



DFW Freeport

IRVING, TEXAS

SITE SIZE: 550 acres (originally 660 acres)

- PROJECT TYPE: Multiuse business park
- LAND USES: Office, industrial, hotel, commercial and recreational
- PARTNERS/CLIENTS: Hunt-Woodbine Realty Corporation, The Ruth Foundation, The Nancy and Ray L. Hunt Foundation
- PROJECT LAUNCHED: 1979



PROJECT DESCRIPTION

This 550-acre international business community incorporates hotel, office, warehouse/distribution and commercial uses with extensive landscaping and a hike-and-bike trail. The location is just minutes from the terminals at Dallas/Fort Worth International Airport, the world's third-busiest airport, and adjacent to Foreign Trade Zone 39, making DFW Freeport attractive to international and domestic companies. The project is so close to the airport that about 100 acres of the original site were condemned to allow for freeway right-of-way and the airport's construction. Woodbine continues to manage the master property owners association and to market remaining sites in this development.

LOCATION / ACCESSIBILITY

DFW Freeport fronts two major highways, I-635 on the north and State Highway 114 on the south, both of which have a Freeport Parkway exit. It is within Foreign Trade Zone 39.

- 6 minutes from Las Colinas and Valley Ranch
- 10 minutes from master-planned residential communities
- 18 minutes from downtown Dallas
- 26 minutes from downtown Fort Worth

PROJECT HIGHLIGHTS

- 1966 Hunt representatives begin acquiring land that will become DFW Freeport. That same year, Dallas and Fort Worth purchase the first 176 acres for Dallas/Fort Worth International Airport.
- 1970s Woodbine secures the extension of utilities from D/FW airport to serve the property until the City of Irving can extend utilities to DFW Freeport.
- 1978 Foreign Trade Zone 39 is created. Woodbine was instrumental in developing the trade zone designation.
- 1979 Corporate residents begin relocating to DFW Freeport. Woodbine secures a state-of-the-art GTE digital switching service for phone and data transmissions at the property.
- 1982 Full-service, 500-room DFW Marriott opens.
- 1986 Courtyard by Marriott opens a 153-room hotel fronting I-635.
- 1998 Trammell Crow Company buys 14.9 acres and Myers & Crow buys 11.9 acres, both for speculative office development.
- 2001 Nissan Motor Acceptance Corporation buys 14.8 acres for its new headquarters.

LAND USES

DFW Freeport has three principal areas:

- Freeport Center, a 30-acre oval site bounded by Freeport Parkway's one-way circulation. It includes the divisional headquarters for Marconi Communications, along with more than 100,000 square feet of office space.
- Office Park, 250 acres encircling Freeport Center and offering corporate users excellent access to and visibility from major freeways.
- Business Park, 200 acres for light manufacturing, research and development, and hotel uses.

	<u>Original plan</u>	<u>Acres remaining (2009)</u>
Office	235.1 acres	52.0 acres
Industrial	252.4 acres	0 acres
Recreational/Other	62.5 acres	0 acres
Total	550.0 acres	52.0 acres

PLANNING TEAM

CIVIL ENGINEER	J.P. Aaen & Co.	Dallas
DEVELOPER/ASSET MANAGER	Woodbine Development Corporation	Dallas
LAND PLANNER	Peckham-Young, Inc. (now The Sage Group, Inc.)	Southlake, Texas
LANDSCAPE ARCHITECT	Howard Garrett & Associates	Dallas

MUNICIPALITY / TAXING JURISDICTIONS

City of Irving, Dallas County, Coppell Independent School District, Dallas County Community College District, Parkland Hospital District

ZONING

Freeway District (FWY); Commercial Office District (C-O) and Light Industrial District (ML-20a)

UTILITIES

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

PROJECT OWNERSHIP / SPONSORSHIP

Hunt-Woodbine Realty Corporation; The Ruth Foundation; and The Nancy and Ray L. Hunt Foundation

