

November 1, 2020
Prepared by J. D. Salazar



Haslet TX Land Acquisition



Cary O Goldman, Founder and Managing Partner of Timber Hill Group and J. D. Salazar, Founder and CEO of Champion Realty Advisors are pleased to announce that a joint venture between Timber Hill Group and Champion Realty Advisors has acquired a 21.3-acre land site known as 112 Harmon Road located in Haslet, Texas. Champion and Timber Hill plan to develop the North Texas Logistics Center, a state-of-the-art freight terminal featuring: a 50,000 square foot dock area with 103 doors, a 4,000 square foot office, a truck repair and maintenance facility, a fueling station, 303 truck tractor and trailer positions, and 148 car parking spaces.

The site is strategically located within a freight and logistics advantaged submarket of Dallas-Fort Worth, commonly known as Alliance Texas; a 26,000-acre mastered planned community. Alliance Texas is an epicenter of distribution and logistics, anchored by the Alliance Global Logistics Hub, one of the world's premier inland ports. Offering unique and direct access to dense population, air, rail, intermodal and highway transportation, Alliance Texas is ideally located for regional, national and global trade routes.

The world class logistics infrastructure of Alliance Texas includes:

- ▶ BNSF Railway's Alliance Intermodal Facility, located 2.5 miles from the site, featuring one (1) million annual lifts, direct Asian import/export from the West Coast and 12 double-stacked intermodal trains daily

- ▶ Two Class I Rail Lines (BNSF and UP)

- ▶ The Fort Worth Alliance Airport ("AFW"), located 1.2 miles from the Property and is considered the world's first 100% industrial airport. AFW features two (2), 11,000 ft parallel all-weather runways and full cargo handling services. Amazon's regional air hub at Fort Worth Alliance Airport opened in October 2019. The Regional Air Hub is the first build-to-suit airport project of its kind in the Amazon Air network and was designed to support Amazon Air's larger-scale regional needs, including sortation capability and infrastructure to handle multiple flights daily (www.fortworthtexas.gov)

- ▶ Interstate I-35W, one (1) mile from the Property, a major thoroughfare from Canada to Mexico

- ▶ Interstate I-30, 16 miles from the Property, a major thoroughfare connecting the U.S. east and west coasts

- ▶ Dallas-Fort Worth-Arlington Metropolitan Area, population of 6.8 million, 7th largest metropolitan area in the U.S., has been growing by 170,000 people per year (World Population Review)

Construction of the terminal is tentatively set to begin the First Quarter of 2021. Becky Thompson of DFW Lee & Associates and Dave Dandurand of Burr & Temkin, will be the leasing agents for the development. Champion Realty Advisors (www.championre.com) and Timber Hill Group (www.timberhillgroup.com) specialize in owning and managing transportation focused properties in major consumption zones and transportation centers in the United States. For more information contact J. D. Salazar at 630-747-4516 or Cary Goldman at 847-597-0061.