



BUSINESS PARK FEATURES

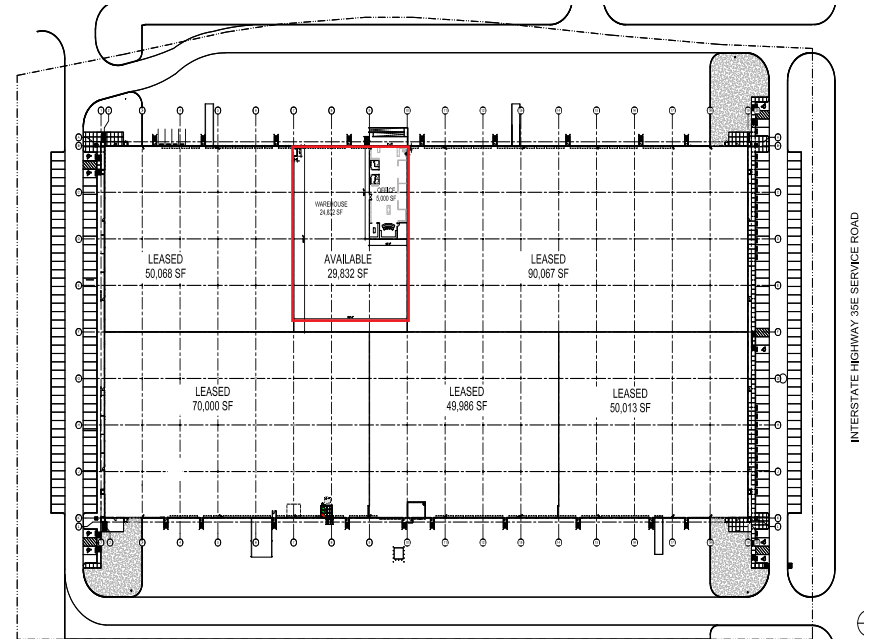
- 225-acre master planned development
- Several build to suit options for office campuses and distribution centers
- Overlooking a 57-acre lake
- Spacious greens and waterways
- Committed to energy conservation, sustainability and long-term value
- Architectural design guidelines for quality and aesthetics
- Unbeatable access to IH 35E, IH 635, and SH 190
- Close proximity to downtown Dallas and D/FW's two major airports
- Adjacent to business areas such as The Galleria and Las Colinas

DATA AND FIBER AVAILABILITY

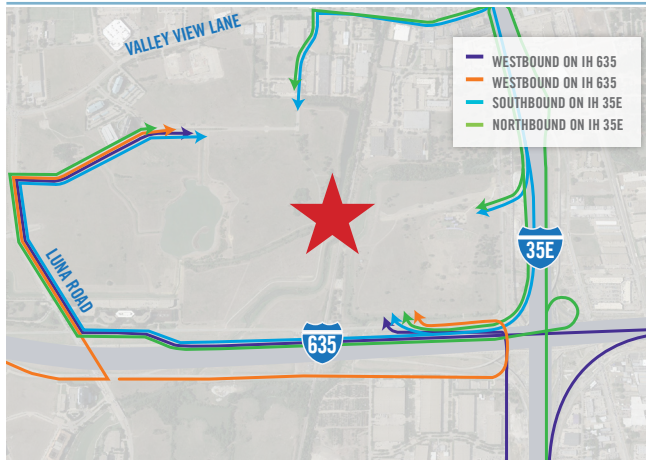
- Multiple fiber providers: Zayo Metro, Fiber Light, Time Warner Cable, and others
- Contracted providers offer the best electricity rates in the deregulated Texas market
- Connectivity between selected buildings
- Underground infrastructure providing uninterrupted service and reliability
- Located on the Texas Oncor grid

BUILDING SPECIFICATIONS

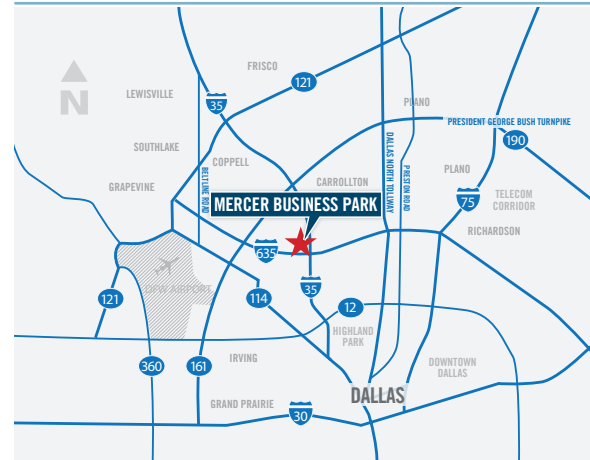
29,832 SF AVAILABLE
 24,832 SF WAREHOUSE
 5,000 SF OFFICE
 400' BUILDING DEPTH
 50' X 50' BAY SIZE
 7 DOCK DOORS
 1 RAMP
 32' CLEAR HEIGHT
 ESFR SPRINKLER
 AMPLE PARKING
 PROFESSIONALLY LANDSCAPED



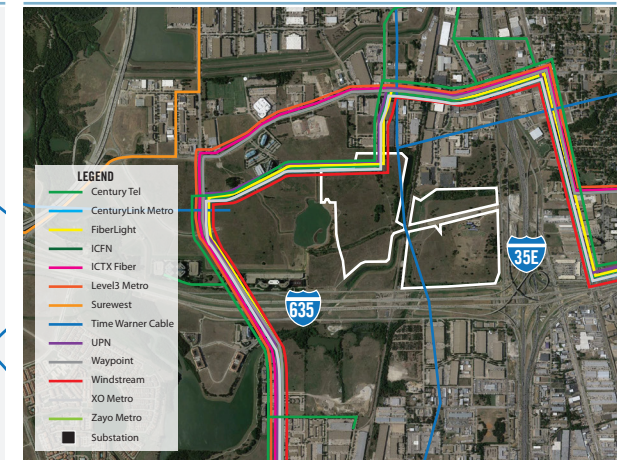
ACCESS/ROUTES



LOCATION



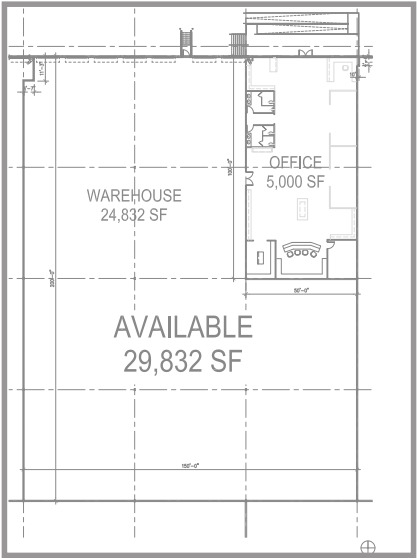
FIBER MAP



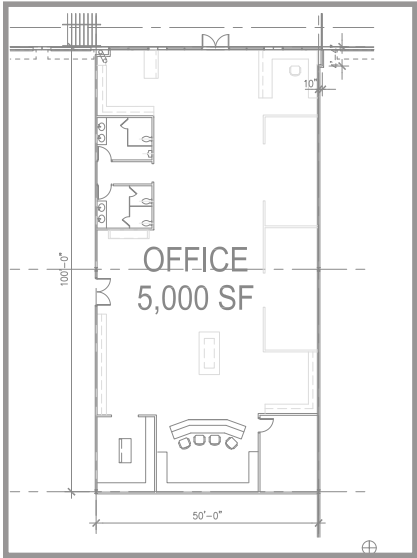
BUILDING ELEVATION & FLOOR PLAN



FULL FLOORPLAN



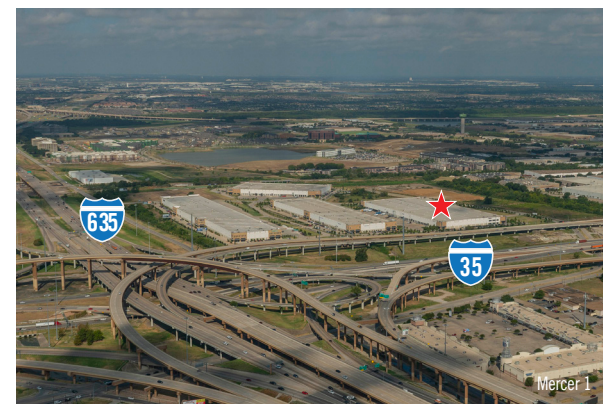
OFFICE FLOORPLAN



MASTER PLAN



AERIAL PHOTOGRAPHY





Lake at Mercer Business Park



Billingsley Distribution Center Development



Billingsley Distribution Center Development



Billingsley Distribution Center Development

CONTACT: GEORGE BILLINGSLEY | 214.270.1001
GBILLINGSLEY@BILLINGSLEYCO.COM

We Create Life-Enhancing Communities **B**

BILLINGSLEY COMPANY | 1722 ROUTH STREET | SUITE 770 | DALLAS, TEXAS 75201 | BILLINGSLEYCO.COM

© BILLINGSLEY COMPANY 2024. ALL RIGHTS RESERVED.

BILLINGSLEY
 COMPANY