

FOR THE EXCLUSIVE USE OF INFO@JONESDEVCO.COM

From the Dallas Business Journal:

<https://www.bizjournals.com/dallas/news/2018/12/06/ollies-bargain-outlet-dallas-distribution-hub.html>

Retailer picks southern Dallas County for new distribution hub

Dec 6, 2018, 6:32am CST

Retail chain Ollie's Bargain Outlet has signed a purchase deal for a build-to-suit distribution center in Lancaster.

The 615,060-square-foot facility will be located within the Wintergreen Exchange development, a 71-acre, master-planned Class A industrial park. Ollie's new center will be constructed at the southwest corner of West Wintergreen Road and North Lancaster-Hutchins Road.

Ollie's (Nasdaq: OLLI), which is based in Pa., sells closeout and excess merchandise at its retail stores, and has three locations in Texas.

The facility, which is located in southern Dallas County, is expected to be completed in the fourth quarter of 2019 and includes amenities like 36-foot clear heights, 75-foot speed bays, 100 dock doors, two drive-in doors and 14,500 square feet of office space.

Ollie's (Nasdaq: OLLI) was attracted to southern Dallas' industrial real estate market due to its proximity to shipping and logistics hubs, according to a release. Wintergreen Exchange is located two miles from the Union Pacific Dallas Intermodal



COURTESY OF CUSHMAN & WAKEFIELD

The retailer will construct its build-to-suit distribution center at the southwest corner of West Wintergreen Road and North Lancaster-Hutchins Road.

Terminal and within four miles of FedEx's ground hub. It also offers access to interstates 20 and 45.

"Ollie's considered several sites throughout Texas for their new Southwestern U.S. distribution hub," said Nick Jones, executive vice president of Development for real estate firm Jones Development Company. "Ultimately, they selected JDC's Wintergreen Exchange due to its outstanding location, our ability to customize this project to Ollie's desired specifications, and the site's flexibility in accommodating their future growth potential."

Ollie's new distribution center will be built by a team that includes Bob Moore Construction, engineering firm Pacheco Koch and Alliance Architects.

Gary Collett and David Eseke with Cushman & Wakefield (NYSE: CWK) assisted JDC in marketing the property. John VanBuskirk of Lee & Associates and Sharon Morrison and Brad Struck of esrp represented Ollie's in the purchase deal, details of which were not disclosed.

Another industrial facility was announced in southwest Dallas on Wednesday, with Liberty Property Trust submitting plans for a \$36 million project. The two-building warehouse development would be built at Mountain Creek Business Park, a 450-acre project on Interstate 20.

■