



Valwood Park Place I & II

CARROLLTON / FARMERS BRANCH, TEXAS

Valwood Park Place I: 3.63 acres; 52,400-square-foot building

Valwood Park Place II: 5.72 acres; 96,500-square-foot building

Client/Partner: Hunt Resources, Inc., and

Southwest Publishing Company

Opened in 1986 and 1988

Sold in 1987 and 1989

PROJECT TYPE: OFFICE/WAREHOUSE/
DISTRIBUTION FACILITIES

The Valwood Park Place buildings were built as office/warehouse/distribution facilities within the Woodbine-developed, 400-acre Valwood Park. Valwood Park Place I was built on spec and was fully leased within months, and Valwood Park Place II was a build-to-suit project. Both were fully sprinklered and offered 4-foot by 8-foot skylights, which could be used to evacuate smoke; abundant natural lighting; and extensive professional landscaping.



13801 Senlac Drive (Park Place I)
 13800 Senlac Drive (Park Place II)
 Farmers Branch, Texas 75234



Park Place II



PROJECT DESCRIPTION

The office/warehouse buildings benefited from their location within the well-established Valwood Park, only 10 minutes from Dallas/Fort Worth International Airport and from Dallas Love Field. Valwood Park Place II was 37 percent leased before construction even began. Valwood Park was one of the first business parks in the Metroplex designed for industrial use and offered easy access to I-35E.

Valwood Park Place I's first tenant was Houston Wire & Cable Company, Inc., which leased 22,400 square feet in 1986, the same year construction on the building was completed. Decorator House, Inc., filled the building's remaining 30,000 square feet in 1987. Valwood Park Place II was built for Southwestern Publishing Company, Inc., which leased 29,218 square feet of the building. Construction on Valwood Park Place II began in 1987 and was completed in 1988. Valwood Park Place I was sold in 1987 and Valwood Park Place II was sold in 1989.

Woodbine served as developer and project manager on both projects.

ACCESSIBILITY

Within the 400-acre, Woodbine-developed Valwood Park business community, frontage on Senlac Drive.

- 3 miles from the Interstate 635 (LBJ Freeway)/North Dallas business corridor
- 9 miles from Dallas Love Field
- 13 miles from Dallas/Fort Worth International Airport

PARK PLACE I FACILITIES

<i>Site size</i>	3.63 acres
<i>Gross building area</i>	52,400 square feet
<i>Building façade</i>	Brick with smoke-gray glass windows
<i>Height</i>	2 stories; mezzanine office capabilities; 22' clear height
<i>Rentable space</i>	Can accommodate 2 tenants; minimum tenant size of 22,400 square feet
<i>Elevators</i>	1
<i>Parking</i>	82 spaces; capability to add 14 spaces
<i>Loading docks</i>	Seven 10' x 10' dock-height doors + 2 ramped doors

PARK PLACE II FACILITIES

<i>Site size</i>	5.72 acres
<i>Gross building area</i>	96,500 square feet
<i>Building façade</i>	Brick and smoke-gray glass windows
<i>Height</i>	2 stories; 17,202 square-foot concrete and steel mezzanine; 22' clear height
<i>Rentable space</i>	Can accommodate 3 tenants; minimum tenant size of 13,000 square feet
<i>Elevator</i>	1
<i>Parking</i>	341 spaces
<i>Loading docks</i>	Fourteen 10' x 10' overhead doors, dock-height

PROJECT TEAM

ARCHITECT	O'Brien & Associates	<i>Dallas</i>
CONTRACTOR	Bob Moore Construction, Inc.	<i>Arlington, Texas</i>
DEVELOPER/PROJECT MANAGER	Woodbine Development Corporation	<i>Dallas</i>
LANDSCAPING	Profile Landscape Company	<i>Irving, Texas</i>
M&P ENGINEERING	Flower & Associates	<i>Dallas</i>
STRUCTURAL ENGINEERING	Brockette & Associates	<i>Dallas</i>
	(now Brockette•Davis•Drake)	

MUNICIPALITY / TAXING JURISDICTIONS

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

PROJECT OWNERSHIP / SPONSORSHIP

Originally developed for Hunt Resources, Inc. Valwood Park Place I now owned by Westwind LLC. Valwood Park Place II now owned by First Industrial TX LP.

