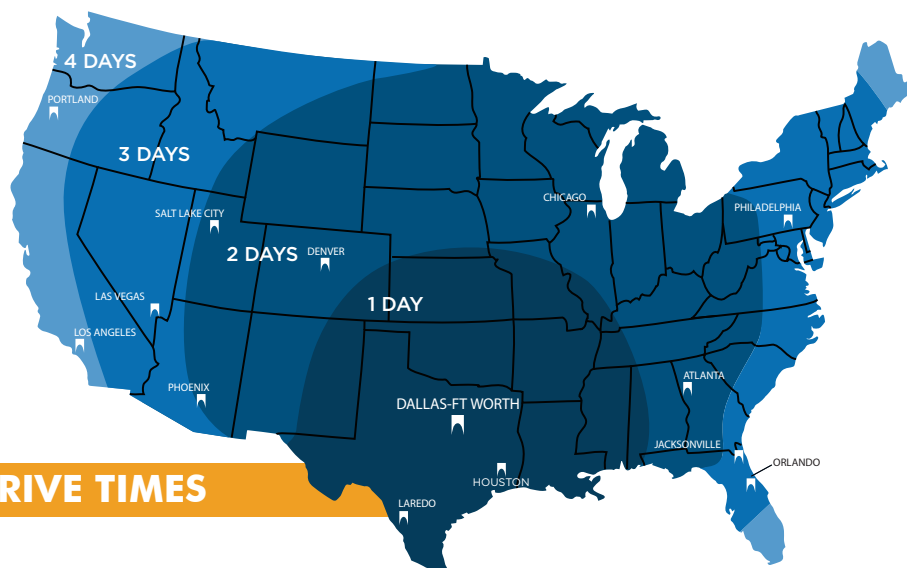


UNDER CONSTRUCTION - DELIVERING JULY '22

MAJESTIC FORT WORTH SOUTH BUSINESS PARK

Majestic Fort Worth South Business Park - Building 4

Building 5 - 258,213 SF
320-Acre Master-Planned Business Park
473 Successful Drive, Fort Worth, TX



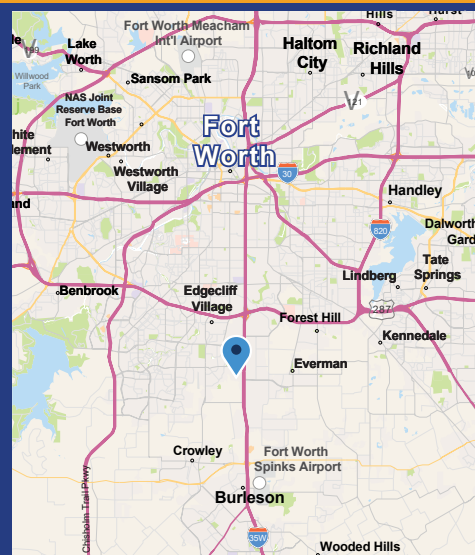
DRIVE TIMES

CONTACT US

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ccavileer@majesticrealty.com

www.MajesticFWSouth.com
131 East Exchange Avenue, Suite 212
Fort Worth, TX 76164



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

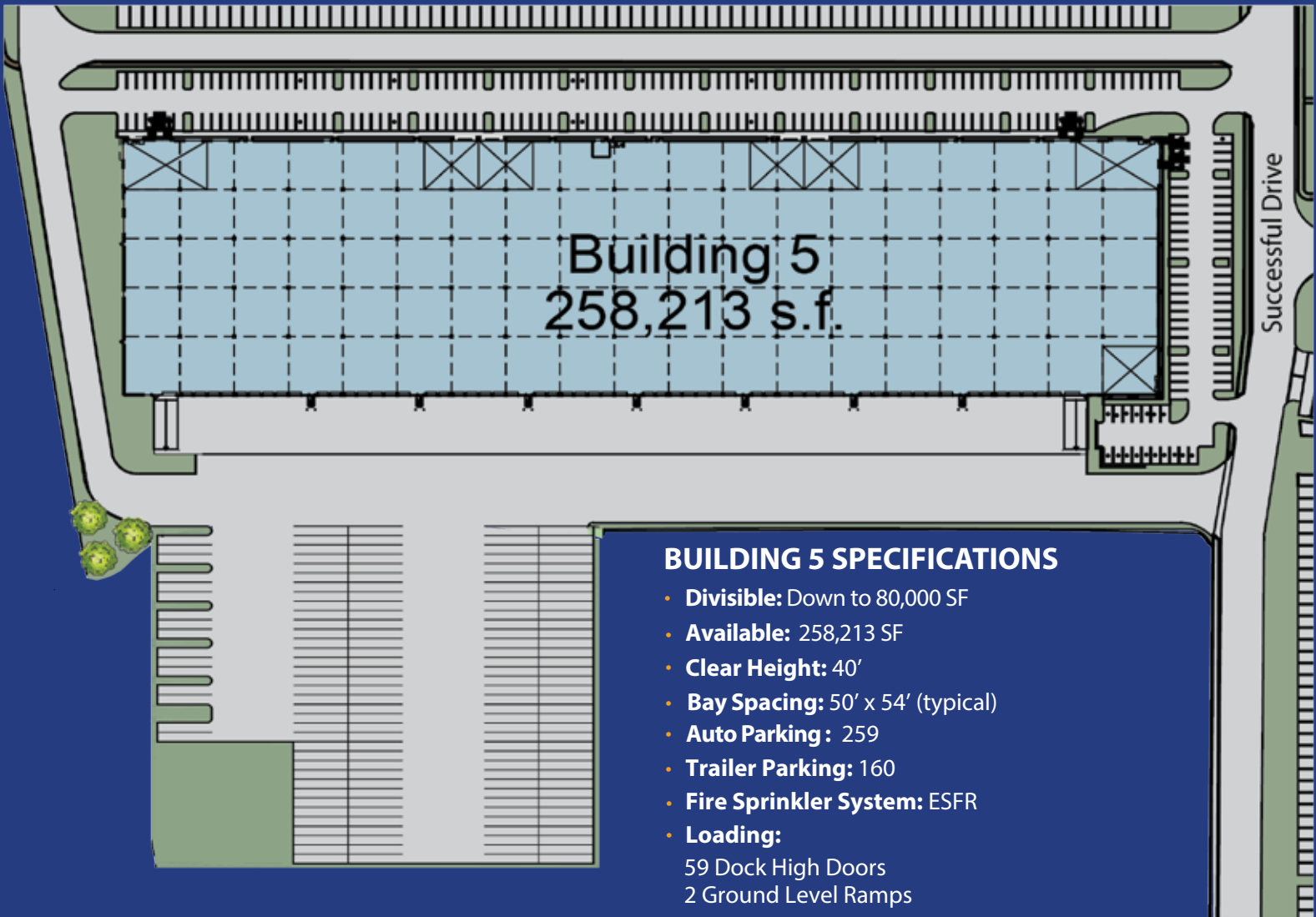
- Texas Enterprise Fund
- Texas Emerging Technology Fund
- Texas Product/Business Fund

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



MAJESTIC FORT WORTH SOUTH BUSINESS PARK



BUILDING 5 SPECIFICATIONS

- **Divisible:** Down to 80,000 SF
- **Available:** 258,213 SF
- **Clear Height:** 40'
- **Bay Spacing:** 50' x 54' (typical)
- **Auto Parking :** 259
- **Trailer Parking:** 160
- **Fire Sprinkler System:** ESFR
- **Loading:**
 - 59 Dock High Doors
 - 2 Ground Level Ramps
- **Abundant Fiber in Place**

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.
- 7.3 M SF Presence in DFW (5 Business Parks)

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HICKMAN COMPANIES

