

DELIVERING 1Q21

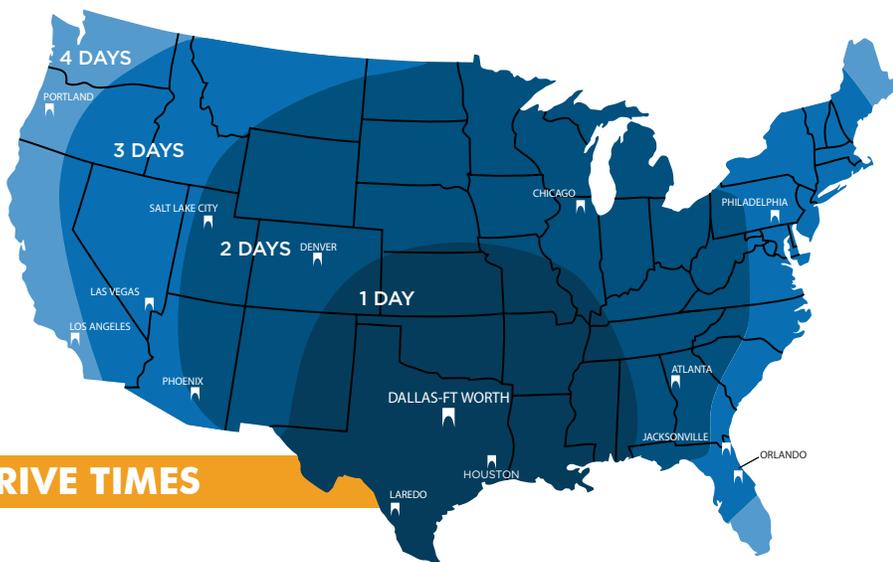
MAJESTIC FORT WORTH SOUTH BUSINESS PARK



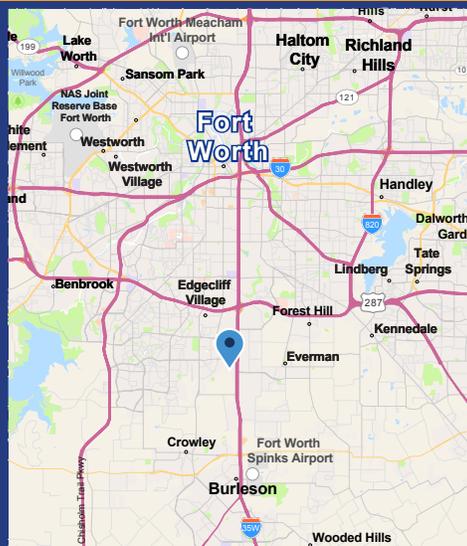
Building 3 - 400,900 SF

320-Acre Master-Planned Business Park

273 W. Everman Pkwy, Fort Worth, TX



DRIVE TIMES



LOCATION FEATURES

- Direct access 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)

POTENTIAL INCENTIVES

STATE

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

LOCAL

- Chapter 380 Program Potential
- Property Tax Abatement
- Sales Tax Abatement
- Enterprise Zone Program
- Renewable Energy Incentives
- Manufacturing Exemptions
- Triple Freeport Exemption
- Qualified HUB Zone

CONTACT US

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MAJESTIC REALTY CO.

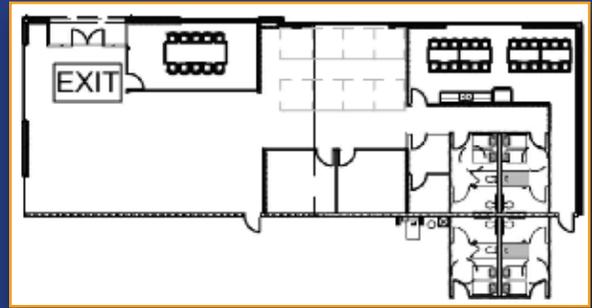


HICKMAN COMPANIES



MAJESTIC FORT WORTH SOUTH BUSINESS PARK

BUILDING 3 OFFICE LAYOUT



BUILDING 3 SPECIFICATIONS

- **Main Office:** 4,300 SF
- **Clear Height:** 36'
- **Bay Spacing:** 50' x 52' (typical)
- **Auto Parking :** 348 Positions
- **Trailer Parking:** 65 Positions
- **Fire Sprinkler System:** ESFR
- **Loading:**
 - (84) Dock High Doors
 - (4) Ground Level Ramp
- **Warehouse Lighting:** LED Light Fixtures w/motion Sensors @ 20 Foot Candle

EVERMAN PARKWAY

Building 2
88,637 s.f.

Building 3
400,900 s.f.

ABOUT MAJESTIC REALTY CO.

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

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