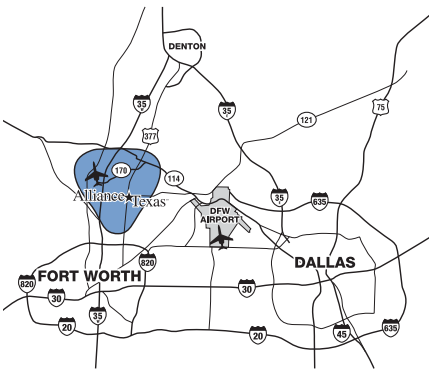


Alliance★Texas®

A DEVELOPMENT OF HILLWOOD
A PEROT COMPANY™



501 Henrietta Creek Road, Roanoke, Texas 76262, Denton County



BUILDING FEATURES

- 450,000 S.F.
- 7,000 S.F. office
- Existing warehouse lights, 3 per bay (400 watt metal halide)
- 24.5 acre site
- 450' building depth
- 180' north truck court
- 135' south truck court
- 97 dock doors, 96 with dock packages
- One 12'x14' sectional overhead door (expandable)
- 73 trailer parks away from the building (expandable)
- Adjacent lot available with additional 139 trailer parks (212 total existing spaces)
- 131 car parks (expandable)
- Battery charging area
- Perimeter fence- 8' black vinyl coated fence with motorized gates and two guard shacks
- 30' clear height
- 50' X 50' bay spacing
- 4' X 8' skylights, 1 per 4 bays, clerestory
- Rail service available (UPRR)
- Smooth panel painted tilt-wall construction
- Ventilation at 3 air changes per hour

- Heating units provide 40 degree minimum in warehouse
- ESFR fire protection system

TRANSPORTATION ACCESS

- 15 minutes to DFW Airport
- 5 minutes to Fort Worth Alliance Airport (AFW)
- 5 minutes to Interstate 35W
- 10 minutes to BNSF Railway's Alliance Intermodal Facility

ADDITIONAL FEATURES

- Triple Freeport Inventory Tax Exemption
- Enterprise Zone
- Foreign Trade Zone status available (located within Alliance FTZ #196)
- FedEx Southwest Regional Sort Hub
- US Customs and Border Protection
- Centralized Examination Station
- Air cargo and corporate aviation facilities
- Ground handling services
- Alliance Opportunity Center provides complimentary recruitment services
- Tarrant County College provides on-site employee training

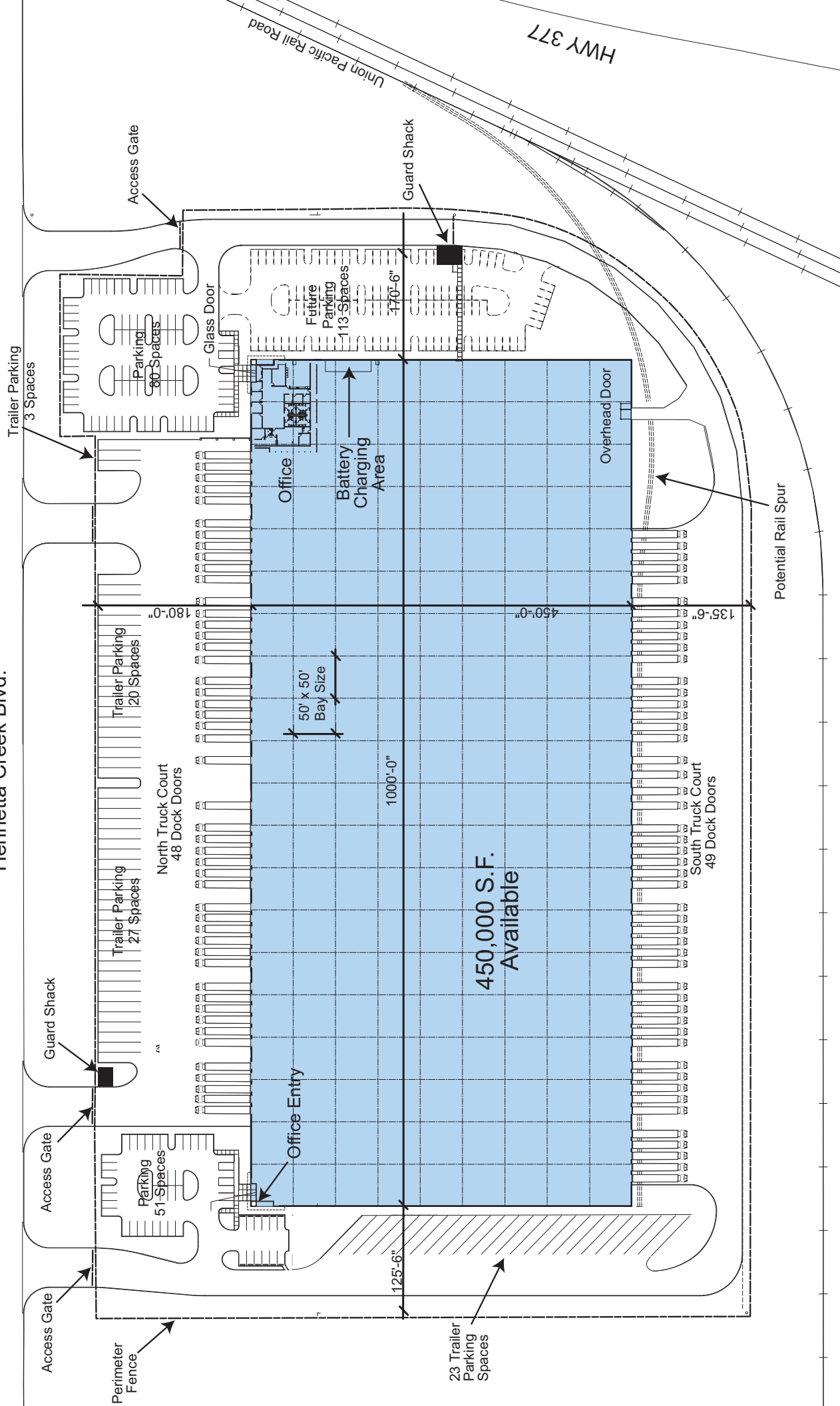
Hillwood
13600 Heritage Parkway, Suite 200
Fort Worth, TX 76177
817.224.6000
alliancetexas.com

Alliance★Texas® is a 17,000-acre master-planned community including three distinctive developments — Alliance® Circle T Ranch®, and Heritage™. Together, they offer world-class aviation, office, industrial, retail, educational, residential and recreational opportunities. For more information about other commercial real estate opportunities, please contact us today at 817.224.6000. © Copyright 2010 Hillwood Development Company, LLC.

Alliance Gateway 53
 501 Henrietta Creek Road
 Roanoke, TX 76262
 Denton County



Henrietta Creek Blvd.



450,000 S.F.
 Available