



**GATEWAY  
CROSSING**  
LOGISTICS PARK

**AVAILABLE NOW**  
**CLASS A MASTER-PLANNED**  
**INDUSTRIAL PARK**

1220-1228 SAGE HILL PARKWAY  
FORNEY, TEXAS 75126



DEVELOPED BY:



LEASED BY:



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**1220-1228 SAGE HILL PARKWAY  
FORNEY, TEXAS 75126**



**1228 SAGE HILL PARKWAY**  
264,940 SF

**1224 SAGE HILL PARKWAY**  
473,397 SF

**1220 SAGE HILL PARKWAY**  
1,024,549 SF

**Josh Barnes, SIOR** | 972.280.8353 | [jbarnes@holtlunsford.com](mailto:jbarnes@holtlunsford.com)  
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### **Business Park Features**

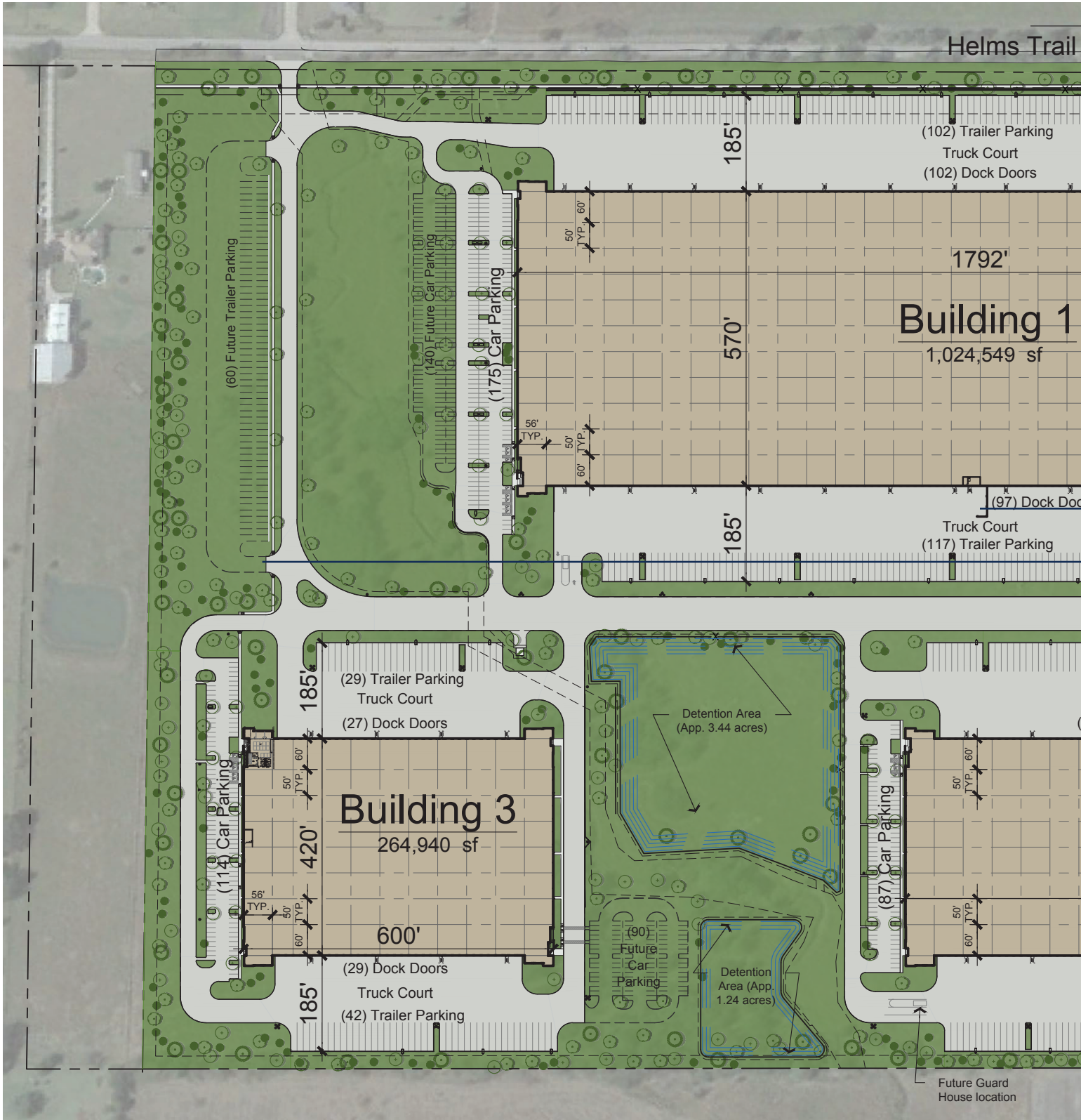
- Master Planned 127 Acres Business Park
- Class A building design with LEED Certification
- Four lane private road for increased queuing capabilities
- Isolated employee parking
- 185' Truck Courts with trailer parking
- Ability to secure with designated guard house locations
- Purpose built roads and infrastructure recently completed
- Unencumbered access over rail line via Gateway Blvd from Hwy-80
- Nearby numerous retail/dining amenities



### **Forney Highlights**

- Triple Freeport Tax Exemption
- Lowest tax rates in the South/Southeast region of DFW
- Within the deepest labor pool in DFW – over 1.3 million workers within 35 minute commute
- Nearby housing for all employees
- Over 28,000 future homesites within Forney
- 2nd fastest growing school district in Texas – ISD expected to increase by 144% within next 10 years

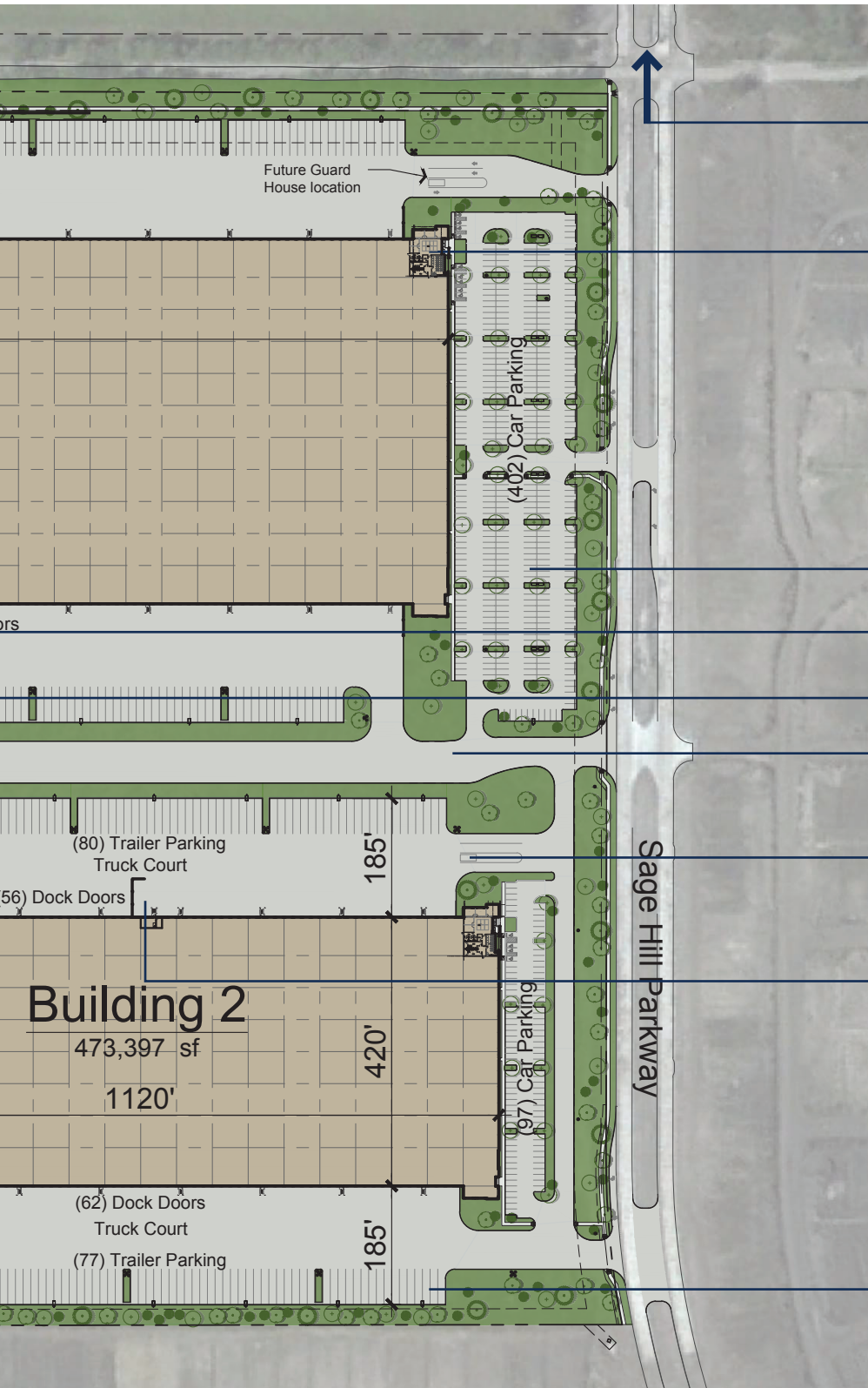
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To Gateway Blvd and Hwy 80

Spec Improvements

- Spec Office
- LED Warehouse Lighting – 30 FC Open Warehouse
- 60 - 40K LB Levelers + Shelter
- Z Guards at each overhead door
- Whitebox Warehouse Walls – Columns Safety Yellow

Isolated Employee Parking

Conduit laid for additional electrical transformers

Abundant trailer parking w/ expansion

Four (4) Lane Private Road

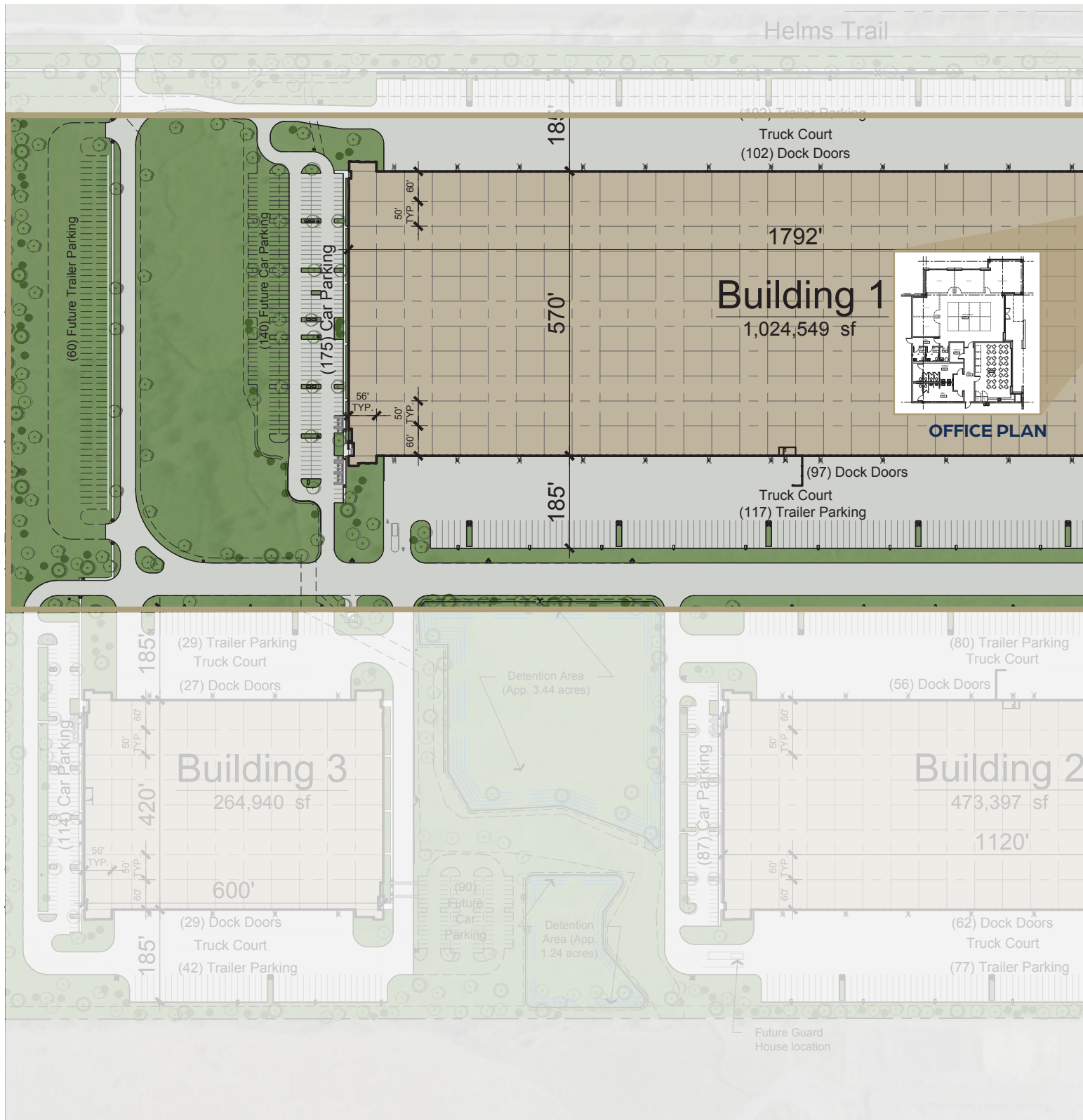
Designated Guard House Locations

Conduit laid for additional electrical transformers

Abundant trailer parking



**1220 SAGE HILL PARKWAY  
FORNEY, TEXAS 75126**



















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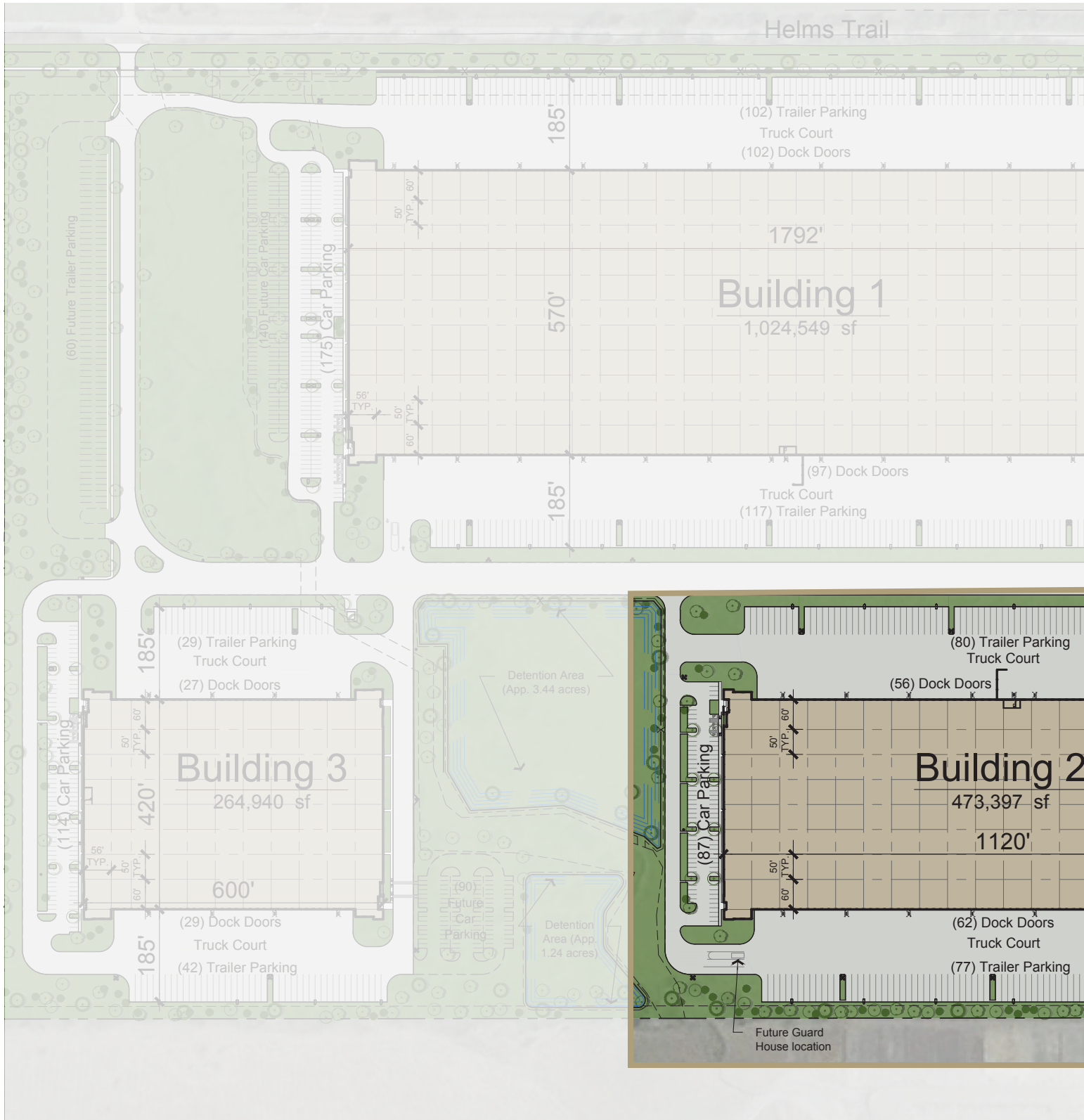




	<b>TOTAL SIZE</b>	1,024,549 SF
	<b>SPEC OFFICE AREA</b>	4,290 SF
	<b>BUILDING DEPTH</b>	570'
	<b>TYPICAL BAY SIZE</b>	56'W x 50'D
	<b>STAGING BAY</b>	56'W x 60'D
	<b>CLEAR HEIGHT</b>	40'
	<b>LOADING</b>	Cross Dock
	<b>DOCK DOORS</b>	199
	<b>RAMPS</b>	4
	<b>POWER</b>	3-Phase 480V; Conduit laid for secondary transformer if necessary
	<b>SLAB THICKNESS</b>	7" Reinforced with Full Vapor Barrier
	<b>ROOF</b>	TPO w/ R9 Insulation
	<b>SPRINKLER SYSTEM</b>	ESFR
	<b>TRUCK COURT DEPTH</b>	185'
	<b>PARKING</b>	577 Car Parks (140 Future) 219 Trailer Parks (60 Future)
	<b>SECURITY</b>	Designated Guard House Locations with Utilities



**1224 SAGE HILL PARKWAY  
FORNEY, TEXAS 75126**



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**TOTAL SIZE** 473,397 SF



**SPEC OFFICE AREA** 3,913 SF



**BUILDING DEPTH** 420'



**TYPICAL BAY SIZE** 56'W x 50'D



**STAGING BAY** 56'W x 60'D



**CLEAR HEIGHT** 36'



**LOADING** Cross Dock



**DOCK DOORS** 118



**RAMPS** 4



**POWER** 3-Phase 480V; Conduit laid for secondary transformer if required



**SLAB THICKNESS** 7" Reinforced with Full Vapor Barrier



**ROOF** TPO w/ R9 Insulation



**SPRINKLER SYSTEM** ESFR



**TRUCK COURT DEPTH** 185'



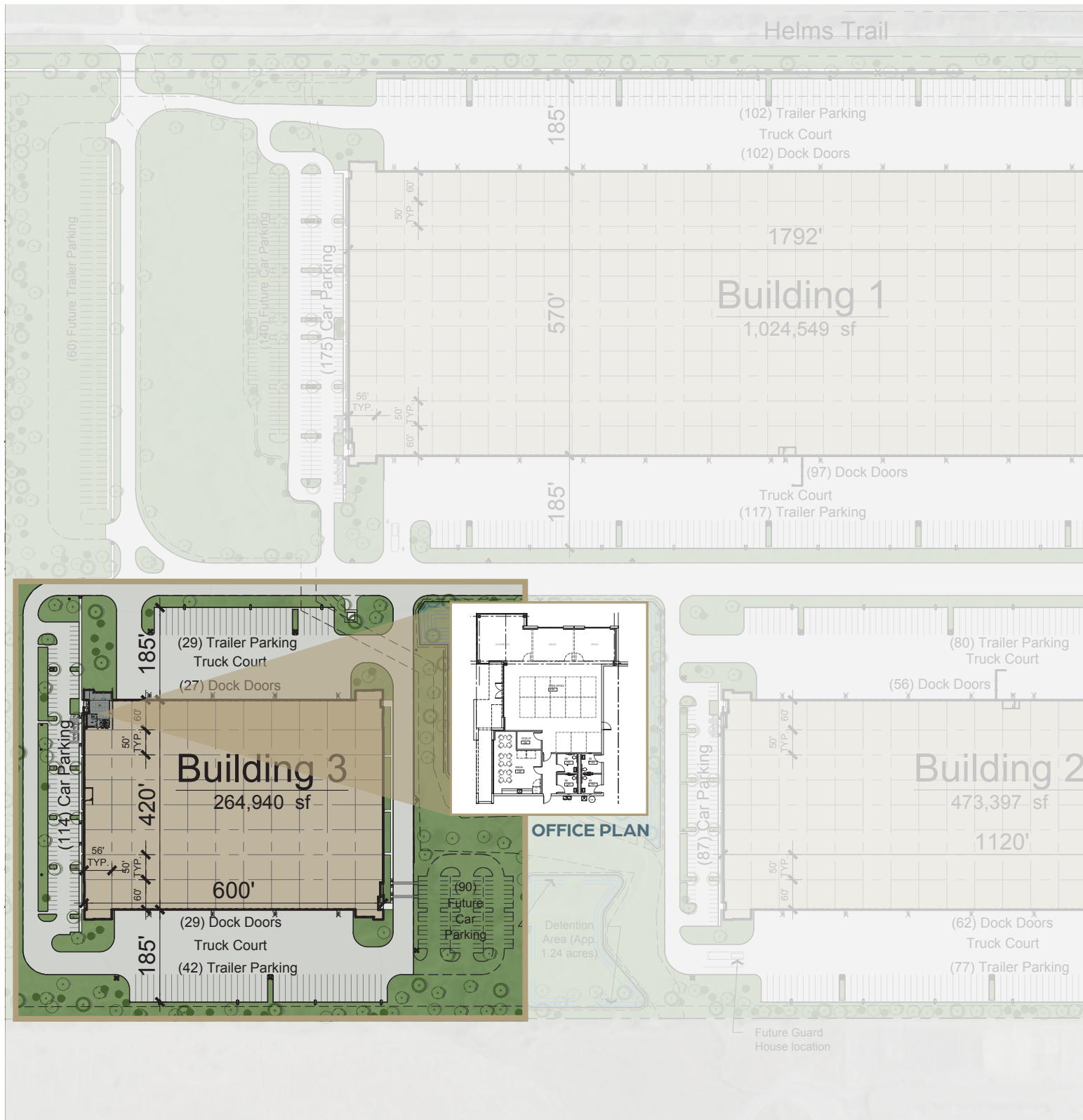
**PARKING** 184 Car Parks  
157 Trailer Parks



**SECURITY** Designated Guard House Locations with Utilities



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**TOTAL SIZE** 264,940 SF



**SPEC OFFICE AREA** 3,133 SF



**BUILDING DEPTH** 420'



**TYPICAL BAY SIZE** 56'W x 50'D



**STAGING BAY** 56'W x 60'D



**CLEAR HEIGHT** 36'



**LOADING** Cross Dock



**DOCK DOORS** 56



**RAMPS** 4



**POWER** 3-Phase 480V



**SLAB THICKNESS** 6" Reinforced with Full Vapor Barrier



**ROOF** TPO w/ R9 Insulation



**SPRINKLER SYSTEM** ESFR



**TRUCK COURT DEPTH** 185'



**PARKING** 114 Car Parks (90 Future)  
71 Trailer Parks



**SECURITY** Ability to fence and secure



# INGRESS/EGRESS & NEARBY AMENITIES



TO DALLAS  
24.47 MILES



80

### NEIGHBORING TENANTS

amazon HAYES  
Smurfit Kappa Walmart  
GOODYEAR

CHILOSO MEXICAN BISTRO Jamba Juice  
Chick-fil-® Walmart  
WHATABURGER McDonald's Kroger  
LOWE'S KOHL'S  
The UPS Store



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**GATEWAY  
CROSSING**  
LOGISTICS PARK

### NEIGHBORING TENANTS



80

205  
TEXAS

SPUR  
557



20

**TO TYLER**  
**67.63 MILES**

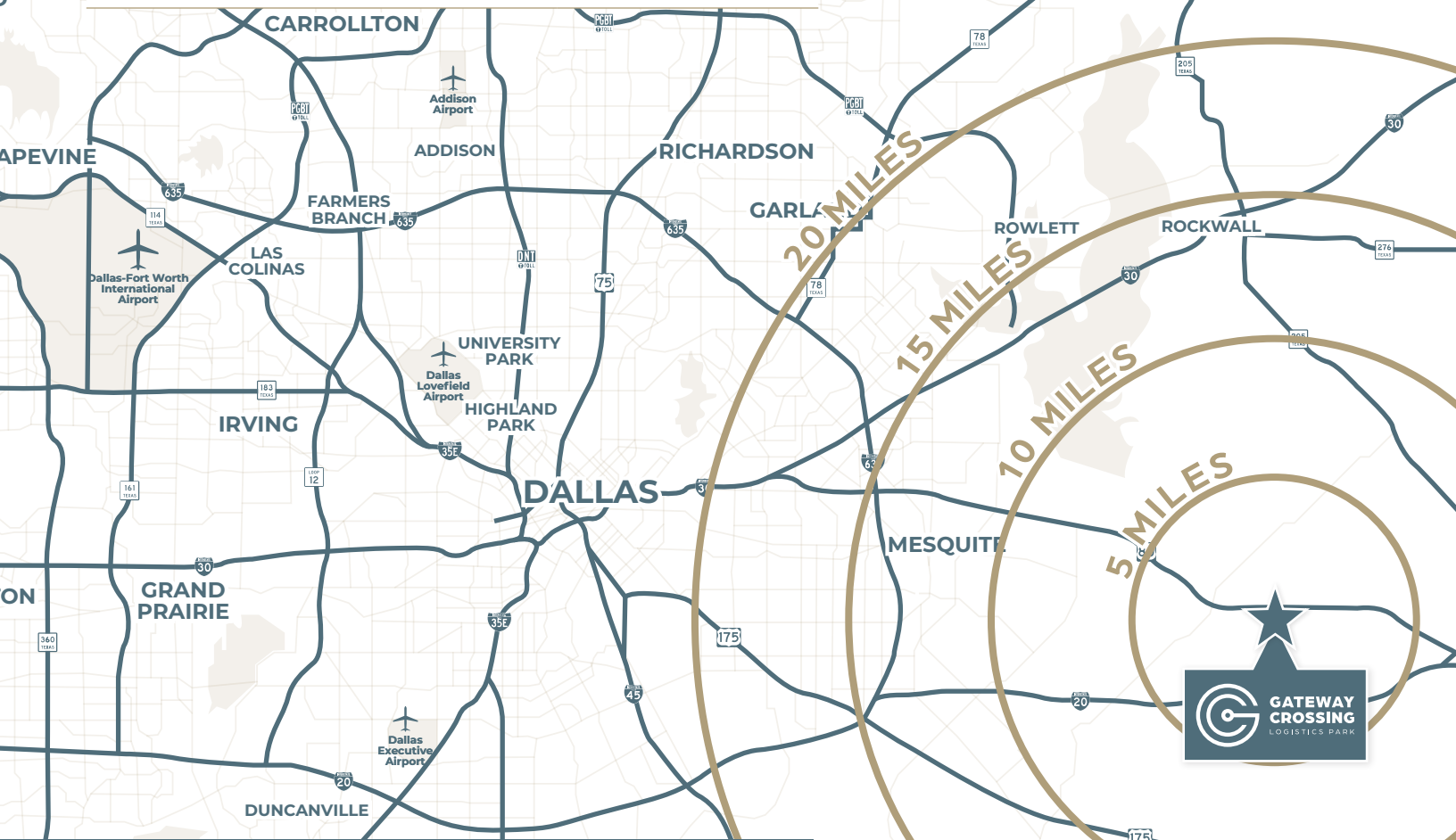


**HOLT LUNSFORD**  
COMMERCIAL



## DRIVING DISTANCES

HIGHWAY 80	0.62 miles
I-20	5.29 miles
I-635	15.48 miles
I-30	17.64 miles
DALLAS	18.07 miles
UNION PACIFIC DALLAS INTERMODAL TERMINAL	24.60 miles
I-35	25.84 miles
DALLAS LOVE FIELD AIRPORT	31.20 miles
DFW INTERNATIONAL AIRPORT	46.10 miles



### FOR LEASING INFORMATION

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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

01-08-2024



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date