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## **Dallas Logistics Hub Creates Massive Impact South of the Metroplex**

*By Dan Marcec*

With a projected build-out of 20 years across 6,000 acres, The Allen Group and its development associates expect the Dallas Logistics Hub to have a huge impact on the local industrial market. Master-planned for both speculative industrial and office space as well as build-to-suit opportunities, the development will add a projected total of 60 million square feet of commercial space to the market. DLH Buildings 1 & 2 — a 633,000-square-foot cross-dock facility and a 192,000-square-foot warehouse/distribution property, respectively — are both being constructed speculatively and are expected to be complete by February 2008.

“Maximizing building coverage and clear-height while minimizing development costs, balancing building size and trailer parking demands to meet the needs of today’s users, and providing a high-performance and sustainable core-and-shell building without negatively impacting the bottom line lease rate were all important aspects in designing the new buildings,” says Daniel McAuliffe, president of Allen Development of Texas.

Eventually, the project will spread across four municipalities, including Dallas, Lancaster, Wilmer and Hutchins, Texas. Situated adjacent to Union Pacific’s Southern Dallas Intermodal Terminal, a

proposed BNSF intermodal facility and four major highways — Interstates, 20, 35 and 45 as well as Loop 9/Trans Texas Corridor — the project is perfectly situated as a distribution hub for in and out of Dallas. Aside from developer The Allen Group, other companies involved with the project include GSO Architects, responsible for the design; Kimley-Horn & Associates, civil engineer; Guaranty Bank providing financial services; and MYCON and 3i Construction as general contractors.

When build-out is complete, the total economic impact of Dallas Logistics Hub on the entire Dallas Metroplex is estimated at \$68.5 billion, and the project is expected to create 31,000 direct jobs as well as 32,000 indirect jobs, clearly having a phenomenal influence on the local economy.

“Dallas Logistics Hub is one of the most sophisticated logistics parks in the country, because of its unique infrastructure surrounding 6,000 acres,” says McAuliffe. “With the increase of international trade and frequent west-to-east freight movement, all the transportation options here will set this project apart; there are very few land sites, if any, available in the country that can offer companies key ingredients for the fast, efficient and on-time delivery of their products.”