



Capital Center

CARROLLTON, TEXAS

SITE SIZE: 80 acres

- PROJECT TYPE: Multiuse business park
- LAND USES: Office, distribution and commercial
- PARTNERS/CLIENTS: Affiliates of Hunt-Woodbine Realty Corporation
- PROJECT LAUNCHED: 1984
- SITE SALES COMPLETED: 1990



CAPITAL CENTER



PROJECT DESCRIPTION

As the developer of this project, Woodbine went above and beyond, even trucking in dirt from its nearby Valwood Park project to reclaim the flood plain and make the land usable. Additionally, Woodbine negotiated a property exchange with Jackson-Shaw Company to enhance values for both parties.

Today, employees and visitors enjoy a business campus with two lakes, jogging paths and lakeside seating.

Capital Center is in one of the most progressive growth centers in the Metroplex. Many sites offer freeway or lake frontage.

LOCATION / ACCESSIBILITY

Capital Center is accessed via I-635 (LBJ Freeway) and I-35E (Stemmons Freeway).

- 5 minutes south of the intersection of I-35E and President George Bush Turnpike
- 12 minutes from Dallas Love Field
- 15 minutes from downtown Dallas
- 17 minutes from Dallas/Fort Worth International Airport

PROJECT HIGHLIGHTS

- 1984 First site is sold in September; within 11 months, 75 percent of all sites are sold.
- 1985 Construction begins on Phase II.
- 1990 Site sales completed.

LAND USES

<i>Light industrial/Office show room</i>	75.7 acres
<i>Roadways/Lakes</i>	<u>4.3 acres</u>
<i>Total</i>	80.0 acres

PLANNING TEAM

CIVIL ENGINEER	Half Associates, Inc.	<i>Richardson, Texas</i>
DEVELOPER	Woodbine Development Corporation	<i>Dallas</i>
LAND PLANNER	Peckham-Young, Inc. (now The Sage Group Inc.)	<i>Southlake, Texas</i>
LANDSCAPE ARCHITECT	Profile Landscape Company	<i>Dallas</i>

MUNICIPALITY / TAXING JURISDICTIONS

City of Carrollton, Dallas County, Carrollton-Farmers Branch Independent School District, Dallas County Community College District, Parkland Hospital District

ZONING

Light Industrial (LI)

UTILITIES

WATER	City of Carrollton
SEWER	City of Carrollton
ELECTRICITY	TXU Energy
NATURAL GAS	TXU Gas Company
TELEPHONE	Verizon

PROJECT OWNERSHIP / SPONSORSHIP

All sites previously owned by affiliates of Woodbine Development have been sold to multiple land users.