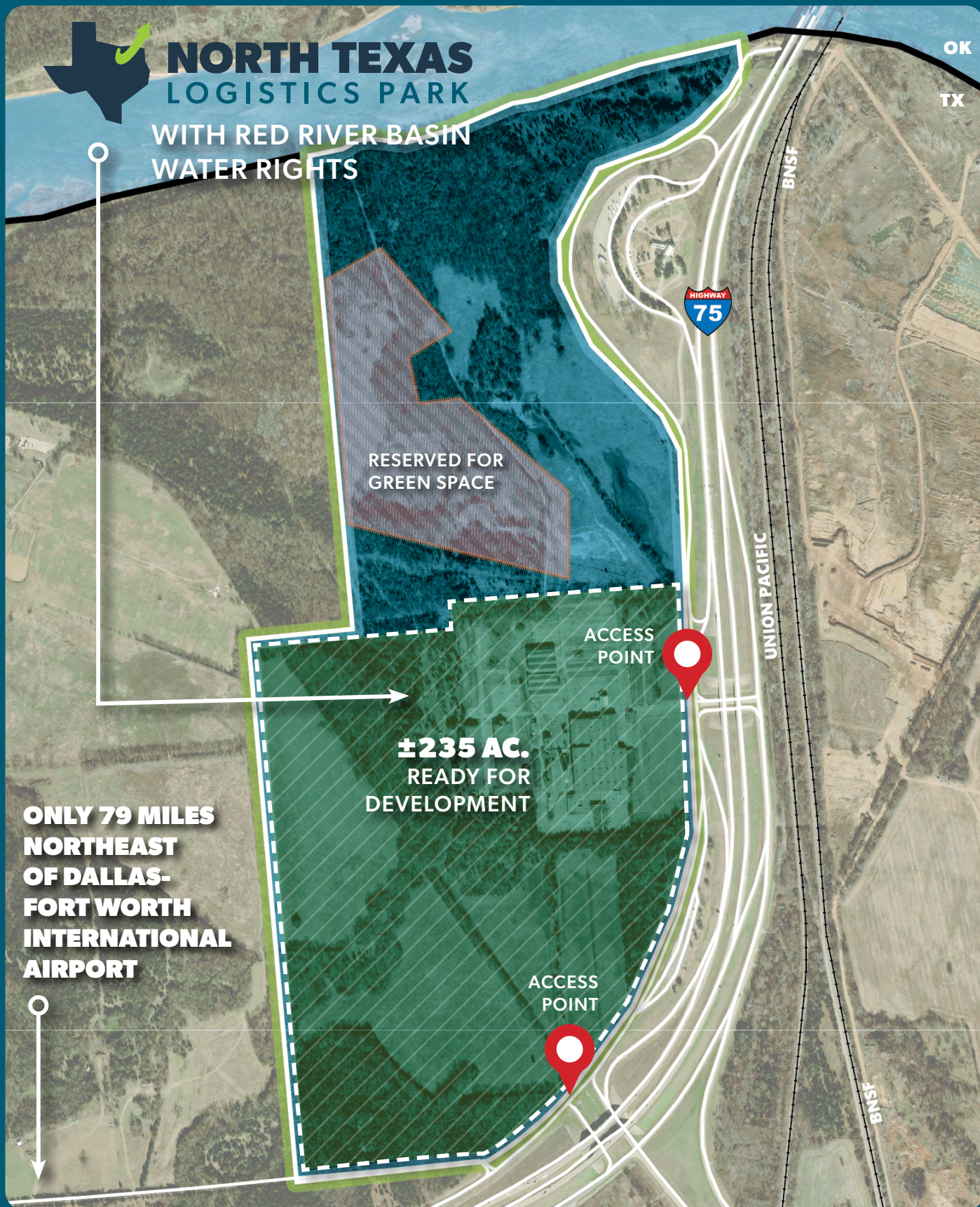


400-ACRE LOGISTICS & INDUSTRIAL SITE



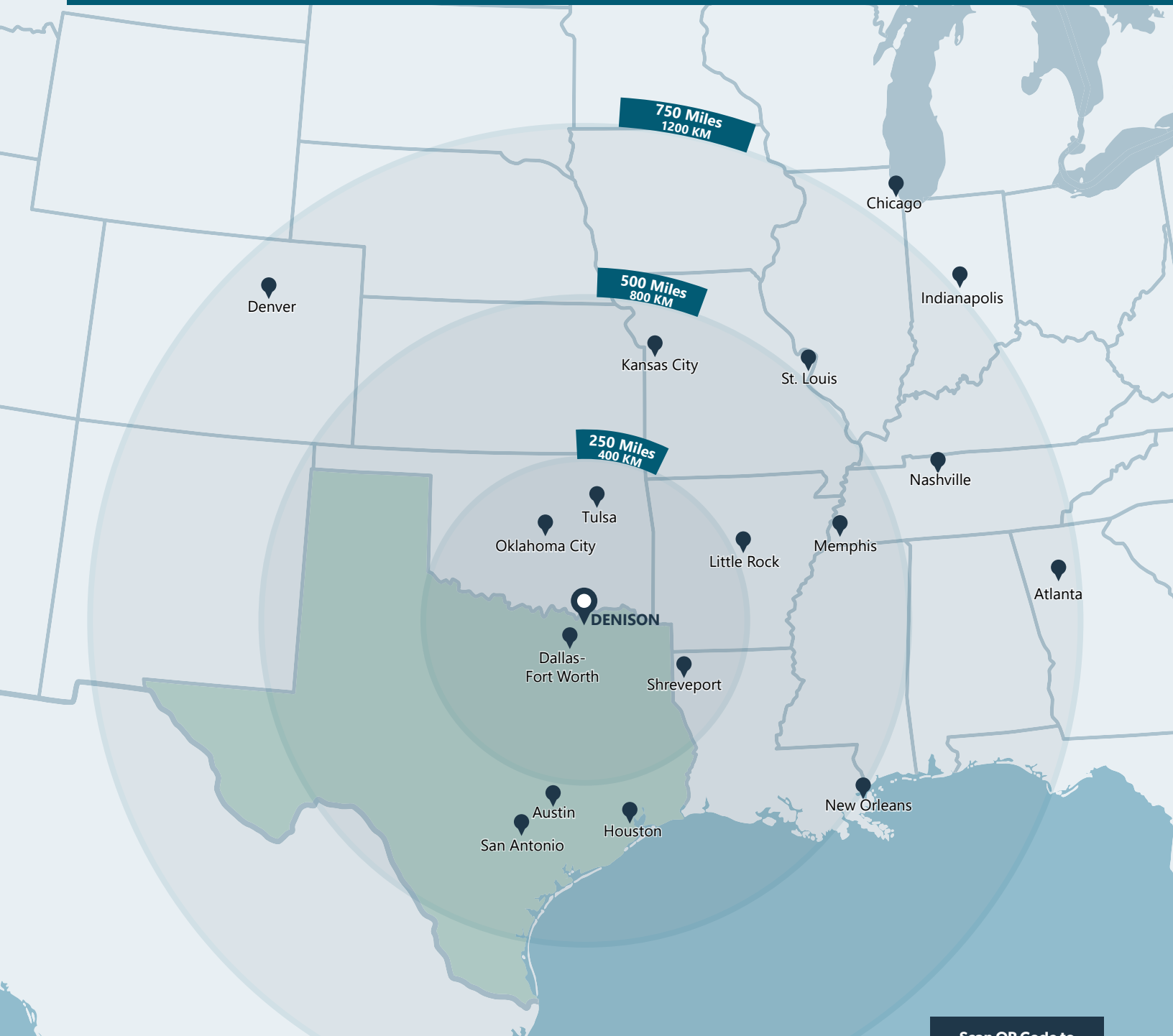
A development of:



LOCATED AT THE BUSIEST NORTH-SOUTH TRUCKING ROUTE IN TEXAS RANKED #1 STATE IN THE NATION FOR BUSINESS
LINKING HOUSTON SEAPORT TO MAJOR MIDWEST CITIES

NORTH TEXAS LOGISTICS PARK LOCATION

DENISON, TEXAS



WITHIN AN 11-HOUR DRIVE TIME

81 MILES Dallas, TX	293 MILES Austin, TX	433 MILES Kansas City, MO
165 MILES Oklahoma City, OK	299 MILES Little Rock, AR	522 MILES New Orleans, LA
183 MILES Tulsa, OK	312 MILES Houston, TX	555 MILES St. Louis, MO
220 MILES Shreveport, LA	432 MILES Memphis, TN	643 MILES Nashville, TN

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ntxlogisticspark.com



REGIONAL MAP



Key Distances (in miles)

McKinney, TX	43
Plano, TX	56
Denton, TX	64
Dallas, TX	73
DFW International Airport	79
Fort Worth, TX	86
Oklahoma City, OK	165



PROPERTY FEATURES

Building Use/Zoning: Light Industrial



**NORTH TEXAS
LOGISTICS PARK**

Only 79 Miles Northeast of Dallas-Fort Worth International Airport

Land Size

±235 acres developable

Location

One hour northeast from Dallas-Fort Worth Metroplex. Quick access to 15 major cities in North Texas. Less than 15 miles from 9,000 ft. runway at North Texas Regional Airport. Only 79 miles from Dallas-Fort Worth International Airport.



Highway Access

Immediate frontage access to US-75 and US-69 with quick access to east-west route at Highway 82.

Water & Sewer Service

Water delivered via 14" line at 144 PSI.
21" Sewer line.
Supplied by City of Denison

Red River Basin Water Rights

4,000 acre-feet of water per year.
Maximum rate of 4.51 cfs (2,030 gpm)

Electrical Service

5 Megawatts immediately available.
Supplied by Oncor

Natural Gas Service

3" poly line with 35-pound operating pressure. Can be upgraded to 6" line.
Supplied by Atmos Energy

Fiber Optics

Supplied by Sparklight, AT&T and Zayo

DUE DILIGENCE COMPLETED:

- ALTA Survey
- Archaeological/Historical Survey
- Geotechnical Assessment
- Phase II ESA
- Endangered Species

Conceptual Plan



**NORTH TEXAS
LOGISTICS PARK**

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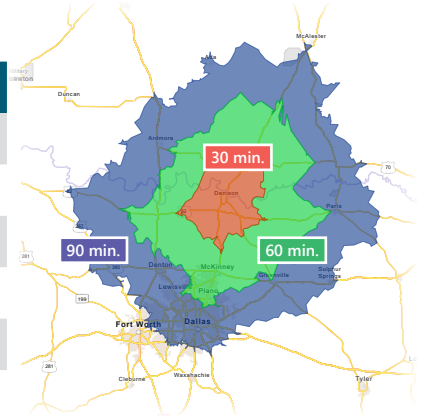


LABOR HIGHLIGHTS



Number of Employees per Industry (April 2023)²

NAICS INDUSTRY	30 MIN.	60 MIN.	90 MIN.	GRAYSON CO.
Manufacturing	10,073	70,997	264,203	8,036
Wholesale Trade	1,886	20,963	89,439	1,535
Transportation & Warehousing	4,293	31,324	191,531	3,327
Subtotal	16,252	123,284	545,173	12,898
Total	75,763	751,923	3,076,715	67,466



As of 2020, the region's population increased by 10.2% since 2010¹, growing by 19,664.

ESRI Community Profile. ¹Census.gov 2020 Population QuickFacts



256k+

Population within 30-mi. radius of Denison (2022)



245k+

Labor Population within 45-minute drive time (2022)



\$58.1K

Average Earnings per Job in 2020



60,496

Total Households in Grayson County (69% Owner-Occupied, 2022)³



4,876

Total Businesses in Grayson County (2022)³



4.1%

Unemployment Rate within Grayson County (2023)⁴

MAJOR MANUFACTURING EMPLOYERS in Grayson County



In November 2021, Dallas-based Texas Instruments announced \$30 billion investment to build as many as four new semiconductor fabrication plants in neighboring Sherman with construction already underway. Shortly thereafter, GloBiTech announced a \$5 billion silicon wafer plant expansion in Sherman. The location of North Texas Logistics Park is ideally positioned to accommodate tech suppliers and tech development.

²Civilian Labor Force Profile, ESRI Forecasts 2022. ³ESRI Community Profile, Grayson County. ⁴FRED Economic Data, January 2023. All registered trademarks are the property of their respective owners.

CORPORATE NEIGHBORS



NORTH TEXAS LOGISTICS PARK

Only 79 Miles Northeast of Dallas-Fort Worth International Airport

THE #1 STATE IN THE NATION FOR BUSINESS:

- ✓ State Enterprise Fund
- ✓ Texas Enterprise Zone
- ✓ Tax Abatements
- ✓ Freeport Exemption
- ✓ State Training Grants
- ✓ Reduced Land Costs

Developer Investment Inquiries:

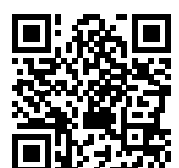
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