

DLH LOGISTICS, LLC

DEVELOPMENT OPPORTUNITY

DLH PARCEL #86

+/- 49.61 GROSS ACRES

[WILL SUBDIVIDE]

**8201 BONNIE VIEW ROAD @
LANGDON ROAD**

DALLAS, TEXAS

Daniel J. McAuliffe, CCIM
1700 Pacific, Suite 2690
Dallas, Texas 75201
214 / 661 - 1800

www.allengroup.com



Built on Principle...Known for Results

January 2, 2018

The information provided within the context of this document, or otherwise provided by DLH Logistics, LLC ("Seller") was obtained from sources believed reliable; however, Seller make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, withdrawal, prior sale or partial sale without notice.

Site Area: **49.61 acres (Gross)**
38.25 acres (Net of 100-Year Floodplain)

		ACRES	
PARCEL #	SUB-PARCEL	GROSS	NET
86	A	26.69	20.81
86	B	15.85	12.81
86	C	7.07	4.63
Total(s)		49.61	38.25

Municipality: City of Dallas, Texas

Zoning: **Planned Development 761**
Logistics Industrial Sub-District

The Property is located with the Logistics Industrial (“LI”) sub-district of Planned Development 761 (“PD-761”). At approximately 1,317 acres, PD-761 is one of the largest planned development districts ever created in the City of Dallas.

The purposes of establishing PD-761 are (1) to set forth development standards for the proposed BNSF Dallas intermodal facility and surrounding uses, and (2) to modify existing City of Dallas development standards to allow for a more “development-friendly” environment with respect to Tree Mitigation and Parking.

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The purpose of the LI sub-district is to provide for warehouse, distribution, light manufacturing and associated showroom / office uses.

Utilities:

Sanitary Sewer – An eight-inch (8”) sanitary sewer main runs parallel and adjacent to a portion of the northern and eastern Property boundaries. In addition, a twenty-seven-inch (27”) sanitary sewer main is located adjacent to the Property within the right-of-way of Bonnie View Road and an eighteen inch (18”) in Cedardale Road.

Water – A sixteen-inch (16”) water distribution main is located within the Bonnie View Road right-of-way and; a 16” line in Cedardale Road right-of-way.

Electric – Oncor Electric Delivery (“Oncor”) overhead distribution power is located within Bonnie View Road, Langdon Road and Cleveland Road rights-of-way.

Telephone – AT&T overhead service lines are located within Bonnie View Road, Langdon Road and Cleveland Road rights-of-way.

Gas – ATMOS Energy has a 4-inch intermediate pressure line within Bonnie View Road right-of-way.

Roadway Access:

Bonnie View Road – The Property has approximately 1,500 feet of frontage along Bonnie View Road. Bonnie View Road provides full access to Interstate 20 by way of a full urban interchange located approximately 1,800 feet north of the Property. Bonnie View Road is currently a six-lane divided concrete road in excellent condition.

Langdon Road – The Property has approximately 1,500 feet of frontage along Langdon Road. Langdon Road provides direct access to Bonnie View Road, which in turn provides full access to Interstate 20. Langdon

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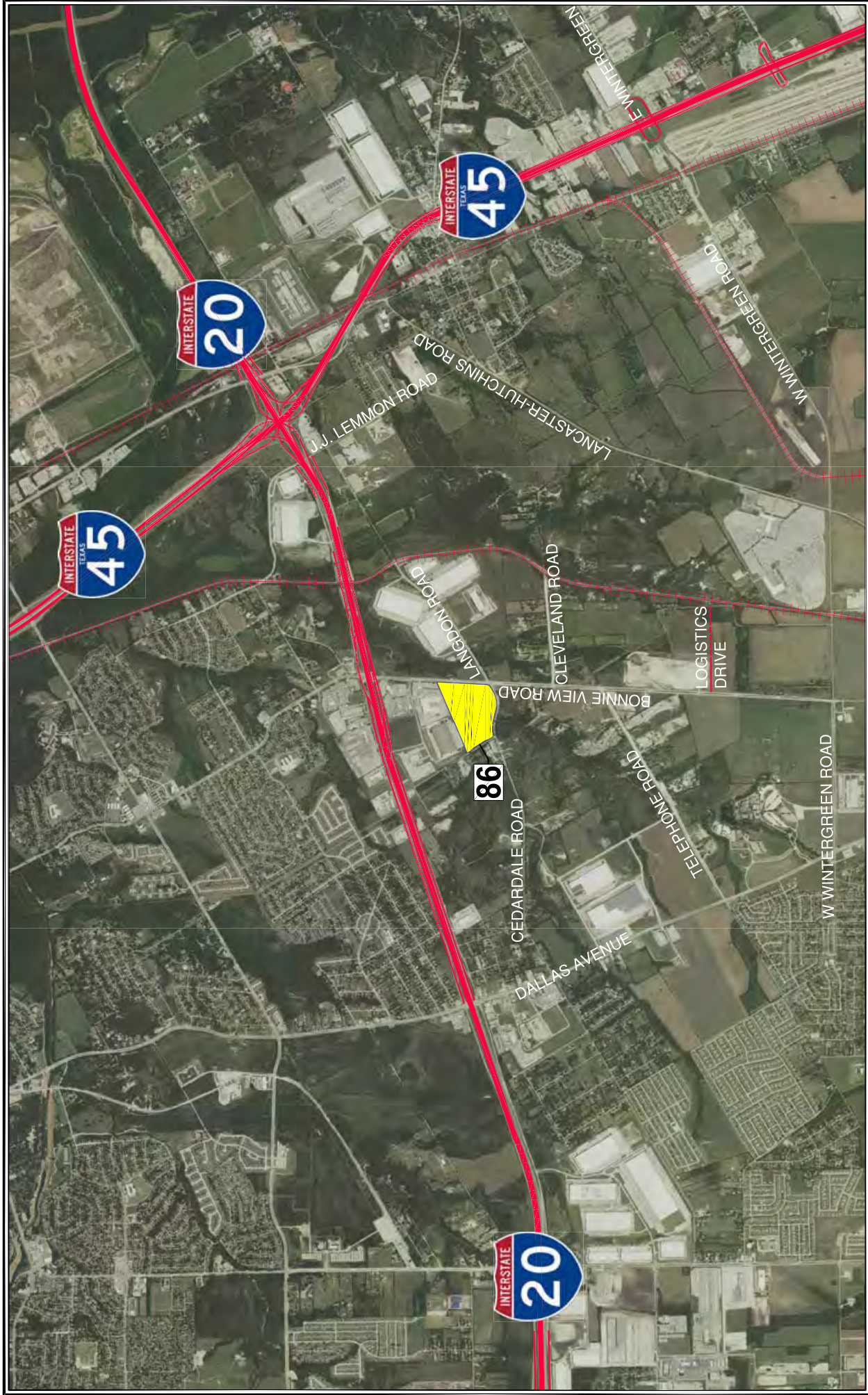
Road is currently being reconstructed by the City of Dallas as a four-lane concrete thoroughfare from Bonnie View Road (on the east) to Dallas Avenue (on the west)..

Cleveland Road – Portions of the Property have approximately 900 feet of frontage along Cleveland Road. Cleveland Road is currently a two-lane asphalt road in fair condition.

The City of Dallas has initiated the reconstruction of Langdon Road / Cedardale Road running along the southern boundary of the Property to a 4-lane undivided concrete road.

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PARCEL 86

For More Information,
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PARCEL 86



For More Information,
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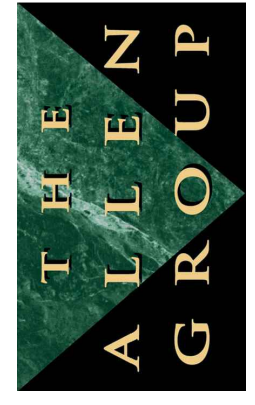
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DECEMBER 2017





DLH Master Parcel # 86



September 12, 2013

For More Information,
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