

FEATURES

- 1.4 million sq. ft. facility with 700,000 sq. ft. of conditioned space. Existing three-story office building totaling 130,000 sq. ft.
- Approx. 25,000 sq. ft. two-story office building
- 130,000 sq. ft. flex building
- Existing 1.4 Million sq. ft. facility does not require any site excavation
- Extensive steel design lends to very cost-effective conversion to offices

SITE SPECS

ACCESS: Site is accessible via 14 routes with direct access to I-30 and HWY 360.

ROAD NETWORK: Roadways can accommodate over 10 million sq. ft. of new construction while maintaining acceptable service levels.

TRANSIT: Future home of station on a planned high speed rail line that will connect Dallas and Ft. Worth. Site is also served by city funded rideshare service, Via, and autonomous shuttle service, Milo.

PEDESTRIAN: Site is connected to an extensive sidewalk network and Johnson Creek Trails, providing two miles of hiking and biking trails linking the site to Downtown Arlington and UTA campus.

AIRPORT: Site is less than eight minutes from DFW International Airport.

INFRASTRUCTURE

PUBLIC WATER: A network of 8" to 30" water lines with the majority being 16" or greater. System capacity is 172.5 MGD.

SEWER: Network of 8" to 54" sewer lines, with the majority being greater than 36". Capacity is 38 MGD.

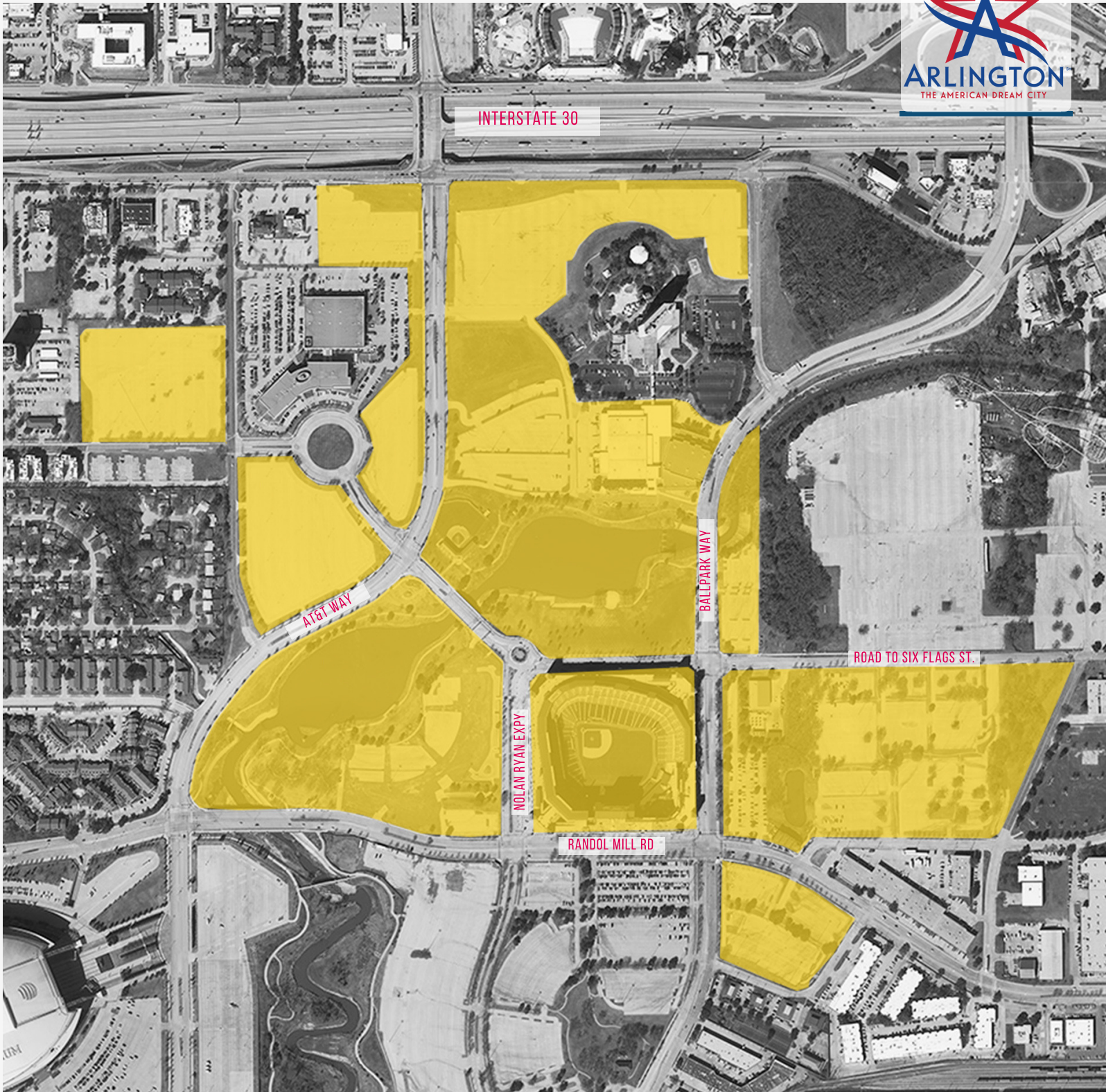
STORMWATER: 60" new stormwater lines service the site.

POWER: Site currently has 80 megawatts of used capacity with plans for an additional 40 megawatts of power.

RENEWABLES: Existing lakes provide irrigation.

COMMUNICATION: Extensive underground communications infrastructure network. Multiple providers in place, each with 100G service with redundancy.

PROJECT DOZER FACTS 1000 BALLPARK WAY



SITE FEATURES

- Year Built: 1994
- 200+ acres
- Access and visibility from 2 major highways and 14 interchanges
- Owned by Texas Rangers and City of Arlington
- Site served by 7,500 parking spaces