



35|EAGLE PHASE I

PROJECT START: 1Q 2014

PROJECT COMPLETION: 2Q 2015

1,590,375 RSF

ARCHITECT: ALLIANCE ARCHITECTS

CONTRACTOR: JORDAN FOSTER CONSTRUCTION

Trammell Crow Company identified an opportunity to acquire 316 acres of land to develop 35|Eagle, a 4+ million square foot industrial park in the Alliance submarket north of Fort Worth. Alliance is one of the premier industrial markets in the Dallas – Fort Worth metroplex, due to excellent access to transportation lines, including Interstate 35, Alliance Airport, and the BNSF intermodal facility. The land TCC targeted was in the heart of Alliance, with nearly a mile of frontage on I-35.

Trammell Crow Company formed a joint venture with Prudential to acquire the site and began construction of Phase I, which included two speculative warehouses totaling nearly 1.6 million square feet (Building B - 1,041,879 SF and Building D - 548,495 SF), leaving 228 acres available for future phases. The development is able to offer tenants unprecedented access to rail, air and ground transportation unmatched by any other logistical location within the D/FW Market. Phase I was the largest speculative industrial project in the history of Trammell Crow Company.

Phase I of 35|Eagle was delivered on time and on budget. Both Buildings B and D achieved LEED certification, and the project was named 2015's "Best New Industrial Project" by D Magazine.

Shortly after construction completion, 35|Eagle Buildings B & D were 90% leased to two investment grade tenants, and were sold to Heitman in late 2016.

TCC and Prudential began construction in 1Q 2017 on 35|Eagle Phase II, a speculative three-building development totaling approximately 1.6 million square feet. Full build-out of the park will include over 4.2 million square feet of industrial, office and retail product.