



COOKE COUNTY COURTHOUSE



MEDAL OF HONOR PARK



HUGHES
COMMERCIAL
REAL ESTATE & DEVELOPMENT

GATEWAY INDUSTRIAL PARK

GAINESVILLE, TX

MASTER PLANNED RAIL SERVED

Craig Hughes

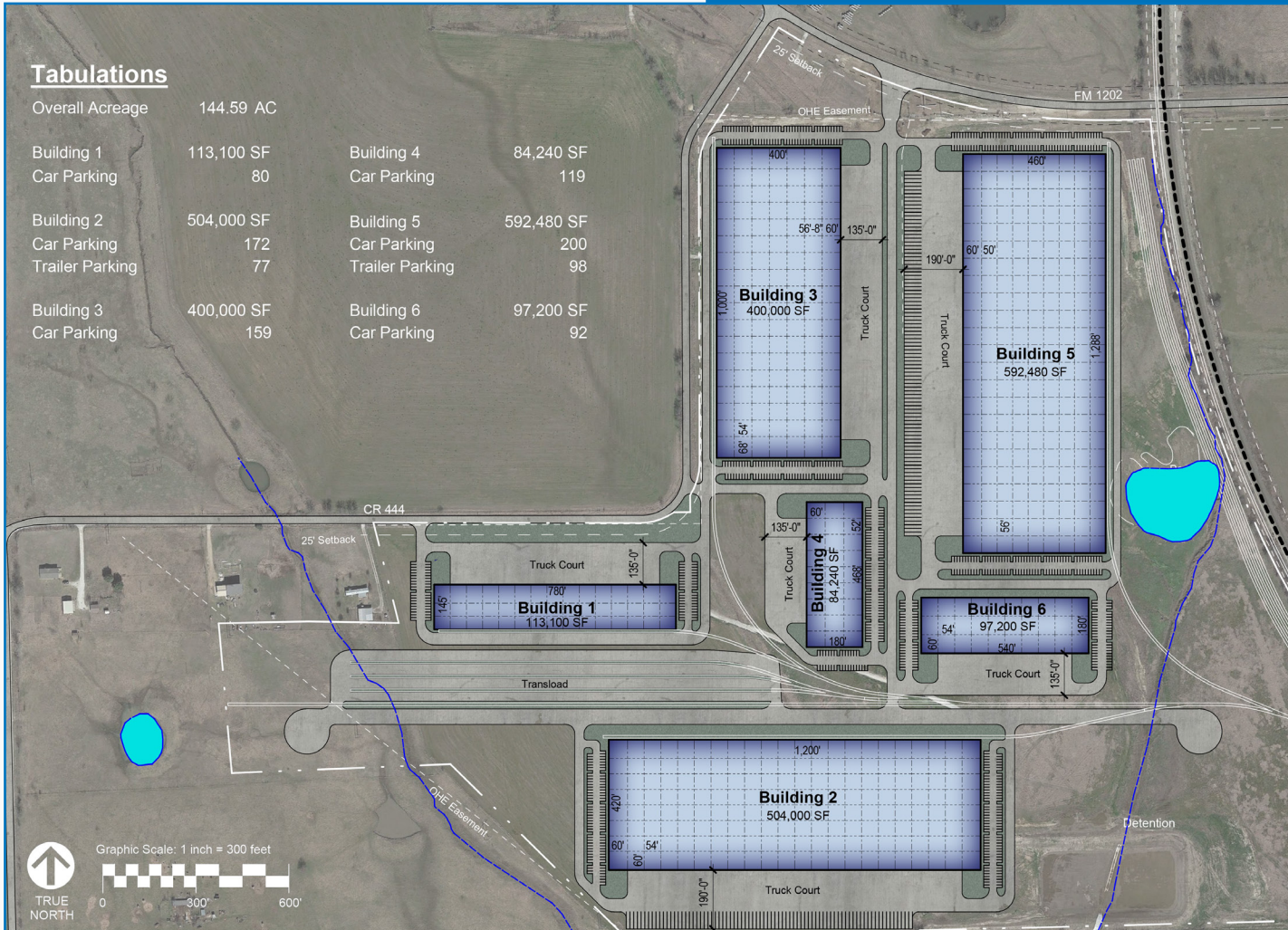
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The information contained herein was obtained from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental or other conditions, prior lease, or withdrawal from market without notice.

Tabulations

Overall Acreage	144.59 AC		
Building 1	113,100 SF	Building 4	84,240 SF
Car Parking	80	Car Parking	119
Building 2	504,000 SF	Building 5	592,480 SF
Car Parking	172	Car Parking	200
Trailer Parking	77	Trailer Parking	98
Building 3	400,000 SF	Building 6	97,200 SF
Car Parking	159	Car Parking	92



LOCATION:

Conveniently located between Dallas and Oklahoma City along I-35 at US-82, the Gainesville Gateway Transload facility is intended to serve liquid and dry bulk, pipe, and building materials transportation needs. The facility will include:

- 55 RAILCAR SPOTS (EXPANDABLE) FOR LOADING AND UNLOADING ACTIVITIES
- 20 ACRES (EXPANDABLE) OF PAVED AND GRAVEL LAYDOWN AREAS FOR SAFE HANDLING AND STORAGE
- FULL LIGHTING AND PERIMETER FENCING FOR SECURITY AND SAFETY
- BNSF DAILY LOCAL SERVICE
- CONTROLLED STORM DRAINAGE
- 1 mile west of Interstate 35 and 3 miles north of Highway 82 via County Road 1202
- 64 minutes to Downtown Dallas
- 52 minutes to DFW International Airport
- 59 minutes to Downtown Fort Worth
- 42 minutes to Alliance Airport
- 5 minutes to Gainesville Municipal Airport

PARK AMENTIES

- 142-ACRE MASTER PLANNED RAIL SERVED INDUSTRIAL PARK
- BUILD TO SUIT OPPORTUNITIES TO ACCOMMODATE FROM 100,000 SF UP TO 750,000 SF RAIL SERVED USERS
- SHOVEL READY:
 - WITH LANDSCAPED ENTRANCE
 - COMPLETED PHASE I
 - GEOTECHNICAL STUDIES
 - REGIONAL PARK DETENTION SYSTEM ENGINEERED
 - CLEARED AND READY FOR DEVELOPMENT
- CITY OF GAINESVILLE MUNICIPAL WATER AND WASTEWATER SYSTEM
- 12.5 KV POWER PROVIDED BY COOKE COUNTY ELECTRICAL COOPERATIVE

RAIL OPPORTUNITIES

- BNSF RAILWAY CERTIFIED SITE
- RAIL SERVED SITES TO ACCOMMODATE 100,000 SF UP TO 750,000 SF USERS
- TRANSLOAD SERVICES AVAILABLE
- RAIL TO CUSTOMER FACILITY DELIVERY SERVICES AVAILABLE WITHIN 60-MILE RADIUS



NEW MARKETS TAX CREDIT (NMTC)

Gateway Industrial Park is located in a New Markets Tax Credit (NMTC) eligible US census tract qualifying an investment in the park for this powerful federal incentive program. The NMTC federal incentive program was established by Congress in 2000 and has since financed over \$70 Billion in projects around the US and US territories. The program is flexible regarding project type and purpose. The program can be used to finance equipment, operations, or real estate. Real estate financing can purchase or rehabilitate retail, manufacturing, agriculture, community facilities, rental or for-sale housing, or combinations of these. The NMTC program incentivizes Companies who (a) make a substantial capital investment (generally viewed as anything over \$4 - \$5 million), (b) in a designated underserved part of the US to (c) create a "community benefit" (hiring good paying jobs with benefits will qualify). Provided these three criteria are met, an investment in a new facility including equipment and certain startup costs, will qualify under the NMTC program and the value of just this one federal program is a NET BENEFIT AFTER ALL FEES AND TRANSACTIONS COSTS EQUAL TO 15% to 20% OF THE TOTAL INVESTMENT IN UP FRONT CASH. For example, if your investment in new facility and related equipment costs \$30 million, and it is built in a qualified US Census tract we should be able to secure an up-front cash incentive of at approximately \$4.5 to \$6 million net of all attorney fees, consultant fees, and closing costs.