

+/-500k SF of Potential  
Development

Shovel Ready Industrial  
Zoned Development

Immediate Highway  
78 Access

# NORTH EAST DALLAS DEVELOPMENT SITE

56.65 Acre Industrial Opportunity

~34 Developable  
Acres

78  
TEXAS

STREAM

# THE OFFERING

Stream Realty Partners Industrial Capital Markets Group is pleased to present the opportunity to acquire the Northeast Dallas Development Site, a fee simple, fully entitled, 56.65 (~34 developable) acre land site located in the northeastern Dallas suburb of Wylie, TX. Zoned LI (Light Industrial), the land offers an industrial developer speed to market, a critically advantageous feature in DFW's highly competitive industrial marketplace. The immediate surrounding area offers access to a rapidly growing population base and labor force with many large residential developments recently completed or in process, creating strong demand for additional industrial space to service the growing population's needs. At ±34.0 net developable acres, the site offers design options that allow a developer to place +/-500,000 square feet of Class A+ industrial product and gain immediate scale in a high-growth submarket. With neighboring submarkets lacking available land for development and having extremely tight availability or restrictive zoning requirements, Wylie stands out as the prime candidate to accommodate the increasing tenant demand for industrial space in northeast Dallas offering great proximity to both decision makers and a growing population.



## Strong DFW Industrial Market

The DFW industrial market continues to perform as one of the nation's premier industrial hubs. During 2021, DFW posted a record-breaking 42 MSF of net absorption and dropped to 5.3% vacancy, the metro's lowest in history. Demand for space has continued into 2022 without signs of cooling off with vacancy continuing to trend downward to 4.73%.



## Speed to Market at Scale

The 56.65 (~34 developable) acre site allows a developer to build +/-500,000 SF of space gaining immediate scale in a competitive market place. Due to the land's favorable LI Zoning, a builder will avoid the time prohibitive rezoning process, giving the advantage of a quicker speed to market.



## Proximity

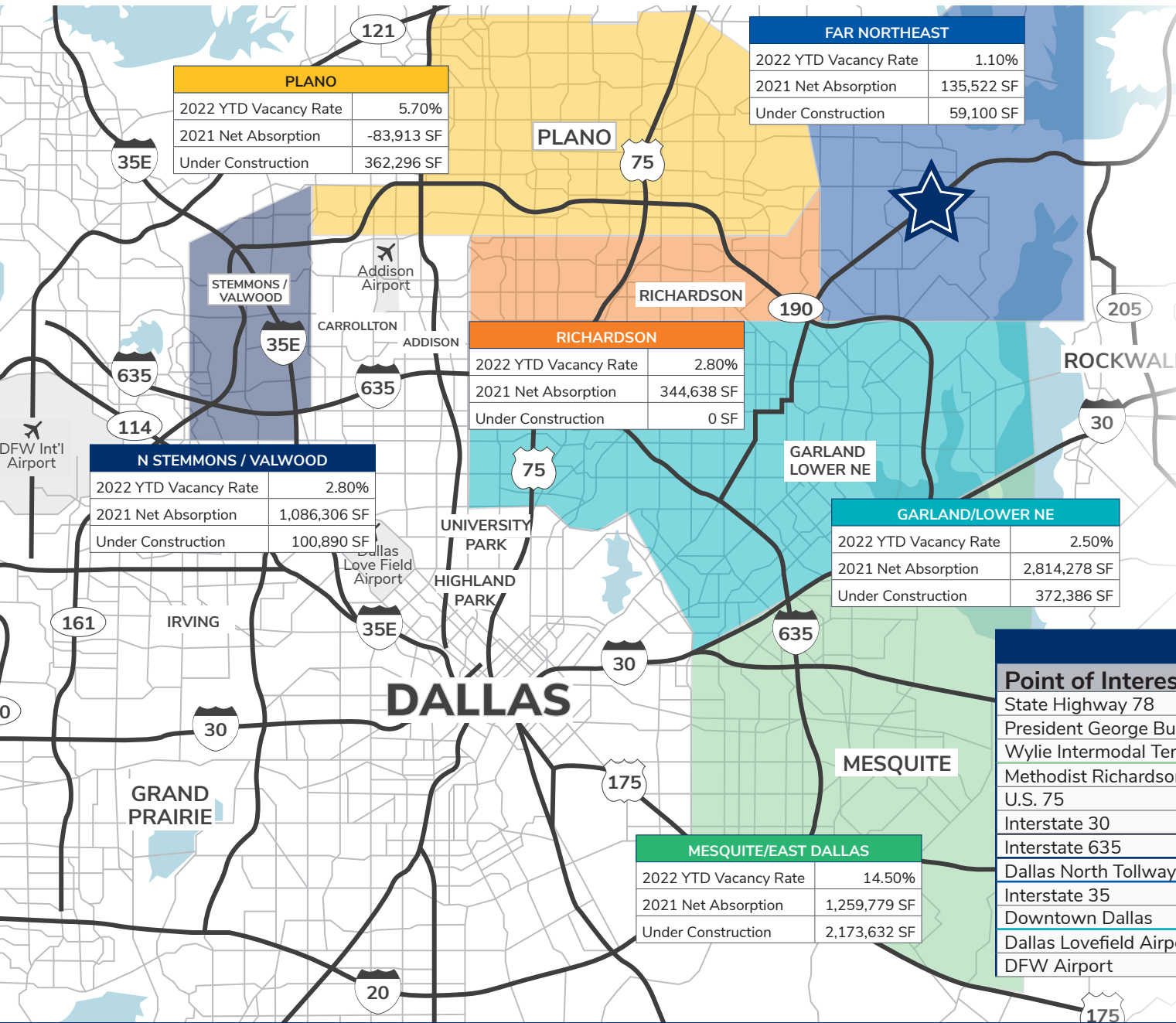
Extremely low availability rates and land or restrictive zoning requirements in the neighboring industrial micromarkets of Plano, Garland and Richardson leave Wylie as the next best competitive industrial development candidate. The location offers great proximity to decision makers in the Plano/Richardson area.



## Population Growth

As sunbelt states continue to experience massive population migrations and growth, Dallas is one of the nation's leaders in population growth year after year. As DFW continues to expand, Wylie has posted immense population booms over the past decade with large projections for the future.

# Highly Constrained Supply in North/Northeast Dallas



With the DFW industrial market experiencing record breaking net absorption of 42 MSF during 2021, vacancy rates have continued to trend downward amid strong tenant demand. The maturation of inner northeast Dallas submarkets and restrictive zoning ordinances such as RT Zoning in Plano leave the Wylie area as an ideal candidate for industrial development. Wylie offers superior access and proximity to key decision makers in the Plano/Richardson/Garland areas who have been forced to pursue options thirty plus miles away in Mesquite or Rockwall, the only submarkets with legitimate availability, significantly lengthening transit times.

## Drive Times

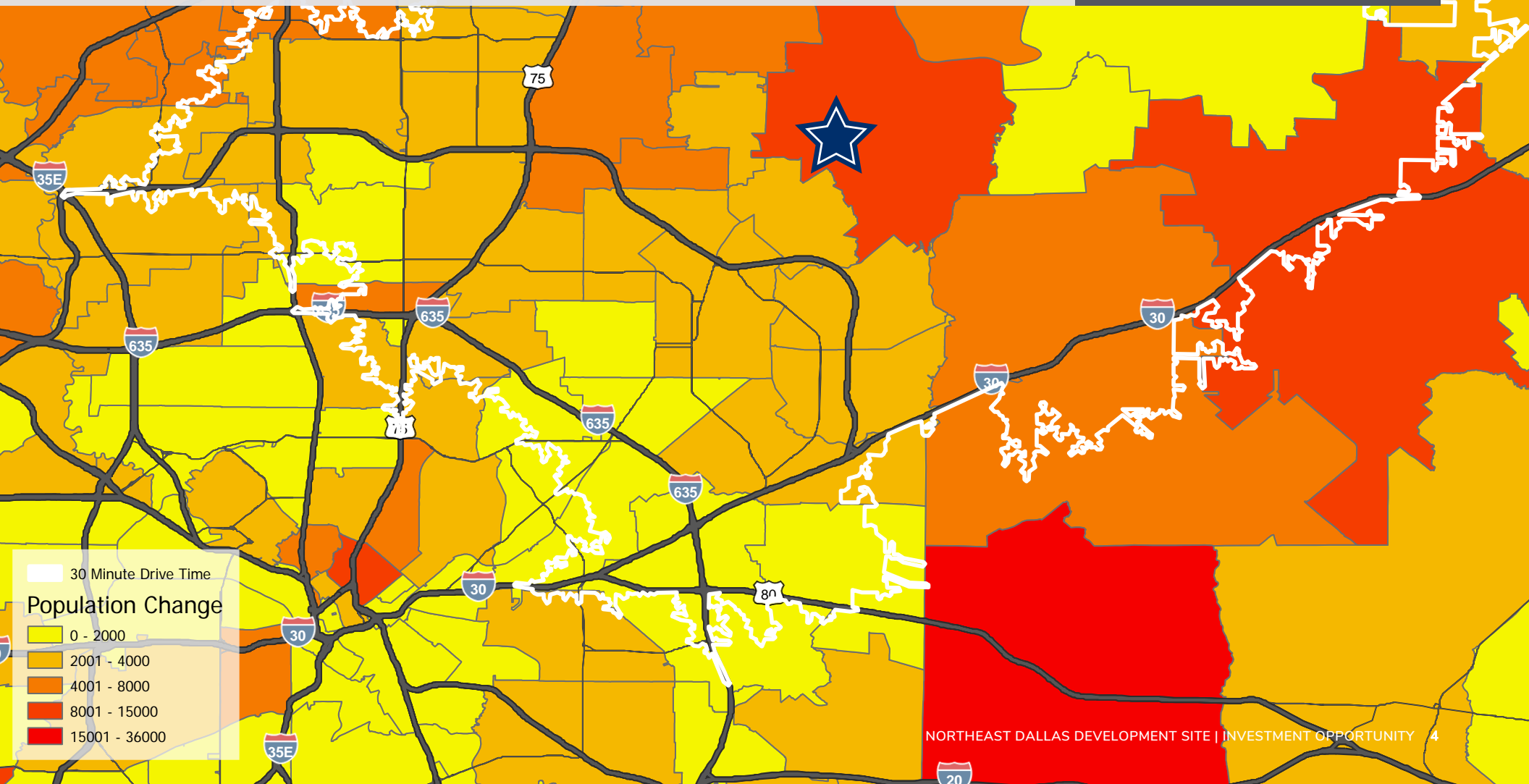
Point of Interest	Distance	Drive Time
State Highway 78	Adjacent	Adjacent
President George Bush Turnpike	4.9 Miles	7 Minutes
Wylie Intermodal Terminal	3.8 Miles	7 Minutes
Methodist Richardson Medical Center	8 Miles	14 Minutes
U.S. 75	11.9 Miles	14 Minutes
Interstate 30	10.7 Miles	14 Minutes
Interstate 635	11.9 Miles	18 Minutes
Dallas North Tollway	21.7 Miles	24 Minutes
Interstate 35	26 Miles	29 Minutes
Downtown Dallas	28.2 Miles	40 Minutes
Dallas Lovefield Airport	27.5 Miles	40 Minutes
DFW Airport	36 Miles	40 Minutes

# Access to a Quickly Expanding Population



- Within a five-mile radius of the site, the population grew by 35% between 2010 and 2021.
- The population is expected to grow another 13%+ over the next five years in the same area.
- Today there are over 574,132 households within fifteen miles, housing over 1.6 million people.
- Wylie's projected population growth exceeds neighboring markets of McKinney and Allen, while Mesquite and Plano experienced net negative migration over the past year.

*The 56 acre (~34 developable) development tract will be in direct proximity to one of DFW's fastest growing population areas, attracting a diverse range of tenant profiles.*



# Why Dallas

## Economy

Home to 22

FORTUNE 500 COMPANIES

\$5.3%

UNEMPLOYMENT RATE  
(US AVERAGE: 6.7%)

\$477.02B

REGIONAL GDP

1.6M

PROJECTED NEW JOBS  
THROUGH 2045

## Population

7.6M

TOTAL RESIDENTS  
(2020)

11.3M

PROJECTED 2045  
POPULATION

760+

BUSINESS EXPANSIONS AND  
RELOCATION PROJECTS IN  
LAST 2 YEARS

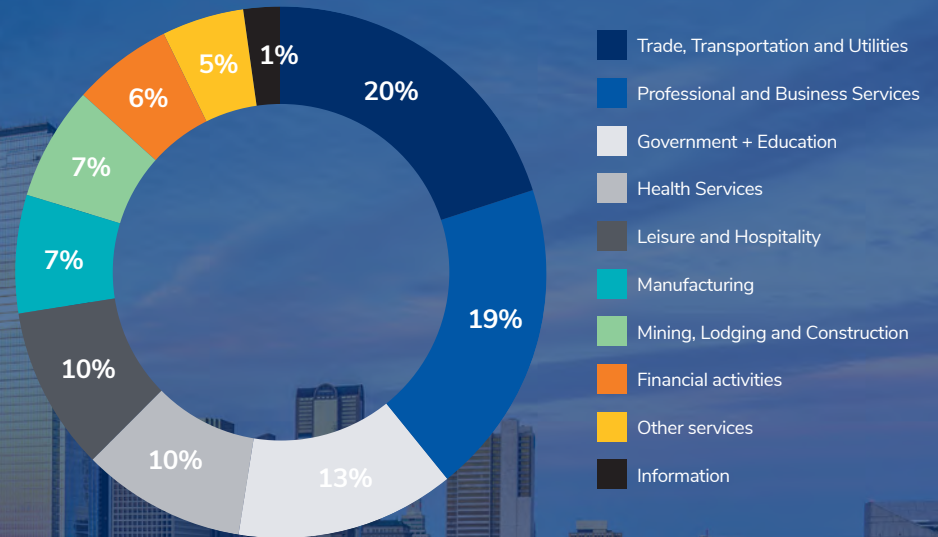


Excellent airport access  
with 230+ non-stop  
destinations



75 Million Airport  
Passengers (2020)

## Industry Share of Metro Dallas Employment



## Largest Employers in Dallas



Sources: US Bureau of Labor Statistics

# Why Wylie

#1

BEST SMALL CITY  
FOR FAMILIES IN  
THE NATION

#20

BEST PLACES  
TO LIVE



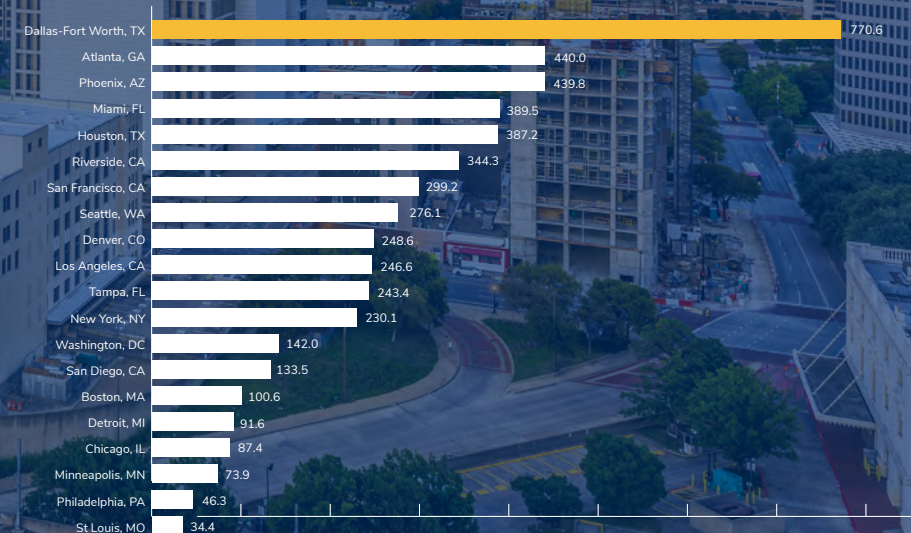
Kansas City Southern Railway  
Company: 500-acre distribution park  
with rail connectivity from Central  
America to Canada with more than  
6,000 track miles

Sources: Nerd Wallet 2018, Money.com 2017

## Largest Employers in Wylie



## Employment Growth, 000's, Dec '10 to Dec '19 20 MOST POPULOUS METRO AREAS



Sources: Bureau of Labor Statistics, not seasonally adjusted



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