

DALLAS

LOGISTICS  HUB



THE CENTER FOR
WORLDWIDE TRADE

PREMIER LOGISTICS CENTER

WWW.DALLASHUB.COM





AMERICA'S PREMIER INLAND PORT

Dallas/Fort Worth has emerged as one of the most dynamic industrial markets in the United States. Driving this growth is one of the largest and most sophisticated multi-modal logistics facilities in North America... the **Dallas Logistics Hub**.

The Dallas Logistics Hub (*The Hub*) is a 6,000-acre master-planned development of The Allen Group, one of the fastest growing privately held development companies in the United States. The Company's major focus is the development of Logistics Parks and Inland Ports, which are located adjacent to some of the most sophisticated rail, intermodal and highway infrastructure in the country.

Unique to the Dallas/Fort Worth Metroplex and the State of Texas is an Inland Port situated around four major highways (I-20, I-35, I-45, and proposed Loop 9), Union Pacific's Dallas Intermodal Terminal, BNSF Railway, and a cargo-oriented airport (Lancaster Airport, planning for expansion to handle air-cargo distribution). With lower real estate and transportation costs, combined with a strong labor workforce and unsurpassed interstate highway and rail access, The Hub is America's premier logistics facility.

With full build-out planned to support **60 million square feet** of distribution, warehouse, manufacturing, office and retail space, The Hub will create over **60,000** new direct and indirect jobs and generate a total estimated economic impact of **\$68.5 billion** to the Dallas/Fort Worth Metroplex.



PROJECT FEATURES:

- ★ Union Pacific Intermodal Terminal
- ★ Interstate Highway Access
- ★ Planned Transload Facilities
- ★ Build-to-Suit Sites Available
- ★ Proposed BNSF Facility
- ★ Lancaster Airport
- ★ Container Yards
- ★ Local Collegiate Recruiting and Training Partnerships



PROJECT INCENTIVES:

- ★ Foreign Trade Zone #39
- ★ Inland Port of Pre-Clearance
- ★ Triple Freeport
- ★ Agile Port System

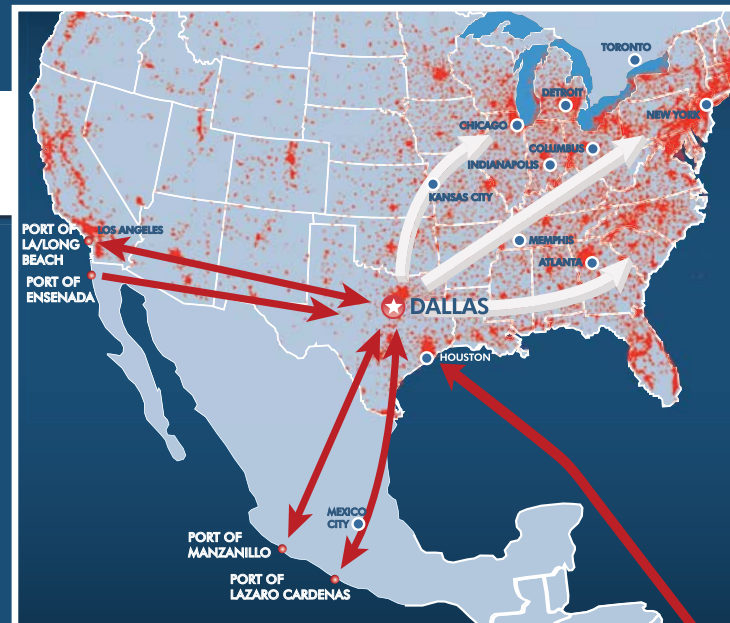
THE DALLAS LOGISTICS HUB IS HOME TO THE TWO LARGEST CLASS 1 RAILROAD COMPANIES IN THE UNITED STATES.



THE GATEWAY FOR GLOBAL DISTRIBUTION

NORTH AMERICAN TRADE ROUTES

- ★ The Hub is strategically centered between North America's five largest business centers: New York, Chicago, Los Angeles, Mexico City, and Toronto.
- ★ As 60% of the U.S. population lives east of the Mississippi River, The Hub is ideally located to receive goods on rail from the west coast and distribute them efficiently to the growing population centers in the central and eastern United States.



U.S. RAIL INTERMODAL SYSTEM

- ★ All five major U.S. railroads provide intermodal service to Dallas; thereby giving tenants at The Hub access to long haul rail intermodal efficiencies from vendors located 700 miles or more from The Hub (Note: *Global Insights* has projected cargo volume from Asia will grow over 320% over the next 15 years).
- ★ CSX Intermodal Trains between Chicago and Dallas are ramped and deramped at Union Pacific's Dallas Intermodal Terminal (DIT) adjacent to The Hub.
- ★ Union Pacific Intermodal Trains between LA/Long Beach and Dallas are ramped at the DIT.
- ★ BNSF recently purchased 198 acres at The Hub in an area that is zoned for intermodal use.



TRUCKLOAD AND LTL DISTRIBUTION

- ★ 79 domestic markets and almost 60% of the population of the United States can be reached overnight from The Hub via truck.
- ★ A company located at The Hub can efficiently drive 1,000 miles per day and reach 180 million people in a 24-hour period.



It has become a somewhat tired axiom that the three most important factors in real estate are:

"LOCATION, LOCATION, and LOCATION."

However, this statement has never been more true, especially in the context of global trade and transportation trends. These trends are driving the demand for larger, exceptionally well-located distribution and logistics facilities.

How your company handles last-mile logistics greatly affects your supply chain costs. As we all know, the last mile can be the most expensive one due to high drayage costs. The key to saving money in your supply chain lies in locating your distribution facility adjacent to an intermodal terminal.



Reduce the high cost of trailer drayage and realize substantial savings in your supply chain!

By locating your distribution facility at The Hub, you can maximize speed and increase flexibility while dramatically reducing your company's transportation costs!



UNION PACIFIC INTERMODAL TERMINAL

The 360-acre Dallas Intermodal Terminal (DIT) is located just 12 miles from downtown Dallas, within the city limits of Hutchins and Wilmer. Designed to support the growing intermodal volume in the region, this central location provides quick access to the counties that comprise 97% of the Dallas Metroplex population, and serves as the “gateway” for international goods to the major population centers in the central and eastern United States.

Trucks can gain access to the DIT via a high-tech, biometric secured AGS (automated gate system) entrance. This technology allows a trucker to process a container through the gate in 30-90 seconds, as compared to a national average of four minutes.

Built with quality in mind, this clean, safe and well-lit intermodal facility provides nearby highway and interstate access to maximize trucker convenience.

The DIT is currently handling 365,000 lifts per year, with 97% of the containers coming directly from the Ports of Los Angeles and Long Beach. At full build-out, DIT will have the capacity to process up to 600,000 lifts per year.



UNION PACIFIC
DALLAS INTERMODAL TERMINAL

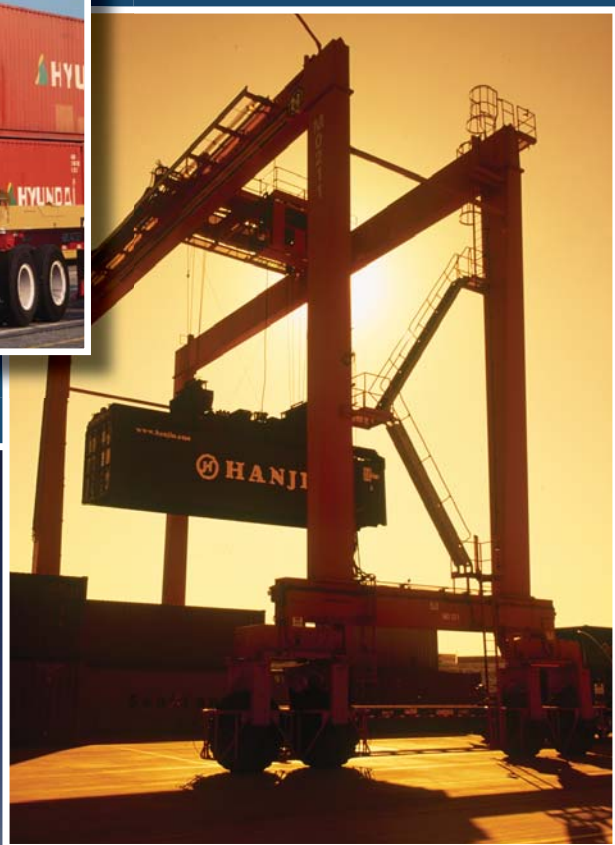
- ★ Currently Handling 365,000 Lifts per Year
- ★ Capable of Supporting 600,000 Lifts per Year
- ★ 10-Lane Automated Gate System (AGS) Entrance
- ★ Four Loading Docks

- ★ State-of-the-Art Security Features
- ★ 24-hour, 7-Day-a-Week Operation Facility System
- ★ Real-Time Oasis Software System
- ★ On-site Repair Facility



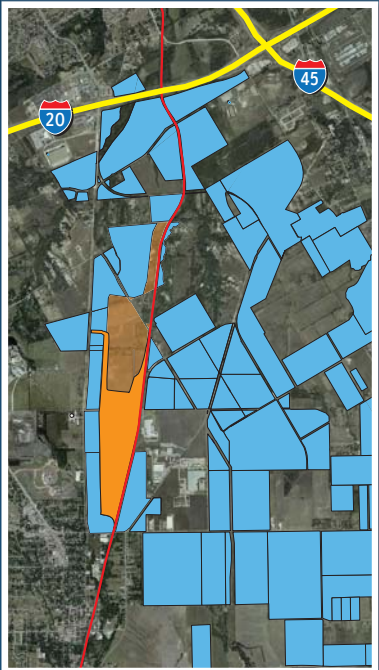


BNSF RAILWAY



On May 12, 2008 The Allen Group announced that BNSF Railway had purchased 198 acres of land on the western boundary of The Hub. In conjunction with the sale transaction, BNSF has the option to purchase an additional 164 acres. The property is located in the cities of Lancaster and Dallas, and provides more than 9,000 feet of rail frontage. This represents a substantial portion of almost four miles of BNSF track frontage within The Hub.

BNSF Railway is one of the largest rail networks in North America, with a rail system of about 32,000 miles throughout 28 states. They are among the world's top transporters of intermodal traffic and carry the components of many of the products Americans depend on daily.



- BNSF Controlled Property
- BNSF Optioned Property



UNSURPASSED HIGHWAY ACCESS



INTERSTATE 20...

...the primary east/west trucking corridor for the southern United States, borders The Hub's northern boundary.



INTERSTATE 45...

...the direct route to the Port of Houston, is adjacent to The Hub's eastern boundary.



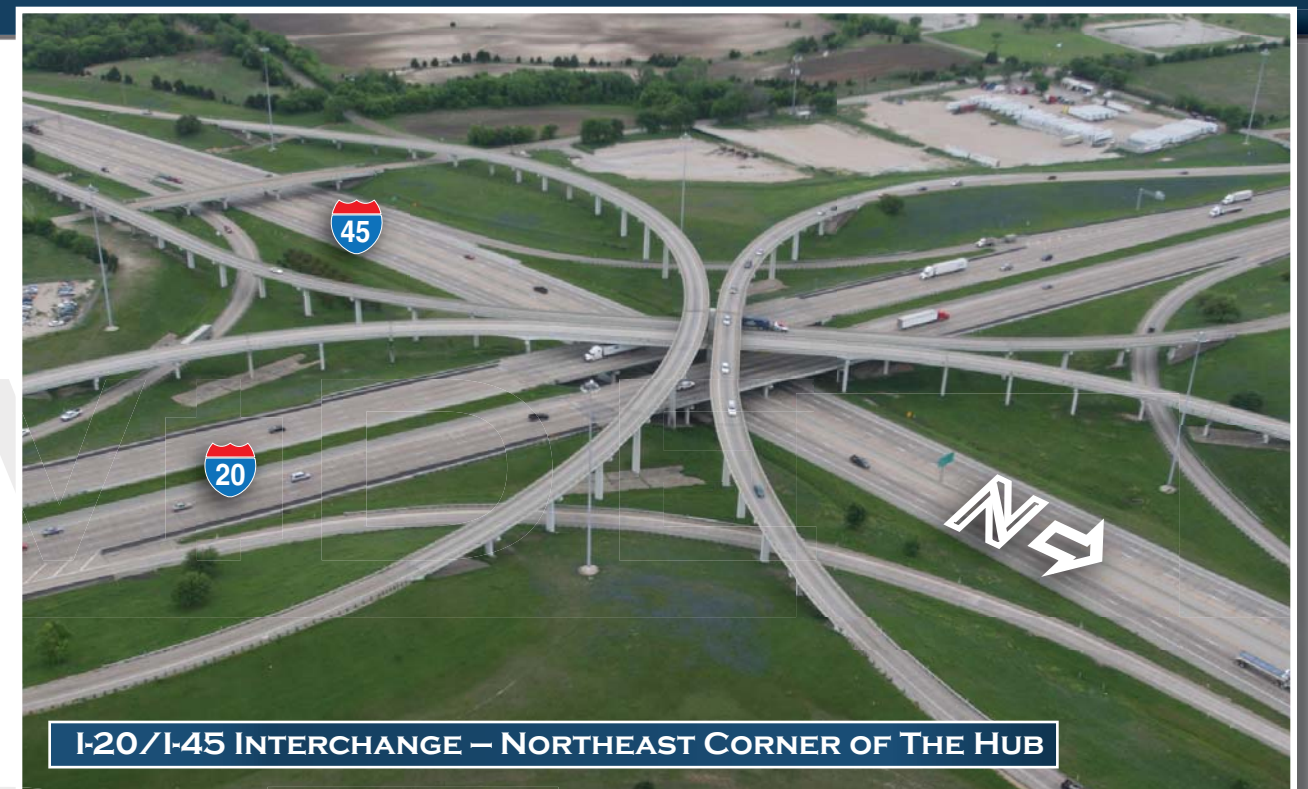
INTERSTATE 35...

...the NAFTA Trade Corridor is located 3 miles to the west of The Hub.

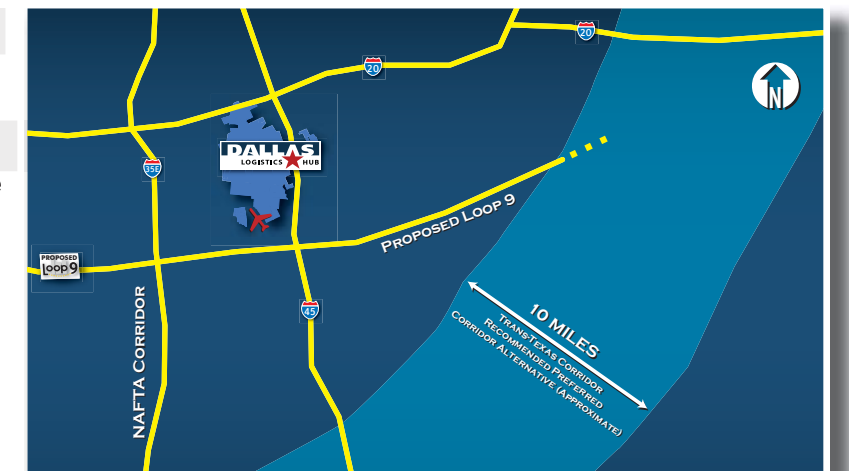


PROPOSED LOOP 9...

...the proposed multi-billion dollar highway and rail corridor will run along the southern boundary of The Hub.



The **Trans-Texas Corridor (TTC)** is a proposed transportation network composed of a 4,000-mile network of supercorridors up to 1,200 feet wide to carry parallel links of tollways, rails, and utility lines spanning through Texas. One of the supercorridors will pass around Dallas to the southeast, just along the southern and eastern borders of The Hub.



The corridor will be divided into two separate elements: truck lanes and lanes for passenger vehicles. Similarly, the rail lines in the corridor will be divided among freight, commuter, and high-speed rail. Services expected to be carried in the utility corridor include water, electricity, natural gas, petroleum, fiber optic lines, and other telecommunications services. The TTC is planned to be completed over the next 50 years with routes being constructed based on demand. TxDOT will provide oversight for planning, construction, and maintenance while day-to-day operations will be performed by private companies.

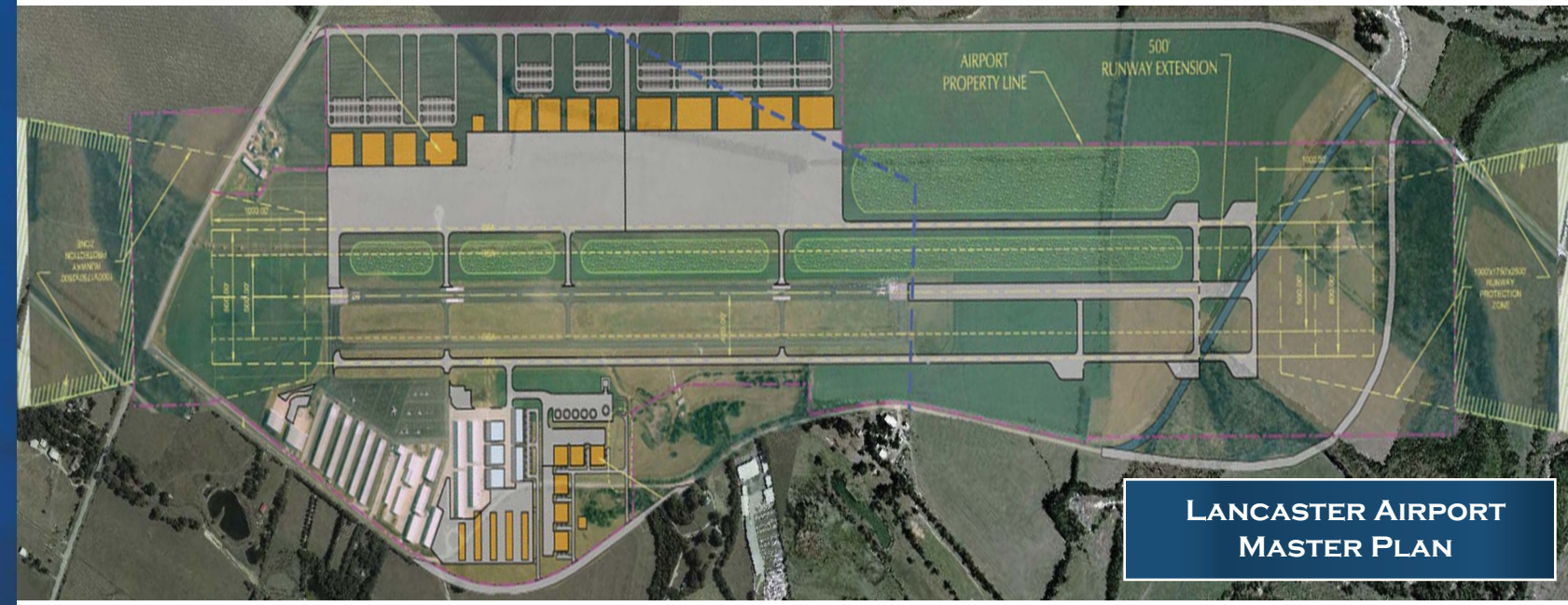


LANCASTER AIRPORT

AIR CARGO UNLIMITED



Located on 306 acres adjacent to The Hub, city-owned and operated Lancaster Airport is positioned to serve as the new premier aviation facility for the Metroplex.



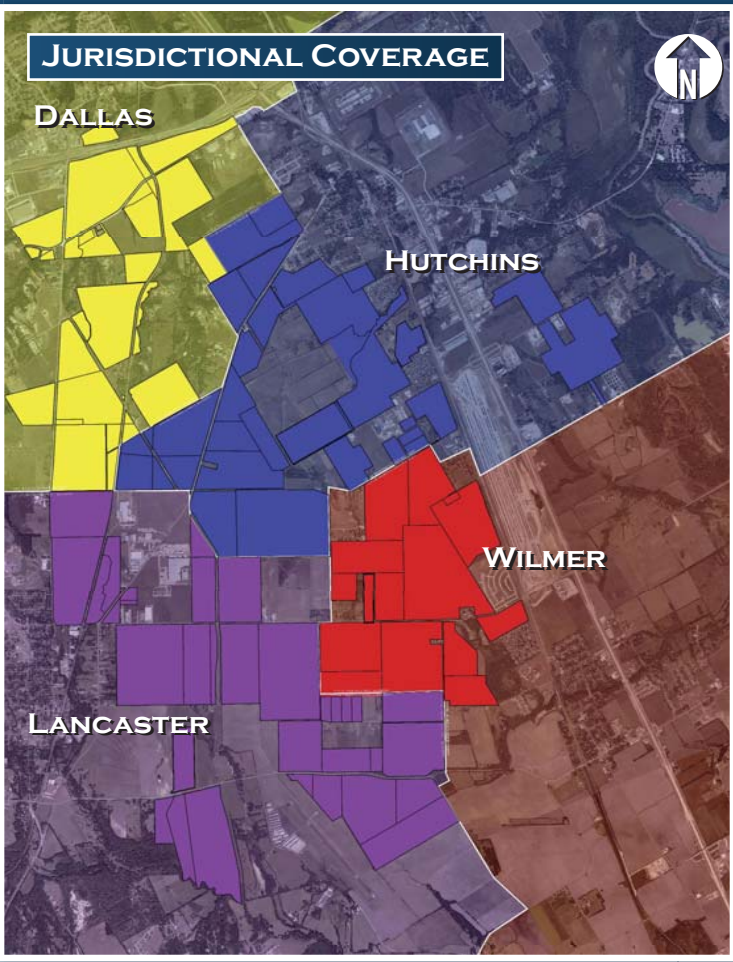
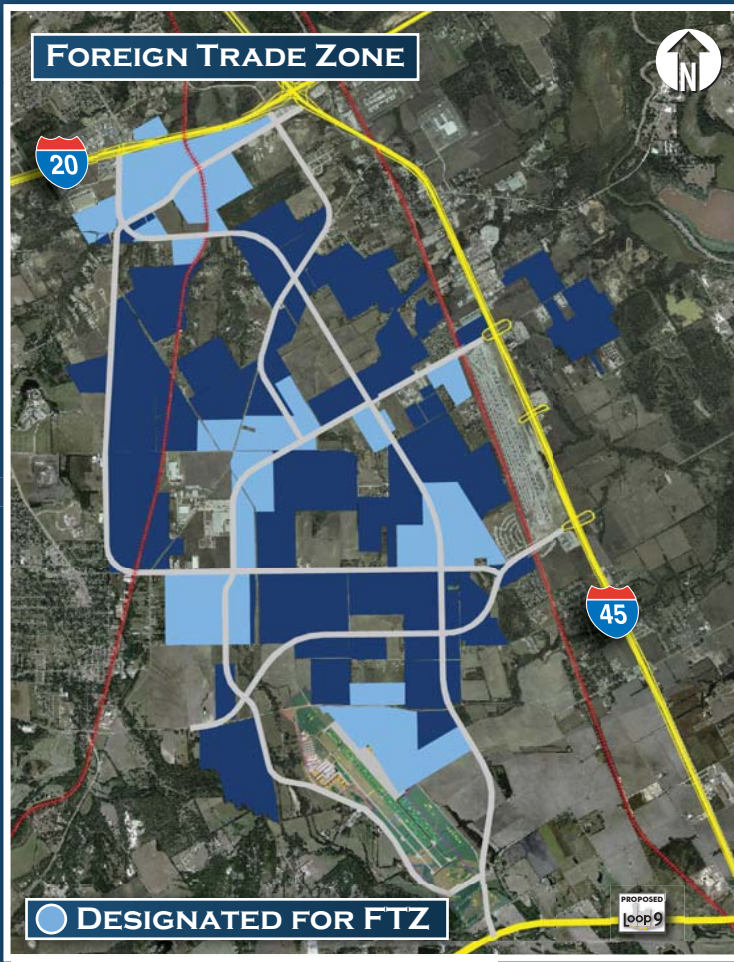
LANCASTER AIRPORT
MASTER PLAN

- ★ 12 Minutes from Downtown Dallas
- ★ Close Proximity to Three Major Interstate Highways
- ★ Competitive Pricing on Jet A & 100LL Fuel
- ★ Currently Planned and FAA Funded Runway Expansion to 6,500 Feet
- ★ Automated Weather Observation System (AWOS) Offering 24-hour Weather Conditions
- ★ PAPI Visual Landing Aids
- ★ NDB / GPS Approaches Runway 31
- ★ Airport Café Features Catering Services
- ★ Airport Development Opportunities Available
- ★ Planning Room with Complimentary High Speed Internet and Wi-fi Access, Conference Room and Pilot's Lounge



LANCASTER AIRPORT

THE CENTER FOR WORLDWIDE TRADE



As your company plans for future growth, whether it's locating a site for a new build-to-suit facility or looking for readily-available building space in the Dallas/Fort Worth market, the Dallas Logistics Hub is the new "hot spot" in North Texas.

The Hub hosts high-tech, eco-friendly buildings in an unparalleled central location. Nowhere else can you find an Inland Port that sits at the forefront of technology, boasts a diminutive environmental footprint, and is surrounded by the most sophisticated rail, intermodal, and highway infrastructure in the country. The Hub provides shovel-ready sites and industrial space for lease to assist in maximizing speed, minimizing costs, and increasing flexibility in your company's supply chain.

For more information about build-to-suit opportunities or building space for lease, please contact Daniel J. McAuliffe, CCIM at 214.661.1800.



THE HUB

UNDER CONSTRUCTION



DLH Building 1

Building Type	Cross Dock
Building Size	635,040 SF
Length	1395'
Depth	450'

AVAILABLE
NOW!

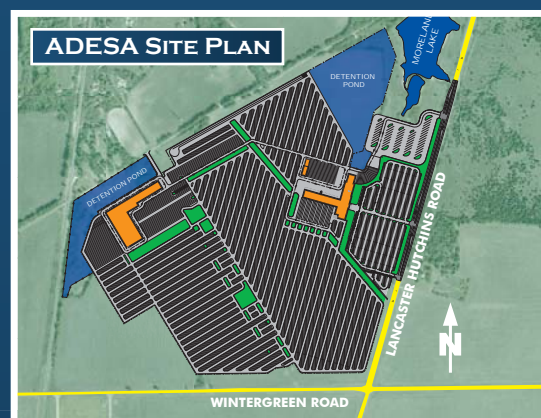


DLH Building 2

Building Type	Office / Warehouse
Building Size	192,850 SF
Length	863'
Depth	150' / 200' / 300'

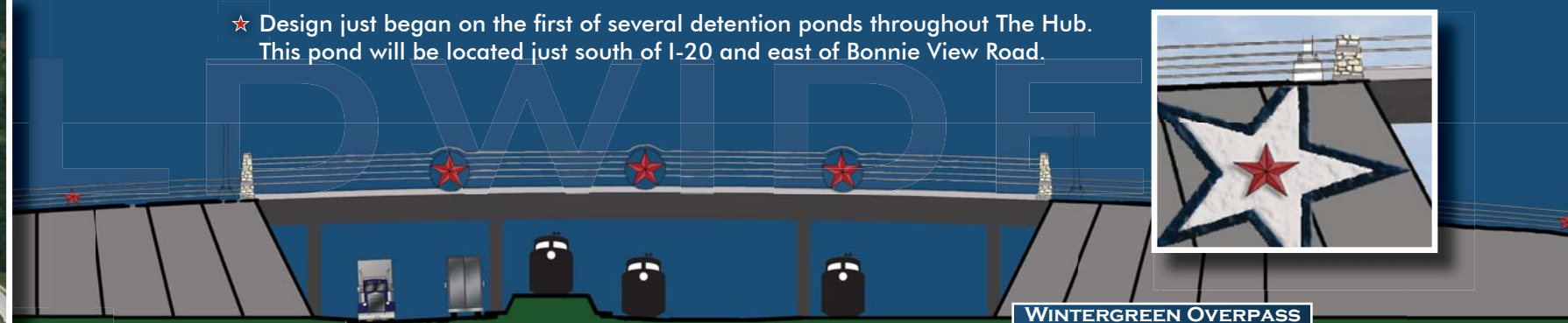
ADESA Inc., a full-range auto auction, reconditioning, logistical and other vehicle-related services company, has begun construction on a new state-of-the-art auto auction center at The Hub.

The build-to-suit facility will be located on 175 acres within the City of Hutchins. The property will house three buildings totaling approximately 196,000 square feet of space for an auction arena, administrative and financial offices and reconditioning facilities.



Several infrastructure improvement projects are currently underway at The Hub:

- ★ Wintergreen Overpass, under construction now, will connect Wintergreen Road over the Union Pacific line, giving truckers easier access into the heart of The Hub.
- ★ Construction on Wintergreen Road to the west of Wintergreen Overpass is underway.
- ★ Inland Port Way is under design. This eight-mile-long, six-lane divided thoroughfare will serve as The Hub's major north-south spine road, connecting I-20 to Proposed Loop 9.
- ★ Design just began on the first of several detention ponds throughout The Hub. This pond will be located just south of I-20 and east of Bonnie View Road.



WINTERGREEN OVERPASS



Building Green — Guided by LEED™

The Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ is the nationally accepted benchmark for the design, construction, and operation of high performance green buildings. LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health:

- ★ Sustainable site development
- ★ Water savings
- ★ Energy efficiency
- ★ Materials selection
- ★ Indoor environmental quality

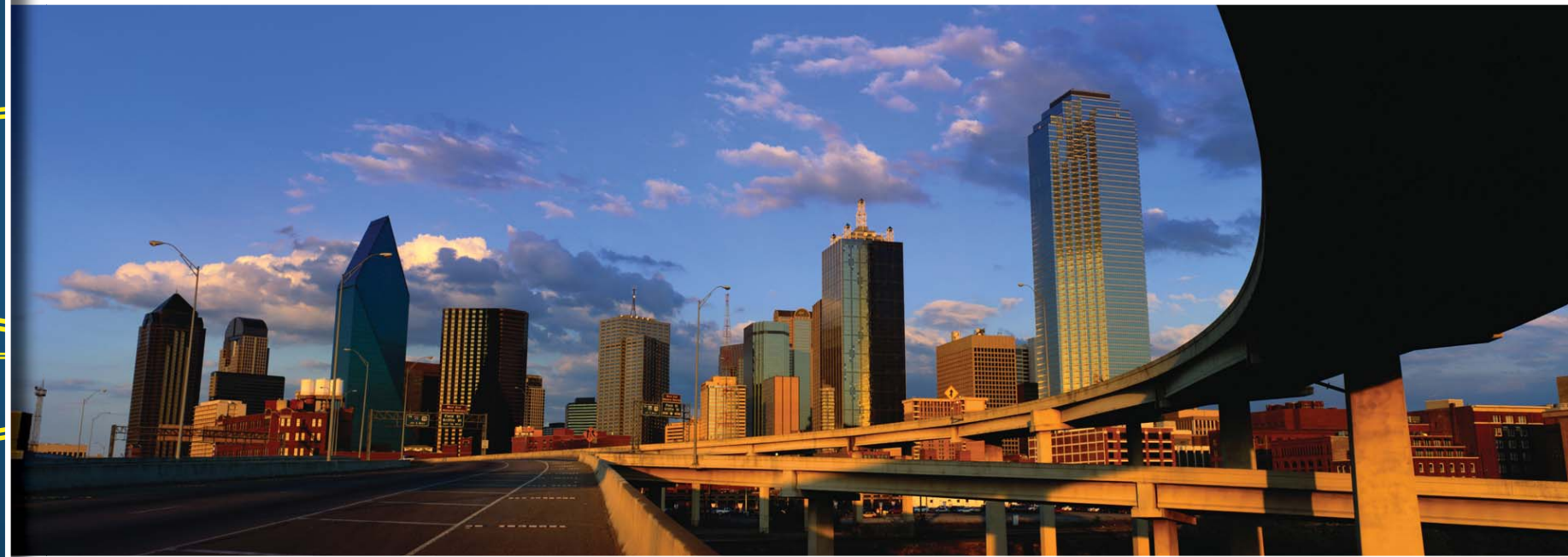
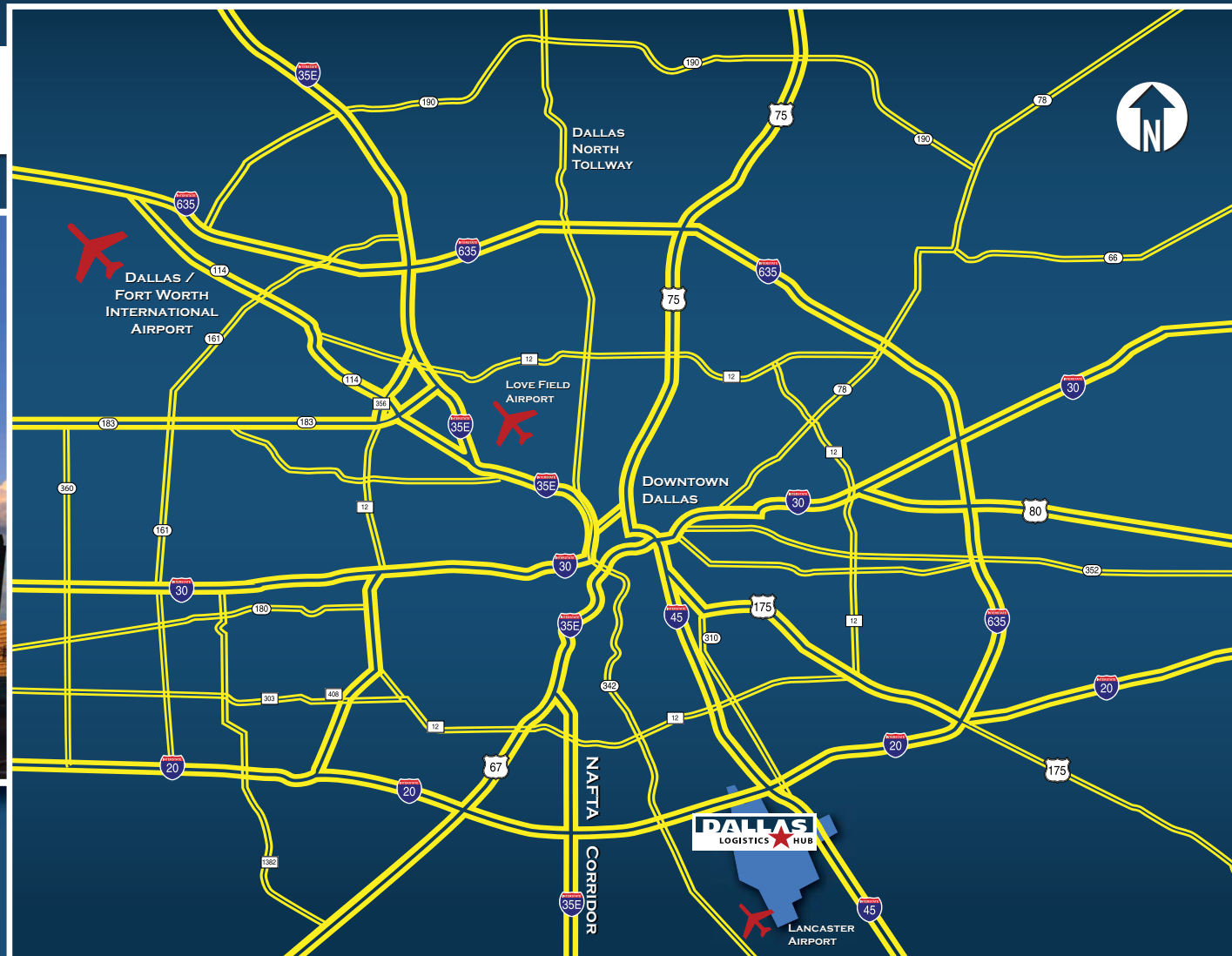
The Allen Group recognizes the importance of environmentally responsible development and has set a goal to become the most environmentally-friendly industrial park in North America. The Hub is the home to North Texas' first industrial buildings that are LEED™ Core & Shell Certified.



DALLAS
LOGISTICS  **HUB**

PROPERTY MONUMENTATION

DALLAS: THE CITY THAT WORKS



Dallas' new slogan "Live Large. Think Big." describes the essence and vitality of a city built on big dreams, freshly blazed trails and an attitude that all things are possible. Dallas' central location is equally close to North America's five largest business centers: New York, Chicago, Los Angeles, Mexico City, and Toronto.

Positioned midpoint between major markets in Canada and Mexico, Dallas is the ideal site for any company producing or shipping products throughout the NAFTA and CAFTA markets. Dallas' central time location, one hour behind the east coast and two hours ahead of the west, extends the working day for companies doing business on both coasts. Five major interstates and 13 other U.S. highways allow a company with a Dallas address to reach 96% of the U.S. population within two days ground transportation and any U.S. city in four or less hours by air.

Dallas continues to garner recognition nationwide for its vibrant economy. It was recently named as "Best City in North America for Business" by *FORTUNE* Magazine, as the city is home to fast-growing high-tech and financial industries. Dallas was also recognized by *Expansion Management* and *Logistics* as the fourth best logistics region in the country.*

- ★ 4th Largest Industrial Market in the United States
- ★ 3rd in U.S. Metropolitan Areas for Revenue Generated From *Fortune 500* Companies
- ★ Only City in the United States with Five Major Interstate Highways
- ★ 6th Largest Metropolitan Area in the United States with a Population of over 6 Million People
- ★ All Major North American Financial Centers within a Three-Hour Air-Travel Radius
- ★ Texas Companies Do Not Pay Corporate State Income Tax



*Information provided by the City of Dallas, Office of Economic Development

DALLAS LOGISTICS HUB COMMUNITIES



DALLAS

"Live Large. Think Big." Dallas' new slogan sums up the essence of a city founded on big dreams and the attitude that anything is possible through hard work. Dallas is one of the most culturally diverse metropolitan areas in the United States, offering a thriving culinary scene, hip entertainment districts, world-class shopping, and the largest urban arts district in the country.

Dallas is the ninth largest city in the United States with a population of 1.2 million, and over 6 million in the greater Dallas/Fort Worth Metroplex. The population is very diverse, well educated, and highly productive.



Building on this strong foundation of local resources, Dallas has dramatically grown over the past 20 years. More than \$1 billion is slated for developing the downtown central business district, making it the City's largest re-investment since the 1980s. By the end of 2007, the central business district is expected to double its residential population, demonstrating that Dallas is becoming an even more exciting place to live and work.

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HUTCHINS

Hutchins is located on the Southern Pacific Central Railroad in southern Dallas County. The community was founded in 1860 as the trading place for immigrants who crossed the Trinity River from the east of Dowd's Ferry and for the settlers along the west banks of the river. Hutchins is a small but attractive part of the D/FW Metroplex with a strategic geographical location and adequate utilities, land, railroad and interstate highways. The City is certain to play a major role in the continued growth of Dallas County.

Today, Hutchins is home to several major corporate investors, including the 360-acre Union Pacific Intermodal Terminal and the FedEx Ground Regional Distribution Center.

Contact:
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Mayor
321 North Main Street
Hutchins, Texas 75141
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mayorajohnson@prodigy.net



LANCASTER

Founded in 1852 as a frontier post, Lancaster is one of the oldest communities in the Dallas area — and its future has never looked brighter.

In 2005, Lancaster was the only Texas community selected as an *All-American City* finalist and one of only 30 finalists nationwide. This prestigious recognition was the result of Lancaster's successful implementation of a series of broad-based, community-supported programs.

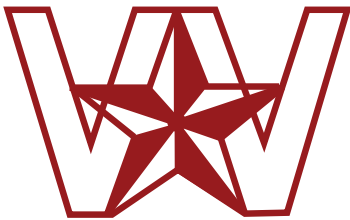
The City's pro sustainable-growth stance has helped usher in a new era of prosperity. In recent years Lancaster has enjoyed record residential and industrial growth, an upgraded municipal bond rating (S&P "A"), a city-wide Triple Freeport, a \$3 million expansion of Lancaster Airport, and a \$16.8 million bond package.

Contact:
Ed Brady
Director of Economic Development
103 Historic Town Square
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EdB@ledctexas.com



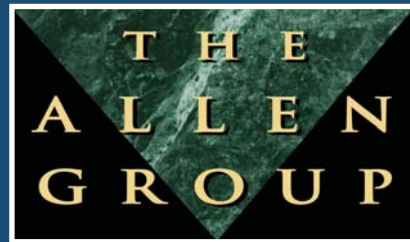
WILMER

Wilmer was built with pure determination and entrepreneurial spirit. Located 14 miles southeast of downtown Dallas, Wilmer was founded in 1849 by Andrew K. Gray. The community was put on the map in 1872 when the Houston and Texas Central Railroad established a stop in the City. By 1890, Wilmer was a thriving agricultural community growing cotton for the region.



Today, Wilmer is also home to the Union Pacific Intermodal Terminal, one of the largest intermodal facilities in the United States. The Terminal handles 365,000 lifts annually and averages more than 1,200 trucks daily.

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