out panels on North side- 28 dock-high & 3 drive-in
    - Building can be expanded by 145,350 Square Feet with approximately 36 additional Dock High Doors
    - Expansion Lot 2- 6.38 acres, 213 Trailer Parking Spaces
    - 354 Parking Spaces
    - 320 Trailer Parks
    - 8" Thick, Reinforced, 4,000 PSI Concrete Floor Slabs with full vapor barrier
    - One 2,000 amp panel .277 / 480-volt 3 phase psecondary power with underground pathway infrastructure in place to accommodate up to 4,000 amps
    - FMI-Certified, ESFR sprinkler system
    - 100% concrete yards, entries and parking lots
    - Guard shack in place
    - Truck courts fully secured with 8' wrought iron fencing

# BUILDING 2

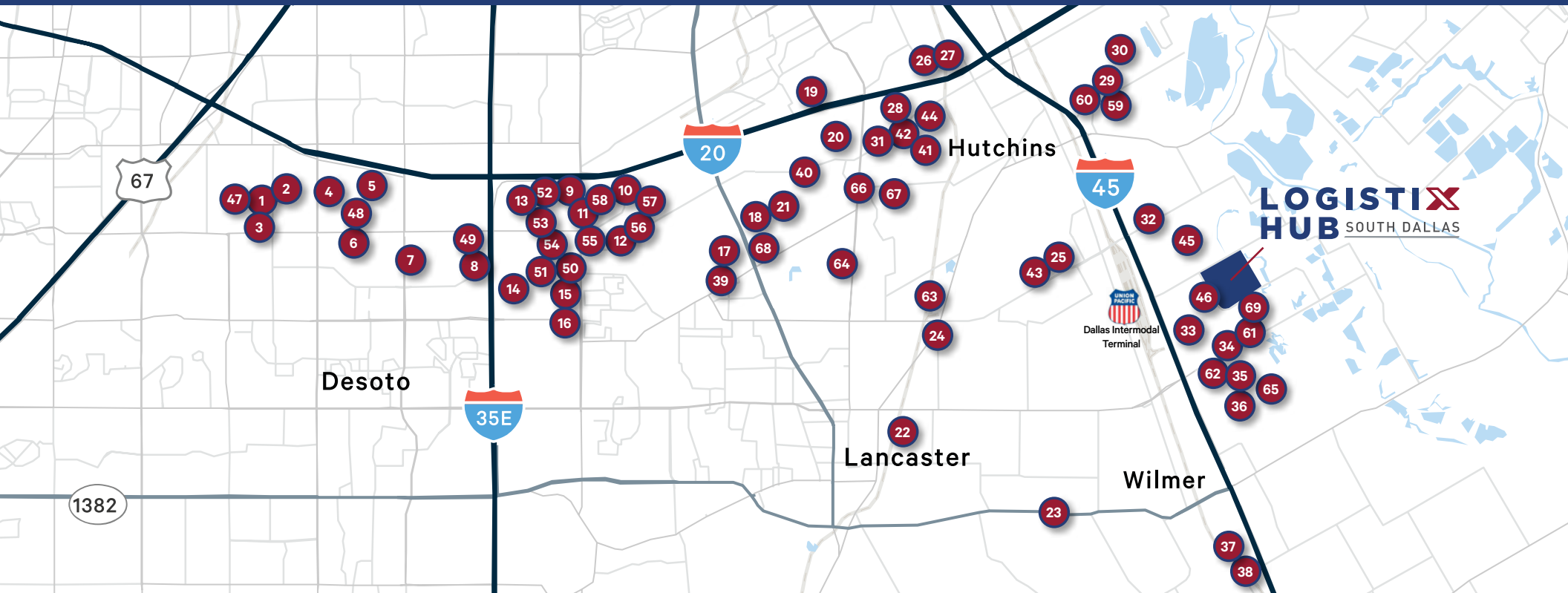
1301 Southport Parkway | Wilmer, TX



# CONCEPTUAL 3D BUILDING SECTION



# South Dallas | Corporate Logistics Center Hub



## SOUTH DALLAS TENANTS

1	2	3	4, 48	5	6	7	8	9	10	11	12
13	14	15	16, 68	17	18, 26, 46, 67, 68, 69	19	20	21	22, 23	24	25
27	28	29, 40	30	31	32	33	34	35	36	37	38
39	41	42	43	44	45	47	49	60	61	62	63
64	65	66	67, 65	69	60	61	62	63	64	66	66
											11



Xebec is a privately-held real estate firm focused exclusively on providing real estate investment opportunities to institutional and private wealth investors through the acquisition, development and management of bulk logistics, infill/last-mile and light industrial properties located in top-tier markets in the U.S.

Xebec's roots date to 1986, with a focus on infill industrial development in the highly competitive central market of Los Angeles. In 1996, Xebec Realty was founded and now is one of the top industrial developers in the United States. The current Xebec team provides long-term, stable management with more than 100 years of combined experience across real estate acquisition, development, equity capital markets, debt financing and asset management.

**LOGISTIX**  
**HUB** SOUTH DALLAS

## CONTACT US

### DALLAS OFFICE

#### TRAPPER GRAFF

First Vice President  
502.644.7263  
trapper.graff@cbre.com

### NATIONAL MARKETING ADVISORS



#### BRET QUINLAN

Executive Vice President  
310.363.4962  
bret.quinlan@cbre.com

#### DOUG NORTON

Senior Vice President  
949.725.8511  
doug.norton@cbre.com

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**CBRE**