

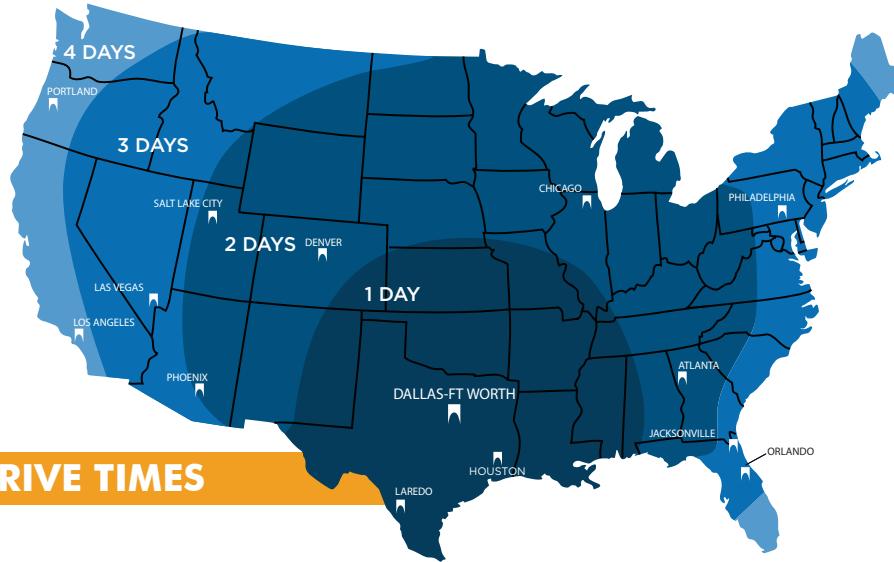
DELIVERING 1Q21

# MAJESTIC FORT WORTH SOUTH BUSINESS PARK



**Building 2 - 88,637 SF**

320-Acre Master-Planned Business Park  
201 W. Everman Pkwy, Fort Worth, TX



## DRIVE TIMES

## CONTACT US

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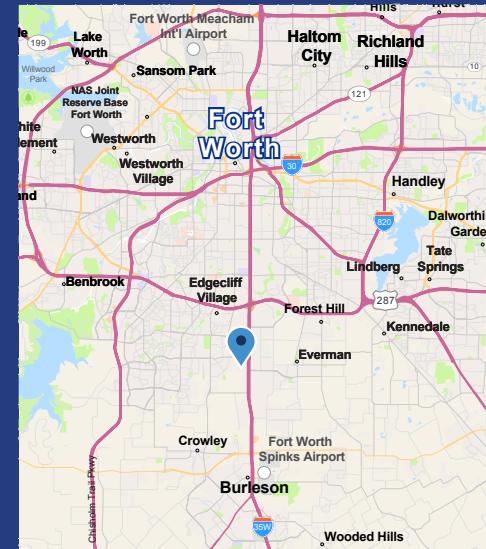
131 East Exchange Avenue, Suite 212  
Fort Worth, TX 76164



MAJESTIC  
REALTY CO.



HICKMAN COMPANIES



## LOCATION FEATURES

- Direct access via I-35W and Everman
- 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

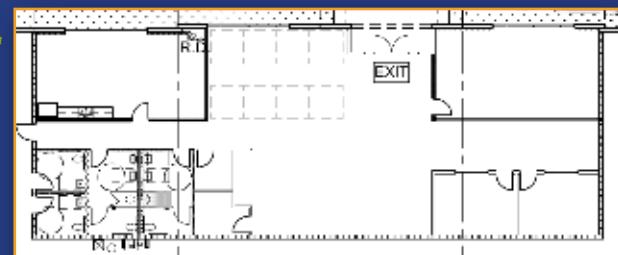
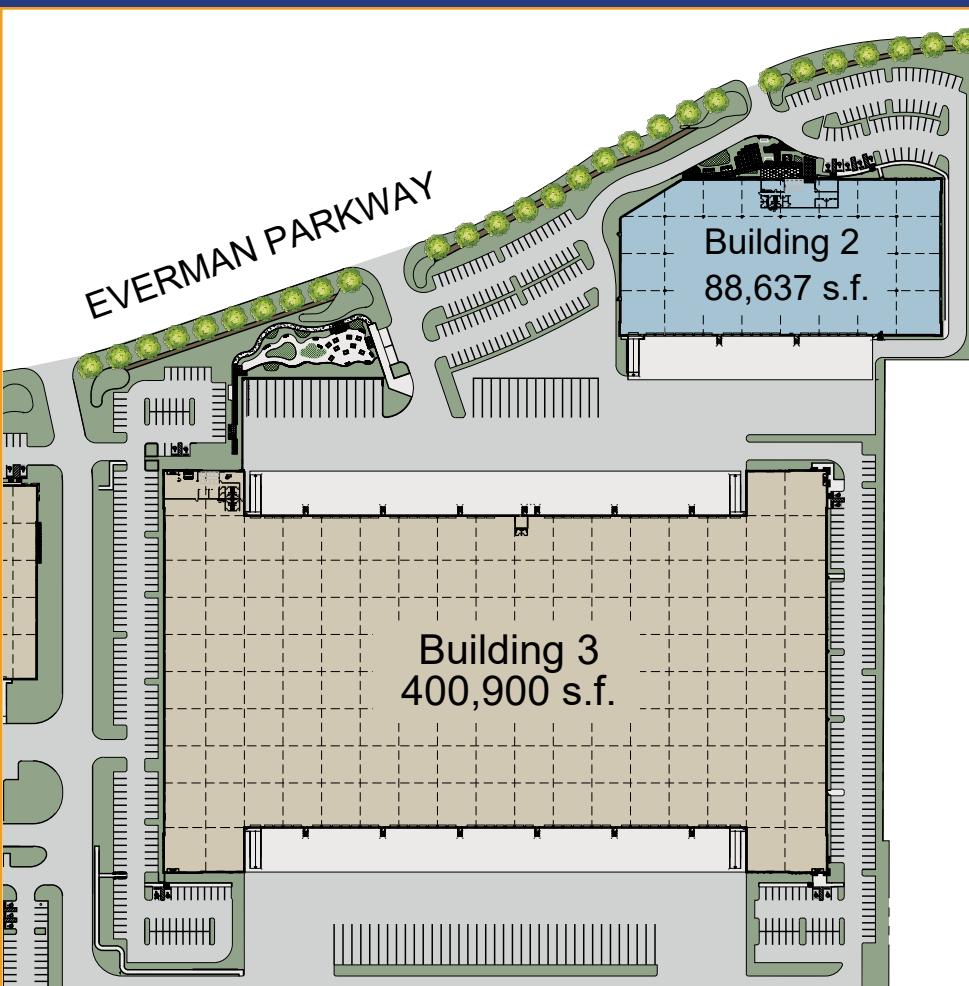
### STATE

- 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

## BUILDING 2 OFFICE LAYOUT



## BUILDING 2 SPECIFICATIONS

- **Main Office:** 3,950 SF
- **Clear Height:** 30'
- **Bay Spacing:** 50' x 52' (typical)
- **Auto Parking:** 79 Positions
- **Trailer Parking:** TBD
- **Fire Sprinkler System:** ESFR
- **Loading:**
  - (21) Dock High Doors
  - (1) Ground Level Ramp
- **Warehouse Lighting:** LED Light Fixtures w/motion Sensors @ 20 Foot Candle

## 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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