

RANGER 35

COMMERCE CENTER

LEASING AND BUILD-TO-SUIT
OPPORTUNITIES AVAILABLE

MASTER PLAN

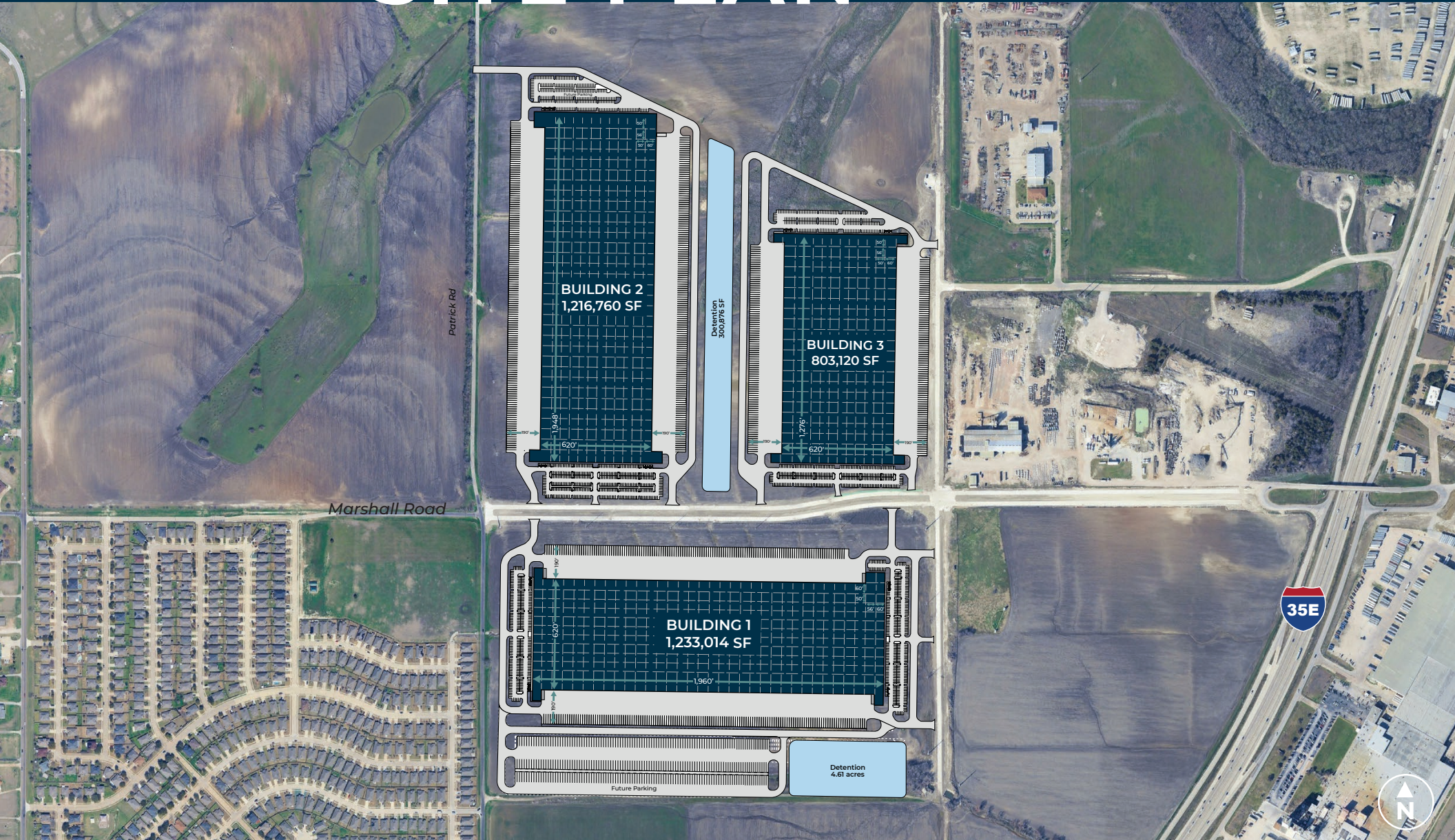
UP TO ±3.2M SF
AVAILABLE

WAXAHACHIE, TX



- Three-building, master-planned project
- Direct access to I-35
- 40' - 43' clear heights and 190' truck courts
- Ample auto and trailer parking
- Heavy utilities
- Access to a strong labor pool

MASTER SITE PLAN



RANGER 35

COMMERCE CENTER

HIGHWAY NETWORK



DRIVE TIMES

I-35

<1 mi. 1 min.

I-20

15 mi. 17 min.

I-45

17 mi. 23 min.

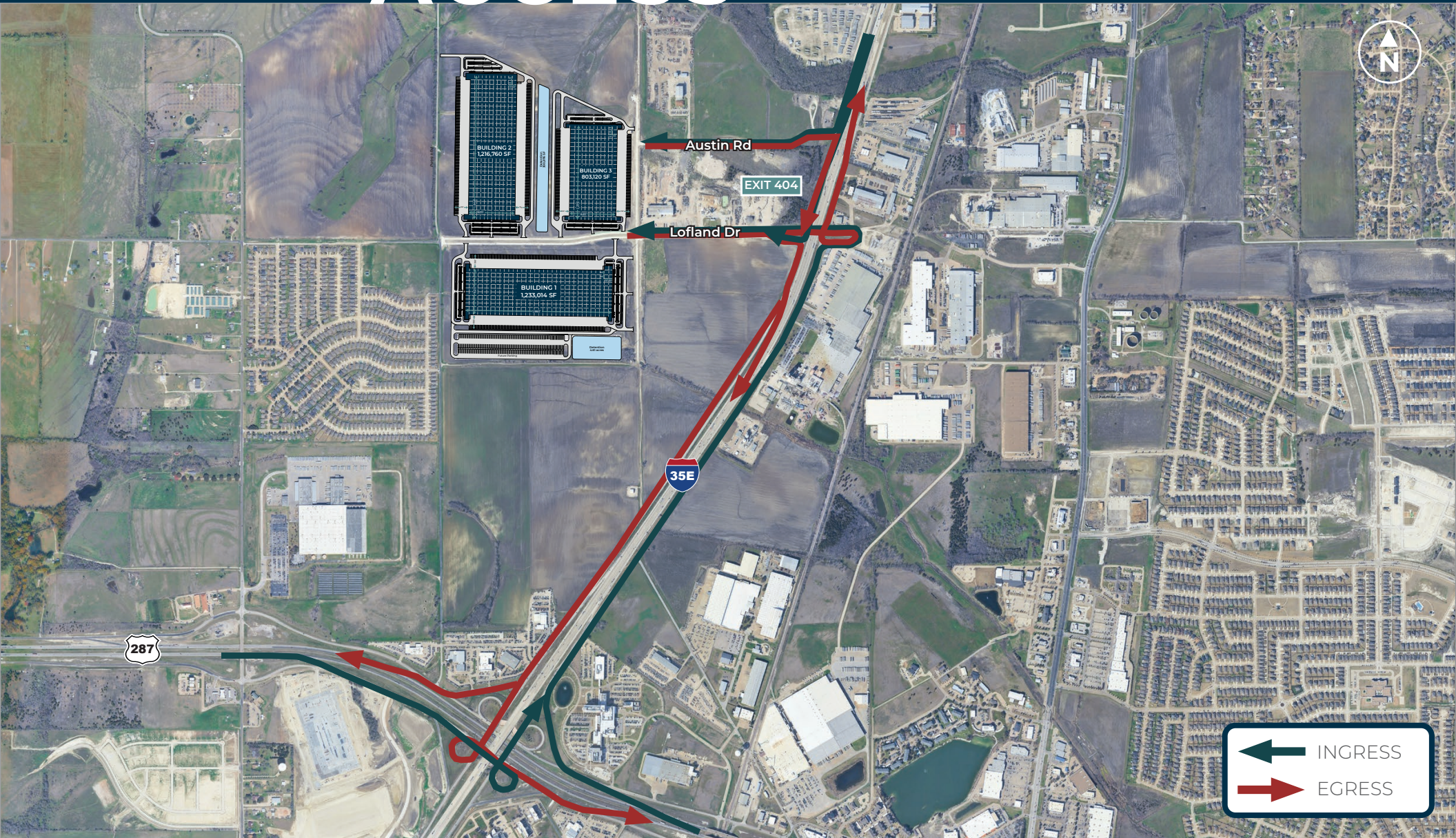
Dallas-Fort Worth
Int'l Airport

42 mi. 44 min.

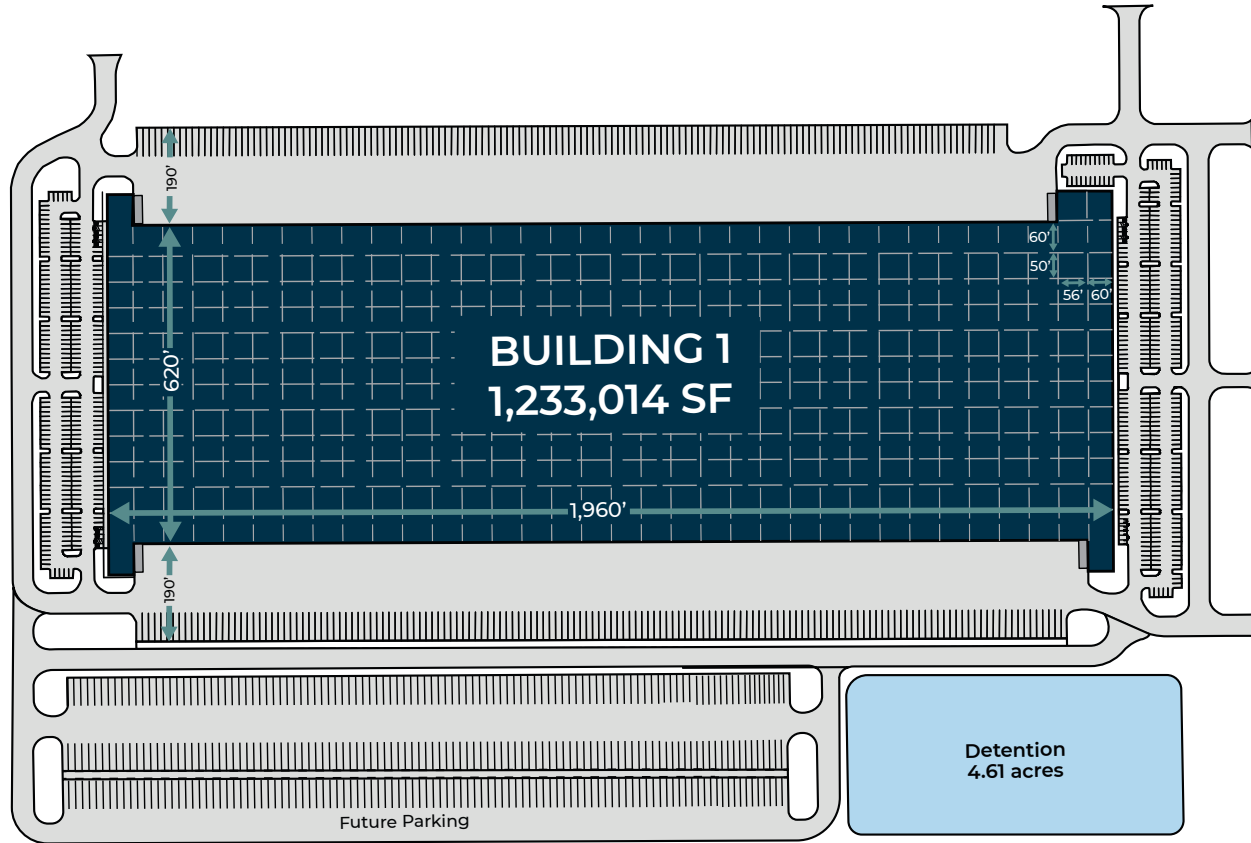
AREA INFORMATION



SITE ACCESS



SITE PLAN BUILDING 1

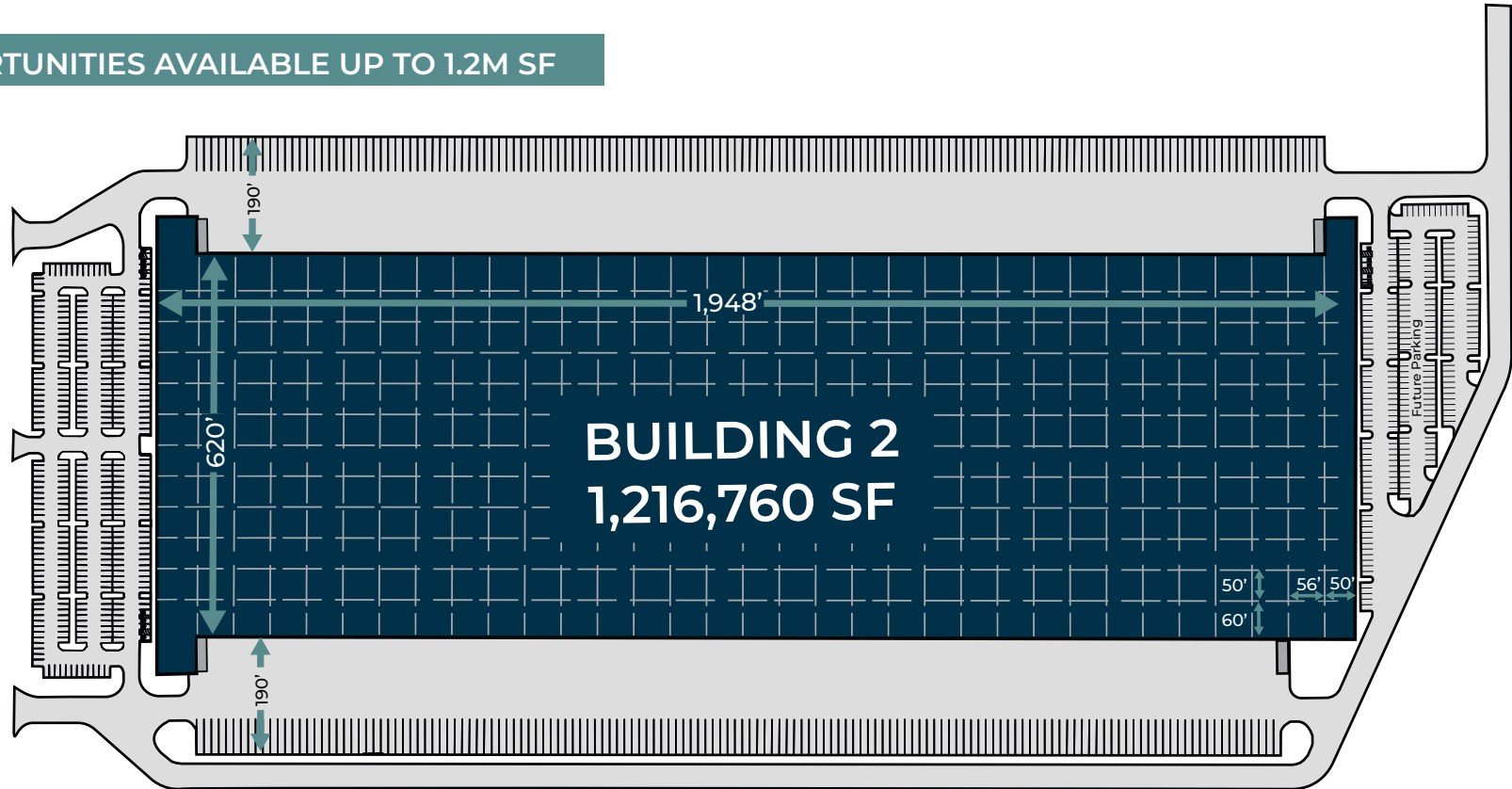


BUILDING DETAILS

Available SF	1,233,014 SF	Column Spacing	50' deep x 56' wide	Fire Protection	ESFR- K-28 with 9 heads operating
Site Area	92.20 Acres	Staging Bays	60' deep	Truck Court	190' deep
Configuration	Cross-Dock	Dock Doors	215 - 9' x 10' truck doors	Auto Parking	574 spaces
Building Dimensions	620' x 1,960'	Drive-In Ramps	4 - 14' x 16' drive-in doors	Trailer Parking	289 spaces
Clear Height	43'	Concrete	8" thick, fully reinforced	Future Trailer Parking	354 spaces
Electrical	277/480 volt, 3-phase, 4-wire system 4000A tap can	Lighting	2 - LED high bay fixtures per bay	Roof	45 Mil TPO single-ply

SITE PLAN BUILDING 2

BTS OPPORTUNITIES AVAILABLE UP TO 1.2M SF

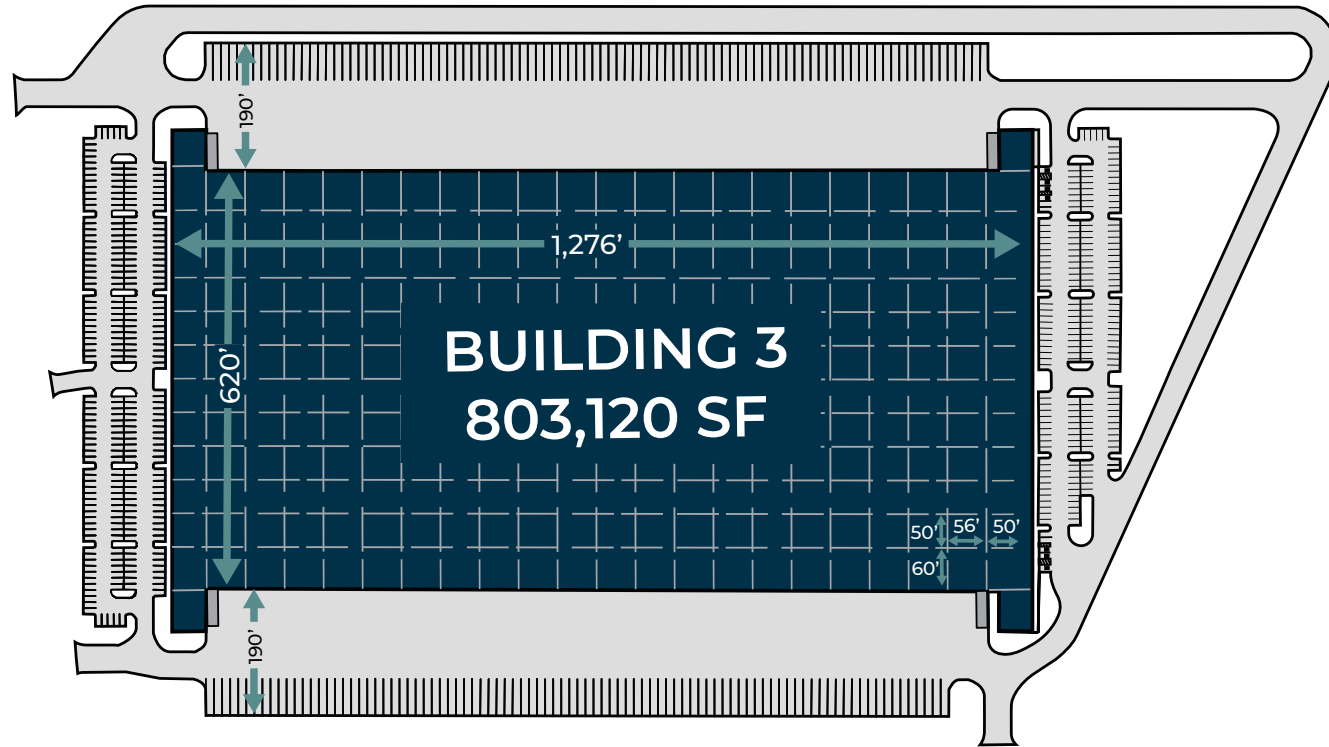


BUILDING DETAILS

Available SF	1,216,760 SF	Column Spacing	50' deep x 56' wide	Fire Protection	ESFR- K-28 with 9 heads operating
Site Area	69.69 Acres	Staging Bays	60' deep	Truck Court	190' deep
Configuration	Cross-Dock	Dock Doors	216 - 9' x 10' truck doors	Auto Parking	462 spaces
Building Dimensions	620' x 1,948'	Drive-In Ramps	4 - 14' x 16' drive-in doors	Future Auto Parking	152 spaces
Clear Height	43'	Concrete	7" thick	Trailer Parking	301 spaces
Electrical	4000A Tap Can	Lighting	2 - LED high bay fixtures per bay		

SITE PLAN BUILDING 3

BTS OPPORTUNITIES AVAILABLE UP TO 800K SF



BUILDING DETAILS

Available SF	803,120 SF	Column Spacing	50' deep x 56' wide	Fire Protection	ESFR- K-25 with 12 heads flowing
Site Area	44.28 Acres	Staging Bays	60' deep	Truck Court	190' deep
Configuration	Cross-Dock	Dock Doors	136 - 9' x 10' truck doors	Auto Parking	466 spaces
Building Dimensions	620' x 1,276'	Drive-In Ramps	4 - 14' x 16' drive-in doors	Trailer Parking	189 spaces
Clear Height	40'	Concrete	7" thick, reinforced	Lighting	2 - LED high bay fixtures per bay
Electrical	4000A Tap Can				



INTERSTATE

I-35	Less than 1 mile
I-20	15 miles
I-45	17 miles

INTERMODAL

Union Pacific Intermodal (Hutchins)	23 miles
Union Pacific Intermodal (Mesquite)	36 miles
BNSF Intermodal (Alliance Airport)	56 miles

AIR

Dallas Love Field Airport	31 miles
Dallas-Fort Worth Int'l Airport	42 miles

PORT CITIES

Port of Houston	225 miles
Port Arthur	325 miles
Port of Lake Charles	330 miles
Port of Corpus Christi	360 miles

DALLAS / FORT WORTH

A PREMIER, CENTRAL LOGISTICS HUB

DFW International Airport ranks among the world's busiest airports

Home to Alliance Airport, the world's first 100% industrial airport

Nealy equidistant from the East Coast and the West Coast

Over 10,000 freight routes in the state of Texas

Confluence of four major interstates - I-20, I-30, I-35 and I-45

Five Foreign-Trade Zones

LOGISTICS HIGHLIGHTS

Dallas-Fort Worth is one of the nation's most powerful logistics hubs, offering unmatched connectivity, a central U.S. location, and a deep industrial infrastructure that enables companies to move products faster and more efficiently. With a strong labor force and seamless access to air, rail, and highway networks, DFW gives businesses a strategic advantage that few markets can match.

Ranger 35 Commerce Center sits directly on I-35, giving users seamless access to the region's unmatched connectivity and powerful transportation networks.



DEVELOPMENT



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