

RANGER 35

COMMERCE CENTER

*BUILD-TO-SUIT
OPPORTUNITIES AVAILABLE*

MASTER PLAN

**UP TO ±3.2M SF
AVAILABLE**

WAXAHACHIE, TX



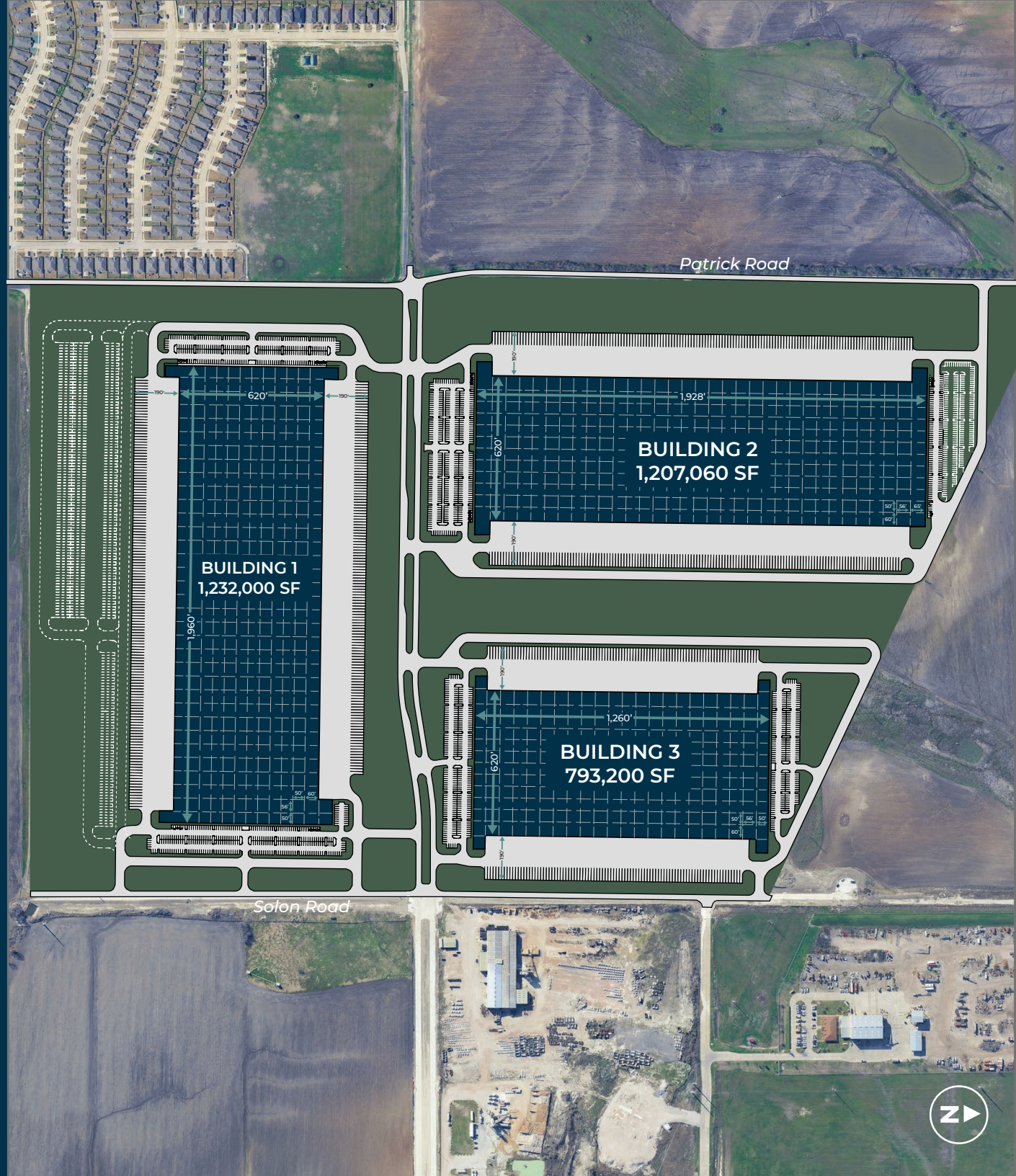
Ranger 35 Commerce Center is a three-building, master-planned project, located in Waxahachie, Texas. The site offers direct access to I-35, as well as state-of-the-art features including 40' - 43' clear heights, 190' truck courts, and ample auto and trailer parking. The site offers heavy utilities and access to a strong labor pool.

RANGER 35

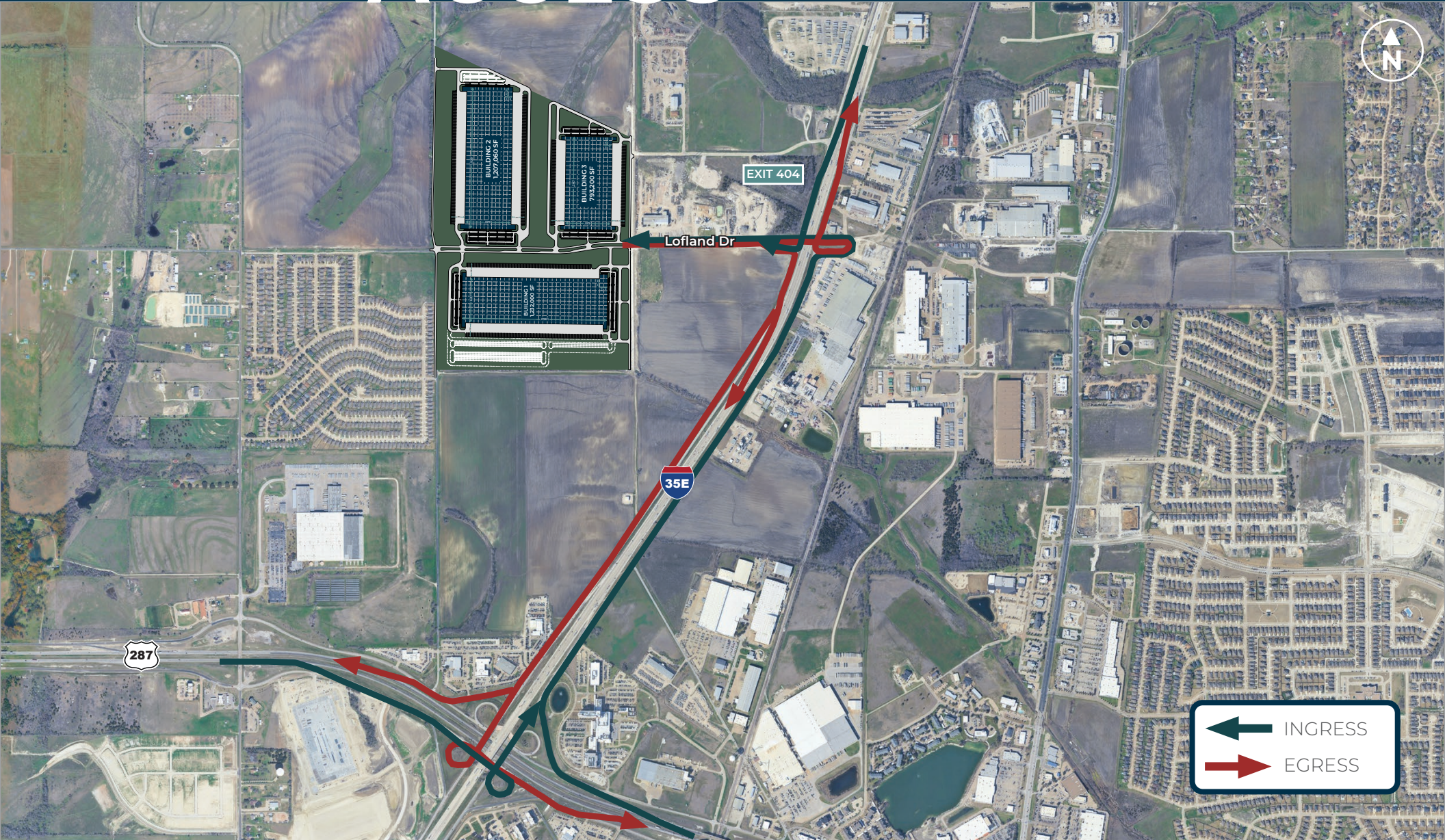
COMMERCE CENTER

PROPERTY HIGHLIGHTS

LOCATION	Waxahachie, TX
SITE AREA	±3,232,260 SF (218.45 AC)
CLEAR HEIGHTS	40' - 43'
STAGING BAYS	60'
COLUMN SPACING	50' deep x 56' wide
FIRE PROTECTION	ESFR
CONFIGURATION	Cross-dock
AUTO PARKING	±782 spaces
TRAILER PARKING	±1,219 spaces
TRUCK COURTS	190' deep



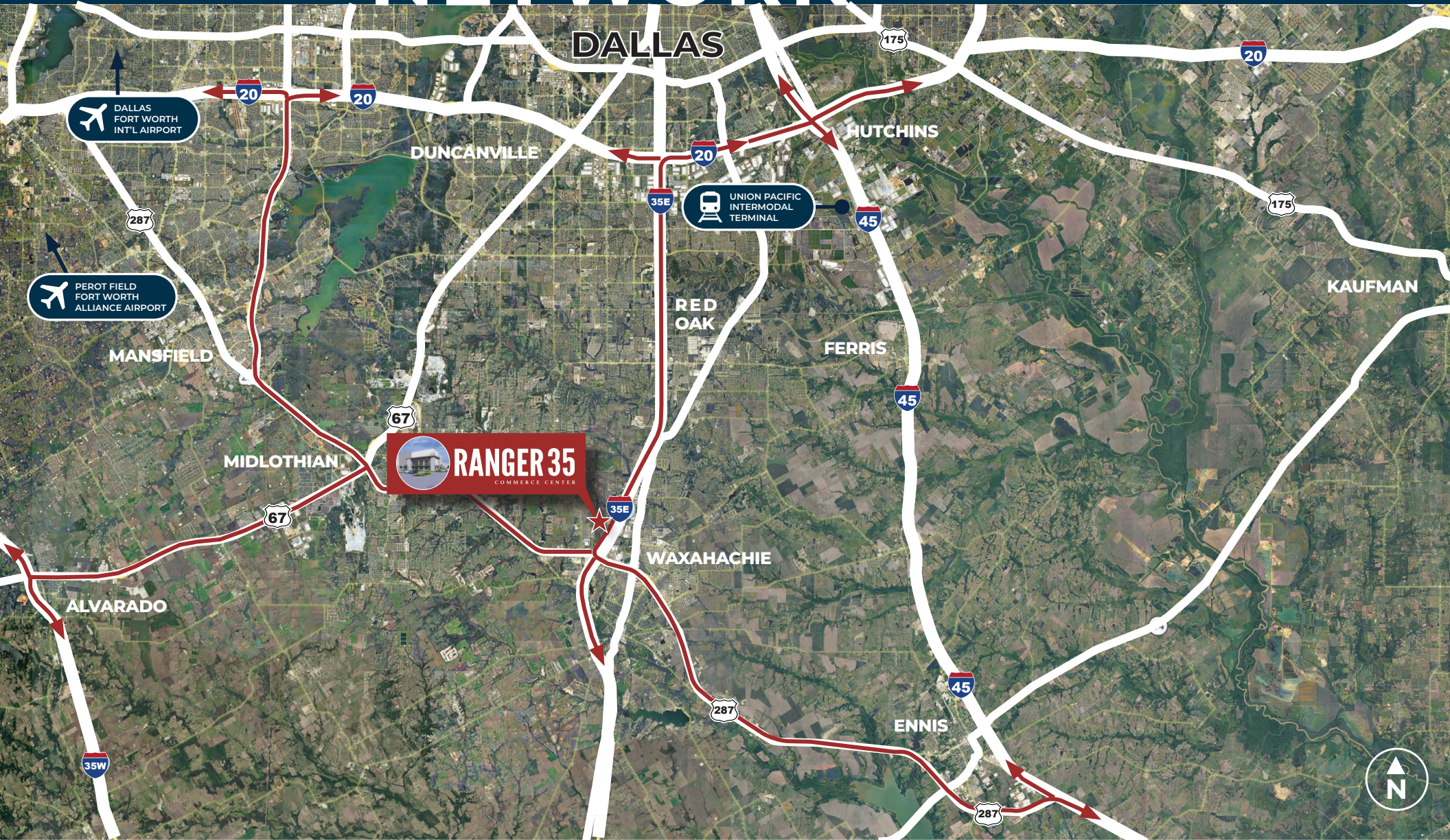
SITE ACCESS



AREA INFORMATION



HIGHWAY NETWORK



RANGER 35
COMMERCE CENTER



DRIVE TIMES

	I-35	I-20	I-45	Dallas-Fort Worth Int'l Airport
 <1 mi.  1 min.	 15 mi.  17 min.	 17 mi.  23 min.	 42 mi.  44 min.	



INTERSTATE

I-35	Less than 1 mile
I-20	15 miles
I-45	17 miles

INTERMODAL

Union Pacific Intermodal (Hutchins)	24 miles
Union Pacific Intermodal (Mesquite)	36 miles
BNSF Intermodal (Alliance Airport)	56 miles

AIR

Dallas-Fort Worth Int'l Airport	42 miles
Perot Field Fort Worth Alliance Airport	56 miles

PORT CITIES

Port of Houston	225 miles
Port Arthur	325 miles
Port of Lake Charles	330 miles
Port of Corpus Christi	360 miles

DALLAS / FORT WORTH

A PREMIER, CENTRAL LOGISTICS HUB

DFW International Airport ranks among the world's busiest airports

Home to Alliance Airport, the world's first 100% industrial airport

Nealy equidistant from the East Coast and the West Coast

Over 10,000 freight routes in the state of Texas

Confluence of four major interstates - I-20, I-30, I-35 and I-45

Five Foreign-Trade Zones

LOGISTICS HIGHLIGHTS

Dallas-Fort Worth is one of the nation's most powerful logistics hubs, offering unmatched connectivity, a central U.S. location, and a deep industrial infrastructure that enables companies to move products faster and more efficiently. With a strong labor force and seamless access to air, rail, and highway networks, DFW gives businesses a strategic advantage that few markets can match.

Ranger 35 Commerce Center sits directly on I-35, giving users seamless access to the region's unmatched connectivity and powerful transportation networks.



DEVELOPMENT



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