



COUNTY ROAD 309, TERRELL, TX

Prologis I-20 Logistics Park



Property Advantages



Flexible
Site Plan



Immediate
Access to I-20



Rapid Population Growth
and Dense Labor Supply



25 Miles to
Downtown Dallas



Site Plan

DEVELOPMENT HIGHLIGHTS



Flexible Site Totaling ±780 AC



±9,959,700 SF Total Available



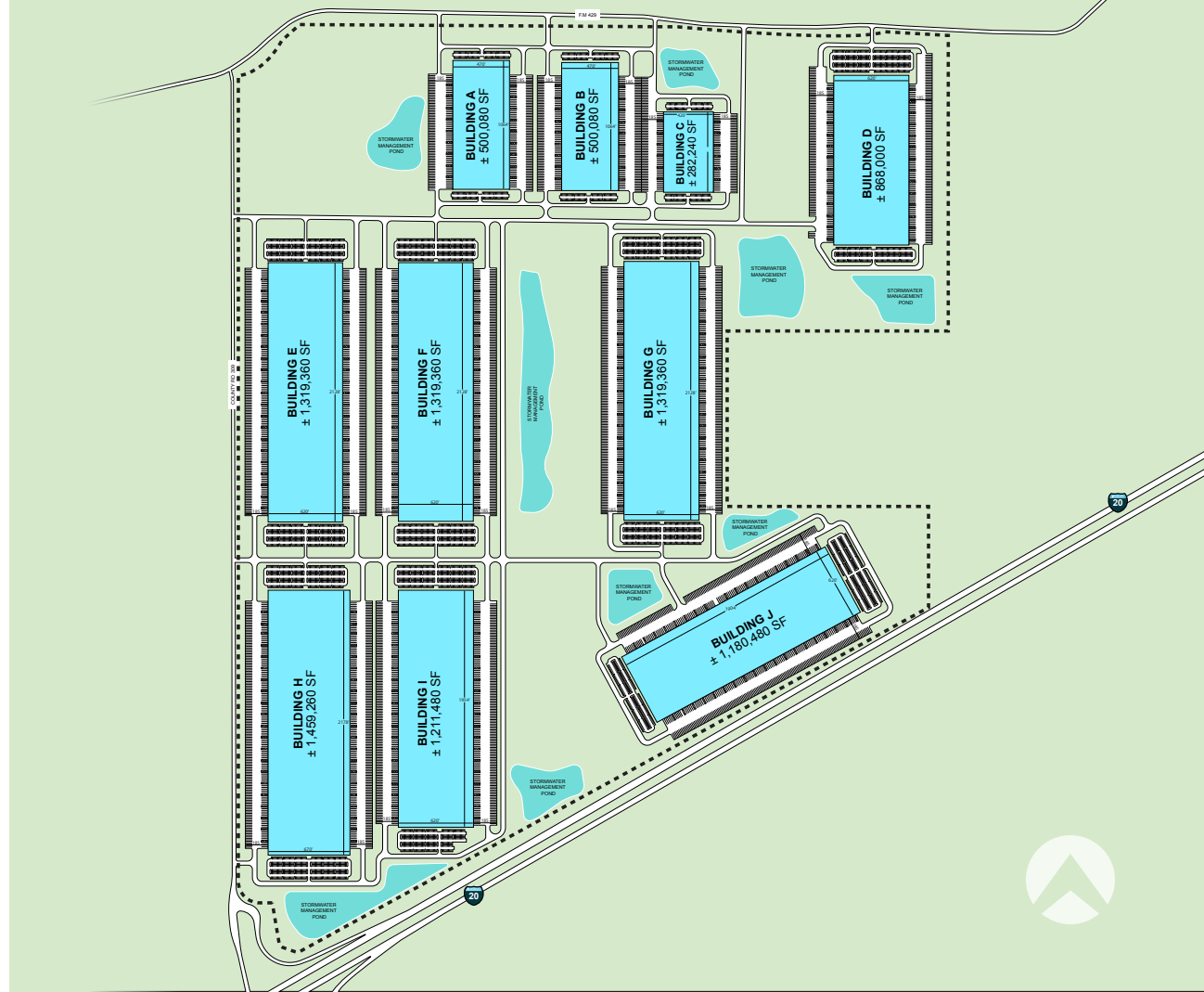
Heavy Power



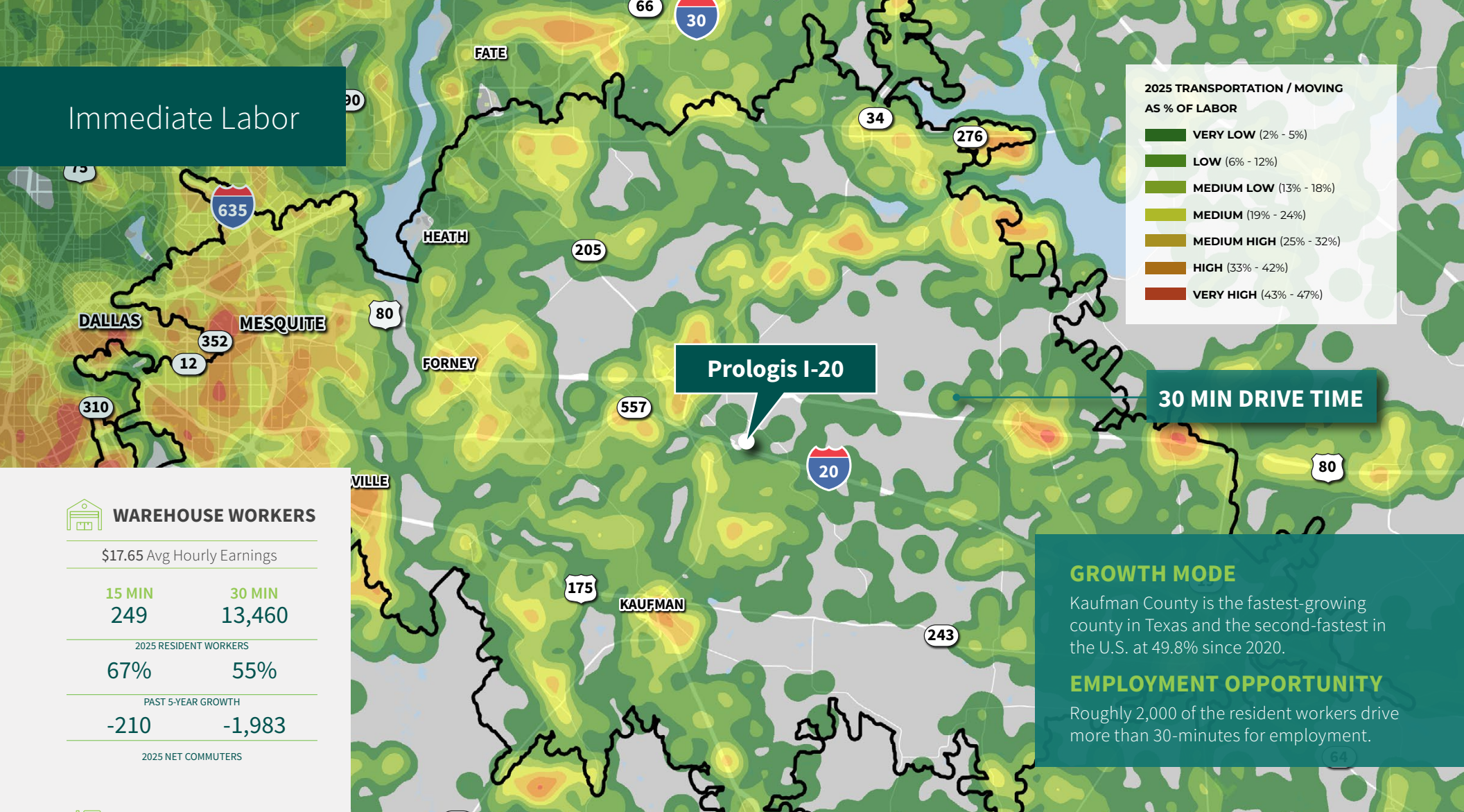
High-Capacity Infrastructure Available

CONCEPTUAL BUILDING SPECS

Building	Building Size	Building Dimensions	Dock Doors	Oversized Ramp Doors	Auto Parking	Trailer Parking
Building A	±500,080 SF	±470' x 1,064'	Up to ±118	4	±176	±158
Building B	±500,080 SF	±470' x 1,064'	Up to ±118	4	±176	±158
Building C	±282,240 SF	±420' x 672'	Up to ±82	4	±136	±133
Building D	±868,000 SF	±620' x 1,400'	Up to ±163	4	±604	±236
Building E	±1,319,360 SF	±620' x 2,128'	Up to ±254	4	±723	±338
Building F	±1,319,360 SF	±620' x 2,128'	Up to ±254	4	±723	±338
Building G	±1,319,360 SF	±620' x 2,128'	Up to ±254	4	±723	±338
Building H	±1,459,260 SF	±670' x 2,178'	Up to ±254	4	±723	±338
Building I	±1,211,480 SF	±620' x 1,954'	Up to ±230	4	±633	±305
Building J	±1,180,480 SF	±620' x 1,904'	Up to ±226	4	±602	±298



Immediate Labor



WAREHOUSE WORKERS

\$17.65 Avg Hourly Earnings

15 MIN
249

30 MIN
13,460

2025 RESIDENT WORKERS

67% **55%**

PAST 5-YEAR GROWTH

-210 **-1,983**

2025 NET COMMUTERS



FORKLIFT DRIVERS

\$20.08 Avg Hourly Earnings

15 MIN
44

30 MIN
2,290

2025 RESIDENT WORKERS

106% **95%**

PAST 5-YEAR GROWTH

-40 **134**

2025 NET COMMUTERS

GROWTH MODE

Kaufman County is the fastest-growing county in Texas and the second-fastest in the U.S. at 49.8% since 2020.

EMPLOYMENT OPPORTUNITY

Roughly 2,000 of the resident workers drive more than 30-minutes for employment.

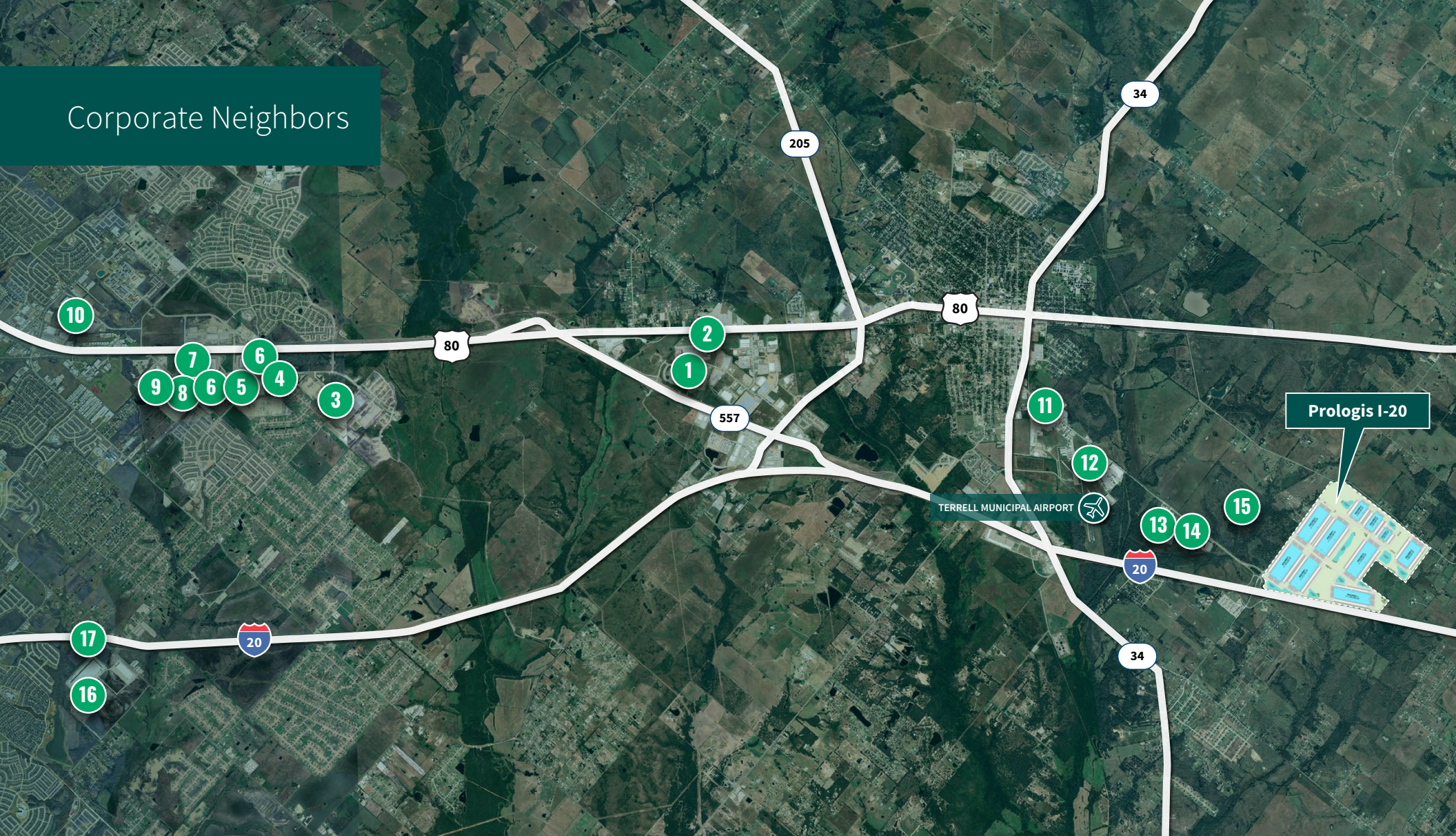
FORKLIFT DRIVERS

Property	2020-2025 Change in Res. Workers	2025 Net Commuters	2025 Resident Workers	Average Hourly Earnings
Subject Site	95%	134	2,290	\$20.08
Grtr SW/Arlington	60%	4,519	11,292	\$20.01
E Dallas	116%	-530	1265	\$20.08
S Dallas	69%	-266	1044	\$20.04
S Ft Worth	63%	-249	571	\$19.52
N Ft Worth	45%	-246	304	\$20.21

WAREHOUSE WORKERS

Property	2020-2025 Change in Res. Workers	2025 Net Commuters	2025 Resident Workers	Average Hourly Earnings
Subject Site	55%	-1,983	13,460	\$17.65
Grtr SW/Arlington	36%	18,115	61,955	\$17.54
E Dallas	66%	-3,694	7,094	\$17.65
S Dallas	54%	-1,920	5,884	\$17.61
S Ft Worth	53%	-2,057	3,628	\$17.15
N Ft Worth	44%	-1,212	1,893	\$17.71

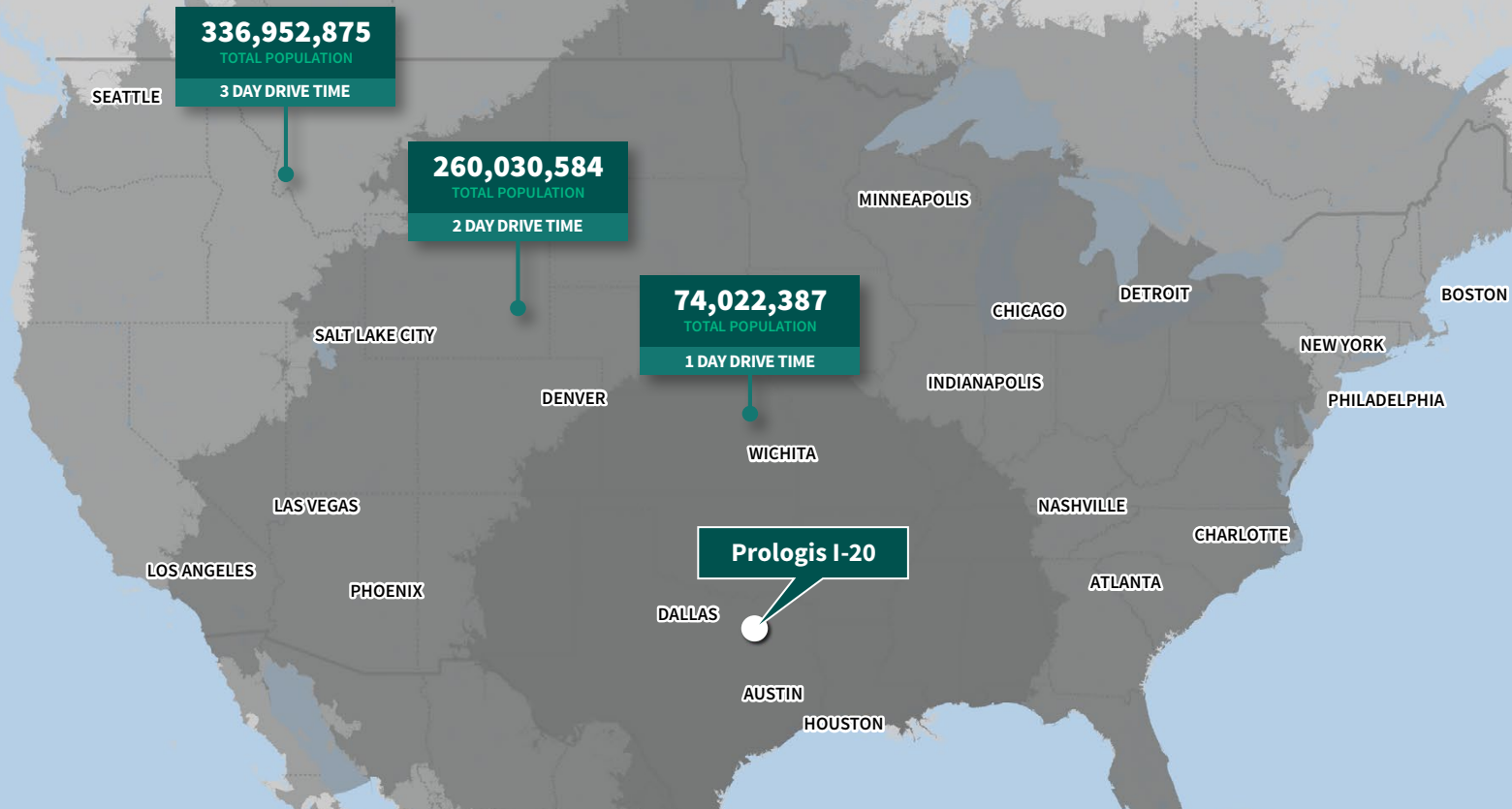
Corporate Neighbors



Corporate Neighbors

1 Nucor	4 Hayes	7 Goodyear	10 Hayes	13 Autozone	16 Hithium
2 Walmart	5 AMZN	8 Hayes	11 Oldcastle	14 Lineage	17 RealTruck
3 Hayes	6 AMZN	9 RJW	12 Madix	15 AMZN	

Premier National Distribution



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The world runs on logistics. At Prologis, we don't just lead the industry, we define it. We create the intelligent infrastructure that powers global commerce, seamlessly connecting the digital and physical worlds. From agile supply chains to clean energy solutions, our eco systems help your business move faster, operate smarter and grow sustainably. With unmatched scale, innovation and expertise, Prologis is a category of one—not just shaping the future of logistics but building what comes next.

Data as of May 29, 2026, for assets the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects.