



Dallas Fort-Worth

## PARK 20/360

Real Estate Services – Multiphase Industrial Development



# PARK

TWENTY · THREE-SIXTY

THE KEY TO ACCESS™

PARK 20/360 sits on 119 acres at the northwest corner of Interstate 20 and State Highway 360 in Arlington, Texas. Transwestern's Joe Rudd sourced the land for Kent Newsom of Ridge Development, which later was acquired by Transwestern during this overall deal cycle. In addition to redeveloping the site, leasing support was brought on as well, provided by Transwestern's Rudd and John Brewer.

The development consisted of demolition of the former buildings that were on-site and construction of new properties in two phases. During construction, appropriate permits needed were granted, a gas pipeline was relocated, and asbestos was mitigated to build an unparalleled logistics park. These improvements were an investment in the new space in order to maximize the potential of the site.

Phase One, which included 1,258,865 SF and four buildings was completed in January 2018 and was 100% leased by December 2018. Phase Two, which consisted of three buildings totaling 315,551 SF, was 20% leased before it sold to an investor in December 2019 for a premium price. In total, the site is nearly 1.6 million SF.

The project won the Dallas Business Journal's Industrial Project of The Year for 2018. For more information on this project, please visit the original marketing video [here](#).

“What made this project challenging is that we attempted to repurpose the existing buildings, but soon realized it would be too costly. The project team had to do a lot to maximize the number of things we were juggling for the new construction, in order to ready the site to go vertical. It was rewarding to see it lift off.”

Joe Rudd,  
Vice President