



Build-to-Suit

CUSTOM SOLUTIONS TO SUIT YOUR BUSINESS

Build-to-Suit

PIONEERING SPIRIT

With a deep market knowledge and experience with intricate negotiations, Hillwood provides creative, flexible solutions for corporate residents.

Whether companies need assistance with site selection, leasing, build-to-suit, government relations, construction or property management, Hillwood delivers strategic solutions and best-in-class service. Bringing relationships, core assets and enhanced services together, our team executes and delivers commercial sites and facilities to market expediently.



BUILD-TO-SUIT BENEFITS

- Hillwood is the developer of the 26,000-acre AllianceTexas community
 - Hillwood owns all of the AllianceTexas land fee simple, enabling site work to commence sooner
 - Hillwood delivers quality projects with the best cost and construction schedules in the industry
 - Products include industrial, office, retail, aviation facilities, tenant improvement, luxury residential, and more
 - Leading edge construction process combined with land ownership provides superior speed-to-market delivery
- Turn-key service from site selection to construction to interior finish-out to property management
 - Temporary space available to utilize during the construction process
 - All land zoned and entitled for development
 - Sustainable design features incorporated into buildings and common areas result in reduced operating costs and environmental impact



"Hillwood's execution of our parts distribution facility at Alliance was flawless and now serves as the model for our company on all future centers. We looked at a number of options and focused on Alliance for two reasons. First, we had direct access to our main shipping partner, FedEx. But really, it was because Hillwood was incredible. The team worked hard for us and custom-tailored everything to suit our needs. The Hillwood team's expertise has been valuable throughout the project. Every step of the way - from planning process to the facility layout, how we need to outfit it - they've been coaching us along. We needed their help. We're not builders. We're car guys.

ERIC JOHNSTON, Executive Director for Services and Parts
Volkswagen of America, Inc.

Industrial Speed-to-Market

SPEED-TO-MARKET: 5 ½ MONTHS

670,000 SF DISTRIBUTION CENTER



19
JULY



Earthwork begins.

29
OCTOBER



Paving 20% complete. Slab on grade 95% complete. Concrete tilt up panels 75% complete. Concrete tilt up erection 99% complete. Structural steel 90% complete. Roofing 15% complete.

31

DECEMBER



Temporary certificate of occupancy received.

Office Speed-to-Market

SPEED-TO-MARKET: 6 MONTHS

119,001 SF OFFICE BUILDING



28
SEPTEMBER



Earthwork begins.

17
FEBRUARY



Concrete tilt up erection complete. Structural steel complete. Paving 80% complete. Roofing 95% complete. Interior office space 70% complete. Exterior paint 35% complete.

31
MARCH



Certificate of occupancy received.



AllianceTexas® is a 27,000-acre master-planned community including four distinctive developments — Alliance®, Circle T Ranch®, HarvestSM and Alliance Town Center®. Together, they offer world-class aviation, office, industrial, retail, educational, residential and recreational opportunities.



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