



## Dallas/Fort Worth Metroplex Now Among Biggest Industrial Hubs In The U.S.

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Our firm was recently involved in providing nearly half of an \$18 million financial package to refinance 1,200+ acres of undeveloped land located in Southeast and the International Inland Port of Dallas submarket comprised of the I-45 and I-20 corridors. Revere Capital is a co-lender with a New York-based investment firm. The initial loan has a 24-month term with two, 6-month extension options.

The financing is enabling the borrower to resurrect a broken project that fell on hard financial times during the Great Recession. The property owner purchased about 6,000 acres in 2005/2006 before the market collapsed. The owner/sponsor is preparing to sell land to industrial developers for the creation of one of the biggest industrial parks in the U.S.

A year ago Dallas-based Port Logistics Realty completed a 1.1 million-square-foot Class A distribution hub in Southern Dallas County near the Inland Port, which is the initial phase of the \$500 million, 531-acre Southport Logistics Park in Wilmer, TX.

The submarket, now home to over 25 million square feet of industrial space, claims great highway access (I-20, I-45, I-35E), a major intermodal hub (Union Pacific completed a \$100 million, 360-acre intermodal terminal in 2005) and an abundance of flat, buildable land. Approximately 10 miles south of downtown Dallas, Union Pacific's Dallas Intermodal Terminal accepts more than 1,000 shipping containers daily from the ports of Los Angeles and Long Beach for transportation to distribution centers throughout the region.

The submarket also has the second-largest FedEx hub in the United States. A number of major retailers and distributors have made their way to the submarket in recent years including Georgia-Pacific (two facilities totaling 1.5 million square feet), Pepsi (1.22 million square feet), Whirlpool (1.02 million square feet), Unilever (822,000 square feet), L'Oreal (514,000 square feet) and Amazon (500,000 square feet).

Further, Dallas/Fort Worth International Airport enjoys Foreign-Trade Zones (FTZ) status and is connected to a fast-growing network of international trade agreements with countries in Asia, Europe and others around the globe, making the Dallas area one of the most competitive industrial markets in the U.S.

Brokerage firm JLL recently ranked the Dallas/Fort Worth Metroplex as the 5<sup>th</sup> biggest distribution markets in the U.S. in part due to the region's huge population base, which is forecast to grow by the greatest differential in the U.S. over the next five years.

To learn more about Revere Capital or to connect with an originator, visit [www.RevereCapital.com](http://www.RevereCapital.com)