

UNDER CONSTRUCTION – DELIVERING JULY '22

MAJESTIC FORT WORTH SOUTH BUSINESS PARK

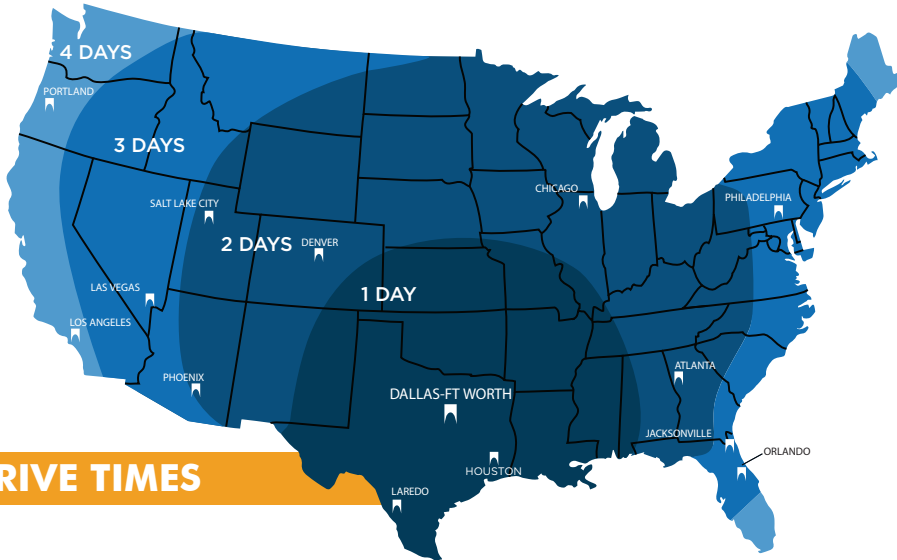


Majestic Fort Worth South Business Park - Building 3

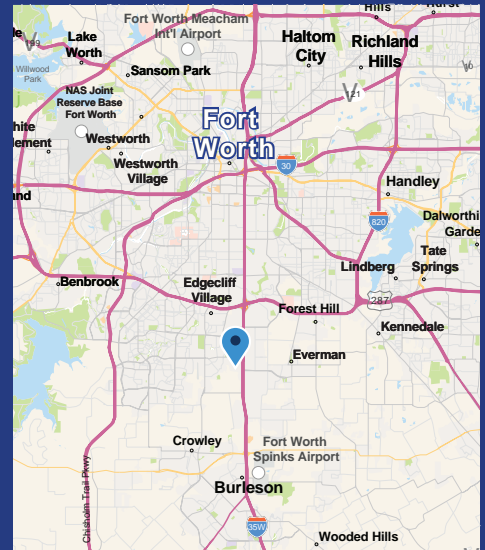
Building 6 – 159,932 SF

320-Acre Master-Planned Business Park

100 Successful Drive, Fort Worth, TX



DRIVE TIMES



LOCATION FEATURES

- Direct access via I-35W and Everman
- 2.5 Miles South of I-20 and I-35W Interchange
- Union Pacific Rail Service Available
- Adjacent to NAFTA Superhighway
- Strong Workforce Market (competitive wages)

POTENTIAL INCENTIVES

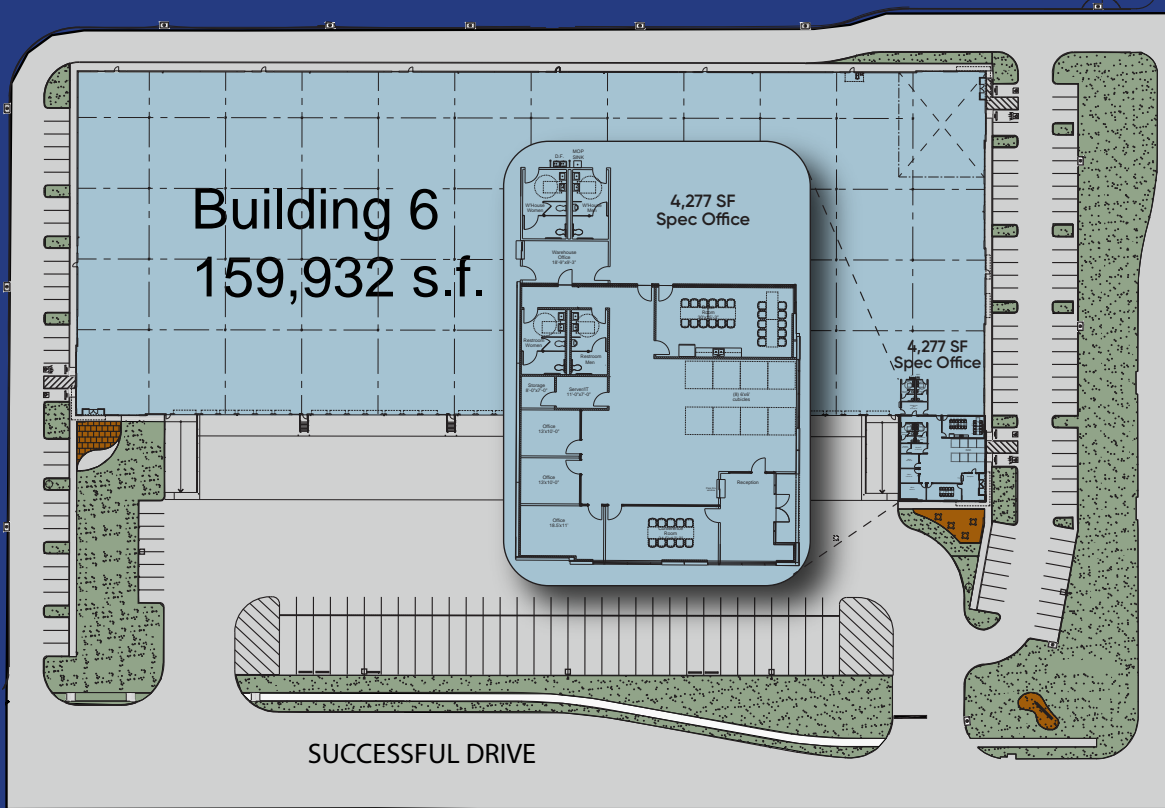
STATE

- Texas Enterprise Fund
- Texas Emerging Technology Fund
- Texas Product/Business Fund

LOCAL

- Chapter 380 Program Potential
- Property Tax Abatement
- Sales Tax Abatement
- Enterprise Zone Program
- Renewable Energy Incentives
- Manufacturing Exemptions
- Triple Freeport Exemption
- Qualified HUB Zone





BUILDING 6 SPECIFICATIONS

- **Divisible:** Down to 65,451 SF
- **Available:** 159,932 SF
- **Main Office:** 4,277 SF of High Image Office Space
- **Clear Height:** 36'
- **Lighting:** LED Whse Lights @ 30' Candle
- **Auto Parking Positions:** 111 (expandable)
- **Trailer Parking Positions:** 33
- **Fire Sprinkler System:** ESFR
- **Loading:** 30 Dock High Doors – Up to 20 Doors Improved w/ Levelers, Restraints, Seals, Lights and Fans
- **Abundant Fiber In Place**

This statement is based upon information which we believe to be correct and is obtained from sources we regard as reliable but we assume no liability for errors or omissions therein

ABOUT MAJESTIC REALTY CO.

82M SF Portfolio that includes Industrial, Office, Retail and Resorts
 2015 NAIOP Developer of the Year
 Largest Privately Owned Industrial Developer in the U.S.
 7.3 M SF Presence in DFW (5 Business Parks)

