

# The Alliance Industrial Advantage

## Alliance★Texas®

A DEVELOPMENT OF HILLWOOD  
A PEROT COMPANY™



### INDUSTRIAL PRODUCT AVAILABLE

- Distribution centers
- Manufacturing facilities
- Rail-served facilities
- Cross-dock facilities
- Air cargo centers
- Flex/Tech capabilities
- Fully developed sites with infrastructure in place
- Lease, purchase or build-to-suit

### ALLIANCE GLOBAL LOGISTICS HUB

- Fort Worth Alliance Airport - 100% industrial airport
- BNSF Railway's Alliance Intermodal Facility: 600,000 annual lifts
- BNSF Railway and Union Pacific Class I rail lines
- Interstate Highway 35W
- Texas Highways 170 and 114
- FedEx Southwest Regional Sort Hub
- Alliance Air Trade Center

### INDUSTRY BASE

- 240+ corporate residents
- Approximately 50 companies listed in the Fortune 500, Global 500 or Forbes' List of Top Private Companies
- Diversified industry clusters including telecommunications, pharmaceutical / life sciences, financial services, aerospace, aviation, automotive and logistics

### ADVANTAGES

- Foreign-Trade Zone #196
- Triple Freeport Inventory Tax Exemption
- On-site US Customs and Centralized Examination Station
- Central US location enables strategic access to many markets
- One of the lowest combined tax rates in the DFW Metroplex

### 3PL/ FREIGHT FORWARDERS

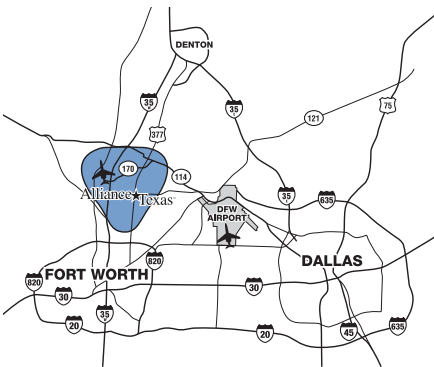
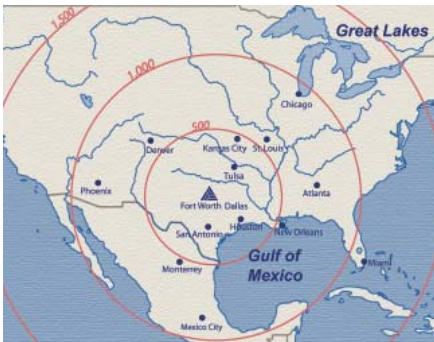
- AmeriCold Logistics
- ATC Logistics & Electronics
- CEVA Logistics
- DHL/Exel Logistics
- DSC Logistics
- KFS, Inc.
- Performance Team Freight Systems, Inc.
- Ryder System, Inc.
- Total Warehousing
- Trans-Trade, Inc.
- UPS Supply Chain Solutions

## CUSTOMER SATISFACTION



“We feel AllianceTexas provides our customers with competitive advantages, such as quick access to all modes of transportation, lower operating costs, tax benefits and a facility that can easily accommodate product-specific material handling requirements.”

Patrick Swartz, General Manager  
DSC Logistics



### LOCATION

- 20 minutes north of Fort Worth CBD
- 20 minutes south of Denton
- 10 to 15 minutes northwest of DFW International Airport
- 45 minutes northwest of Dallas CBD
- 4 hours by air from all major cities in the US, Canada and Mexico

### CORPORATE SERVICES

- Unmatched speed-to-market
- Build-to-suit; In-house construction services team
- Property management services 24/7/365
- Employee recruitment and out placement services - complimentary for AllianceTexas corporate residents
- Employee training courses from Tarrant County College
- Professional networking groups

### SKILLED WORKFORCE DEVELOPMENT

- 3 million qualified workers in DFW (source: NCTCOG)
- 18 colleges and universities
- Highly acclaimed Northwest ISD and Keller ISD K-12 programs

### DEVELOPMENT STATISTICS

- 17,000-acre master-planned, mixed-use development
- \$36.4 billion economic impact to North Texas
- 31.2 million square feet developed
- 25 million square feet of industrial product developed
- 13.6 million square feet of industrial product constructed by Hillwood

### QUALITY INVESTMENT

- 36,527 trees planted in AllianceTexas
- Parks, lakes and trails; highly landscaped
- Strongly enforced covenants, codes and restrictions for building development, signage and landscaping

### DEVELOPER - HILLWOOD

- Largest private developer in DFW Metroplex
- Developer of American Airlines Center and Victory Park in Dallas
- Financially strong with long-term commitment

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Alliance★Texas® is a 17,000-acre master-planned community, including three distinctive developments — Alliance®, Circle T Ranch® and Heritage<sup>SM</sup>. 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.