



WYLIE LOGISTICS PARK

WYLIE, TEXAS



RJ AGEE
DIRECTOR OF DEVELOPMENT

R.J. has over 17 years of development and construction experience in a wide array of projects including industrial, senior living, self-storage, healthcare and life sciences. As Director of Industrial Development, he provides oversight to all development activities in NorthPoint’s St. Louis office.



CHRIS CARUCCI
INDUSTRIAL DEVELOPMENT MANAGER

Chris Carucci is currently an Industrial Development Manager at Kansas City Southern Railroad. In this position, he works to manage the company’s industrial development effort across its 10 state footprint. Chris is also responsible for execution of KCS’ business attraction strategy via site selection, economic development, and industrial real estate channels. Prior to his role with KCS, Chris spent time in JLL’s Rail Practice group supporting BNSF Railway’s Economic Development organization. Chris has economic development experience at the local and regional levels in Kansas City and a stint as a consultant for a site selection and economic development consulting firm in Austin, TX. Chris received his Bachelor and Master’s degrees from the University of Kansas and is a graduate of the University of Oklahoma, Economic Development Institute. Chris is located in Kansas City with his wife and three crazy kids.

NORTHPOINT WAS RANKED THE

#1 INDUSTRIAL DEVELOPER

OVER THE LAST 5 YEARS BY REAL CAPITAL ANALYTICS

96.2+MM SF

CURRENT INDUSTRIAL PORTFOLIO

\$8.6+BILLION

TOTAL CAPITAL RAISED SINCE 2012

22.9+MM SF

INDUSTRIAL SPACE CURRENTLY UNDER CONSTRUCTION

16.3MM SF

INDUSTRIAL SPACE LEASED IN 2020

65+THOUSAND

EST. JOBS CREATED IN OUR DEVELOPMENTS

\$6.7+MILLION

CHARITABLE CONTRIBUTIONS SINCE 2012

Last updated beginning of Q2 2021

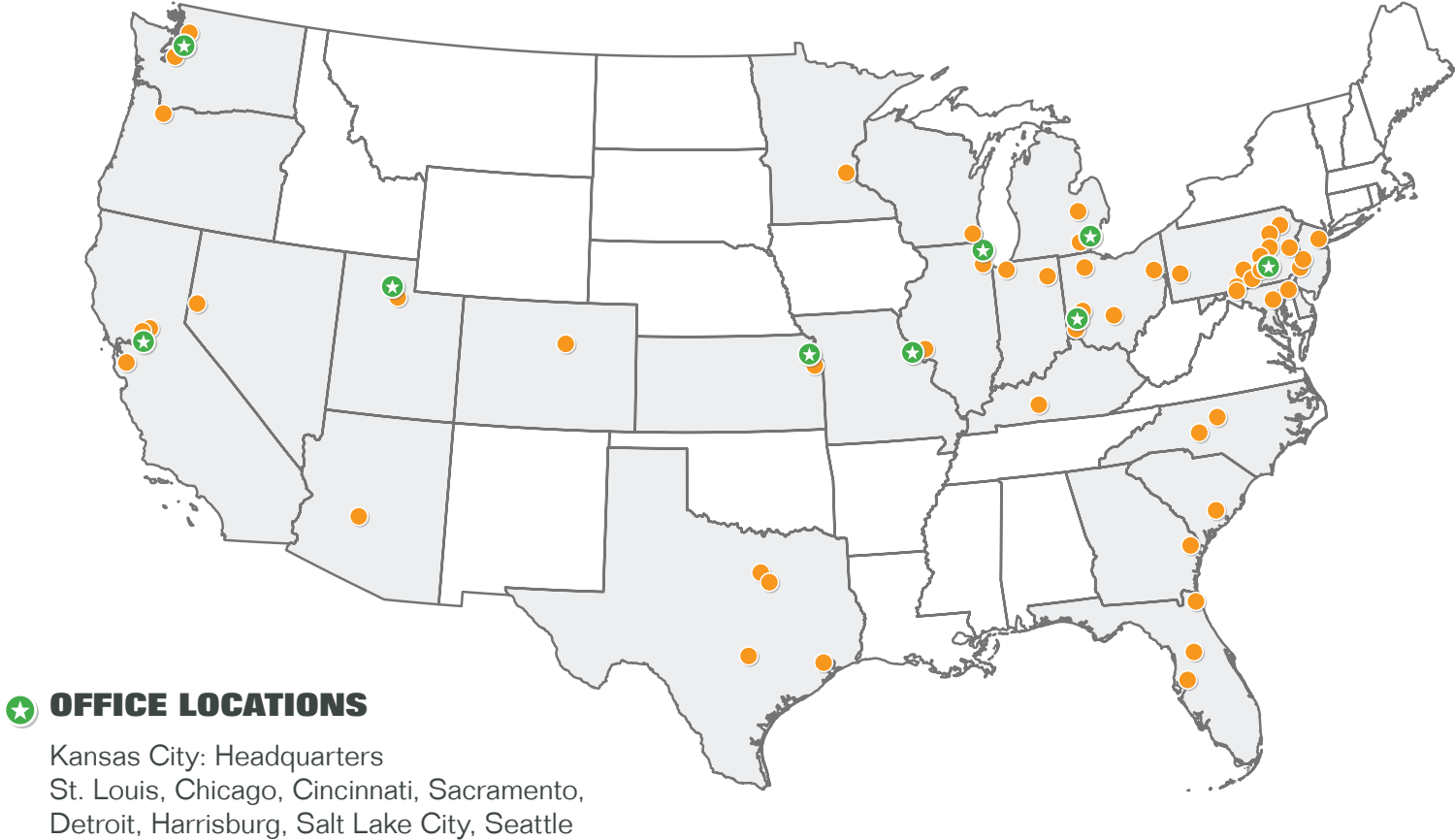
388+ INDUSTRIAL CLIENTS

References available from our clients; a few are represented below



ACTIVE MARKETS

Currently active in 23 states



WHO WE ARE

Established 2012, NorthPoint Development is a privately held real estate development firm specializing in the development of Class A industrial facilities. Our firm differentiates itself from competitors through a strong engineering and technical focus. We employ numerous civil, geotech, electrical and industrial engineers. We also have expertise in logistics, labor and incentives. Our motto “Beyond the Contract” embodies the concept that no contract can be written to reflect everything that will occur in a complex real estate transaction. Our approach in all business relationships is to be fair and to operate by the “Golden Rule.”

NORTHPOINTPARTNERS



NorthPoint’s data analytics team facilitates rapid location screening and site-specific assessments on a variety of attributes. DataPoint provides valuable insight into labor market supply/demand, site suitability, freight cost for inbound/outbound shipments, proximity to common carrier shipment facilities, business climate/property taxes, Brownfield redevelopment opportunities and real estate market conditions.

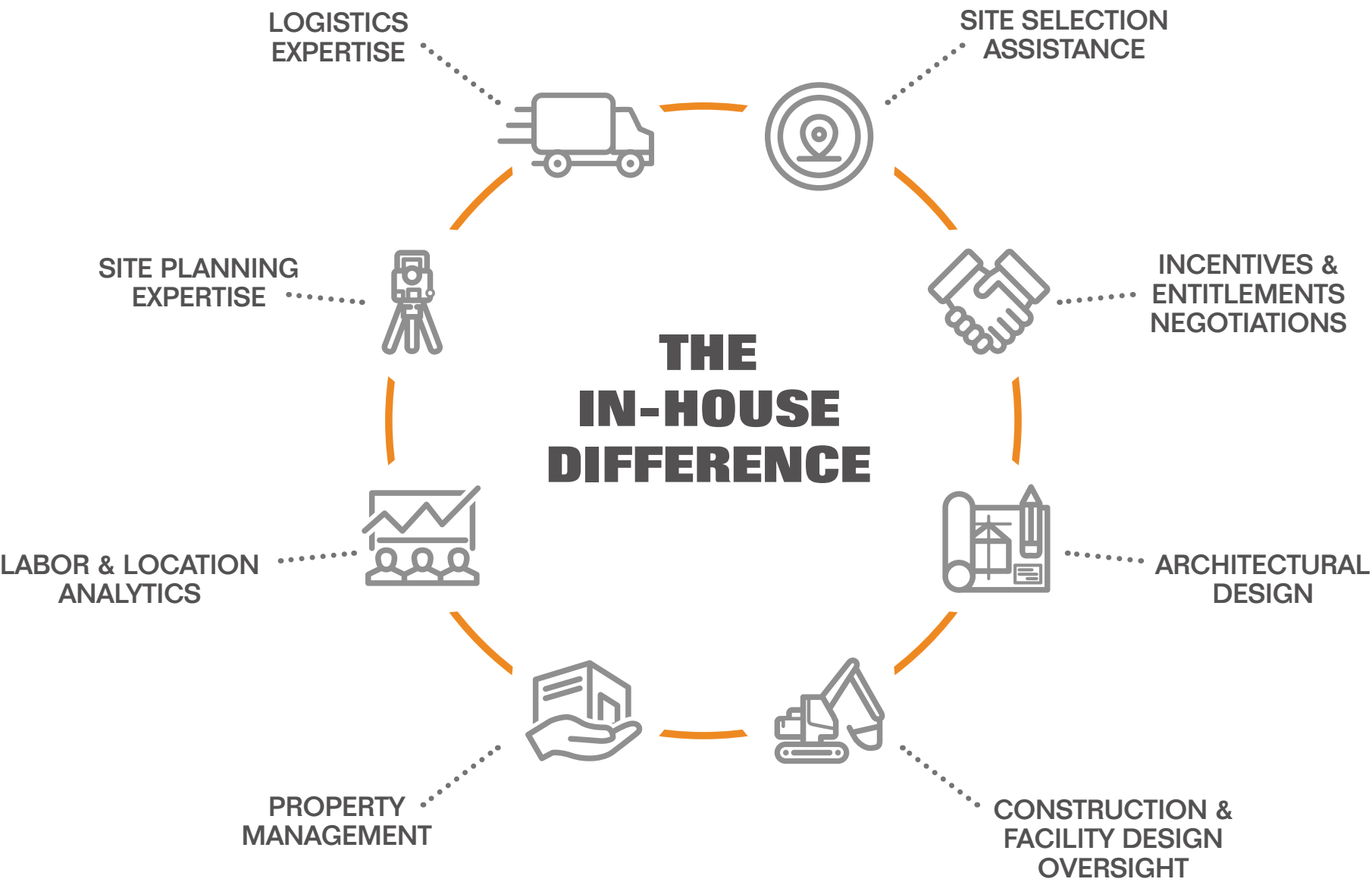


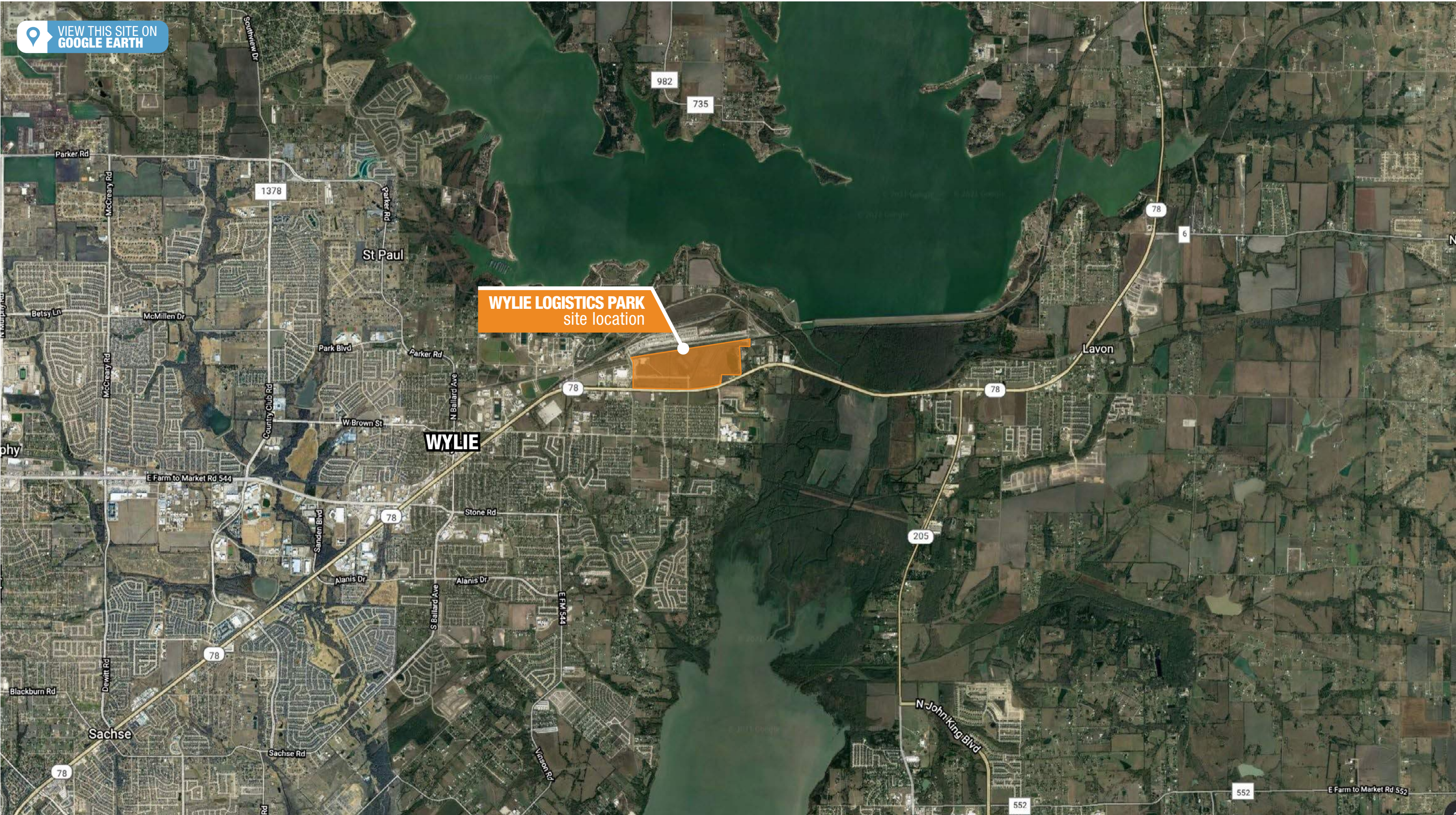
With over 40 years of civil engineering and site planning experience, SitePoint’s services include preliminary site planning, grading schematics and utility analysis, advanced 3D modeling capabilities, ground based LiDAR scanning and low altitude aerial photogrammetry.



As NorthPoint grew to become one of the largest private developers of industrial space in the US, it became necessary to develop an in-house team of architects to support the firm’s efforts. StudioNorth is a staff of talented architects and designers that can routinely create site plans, building layouts and renderings in less than 24 hours. This has been a huge competitive advantage for the firm and has allowed us to consistently outperform our competitors who outsource the majority of their architectural work.

NORTHPOINTSERVICES

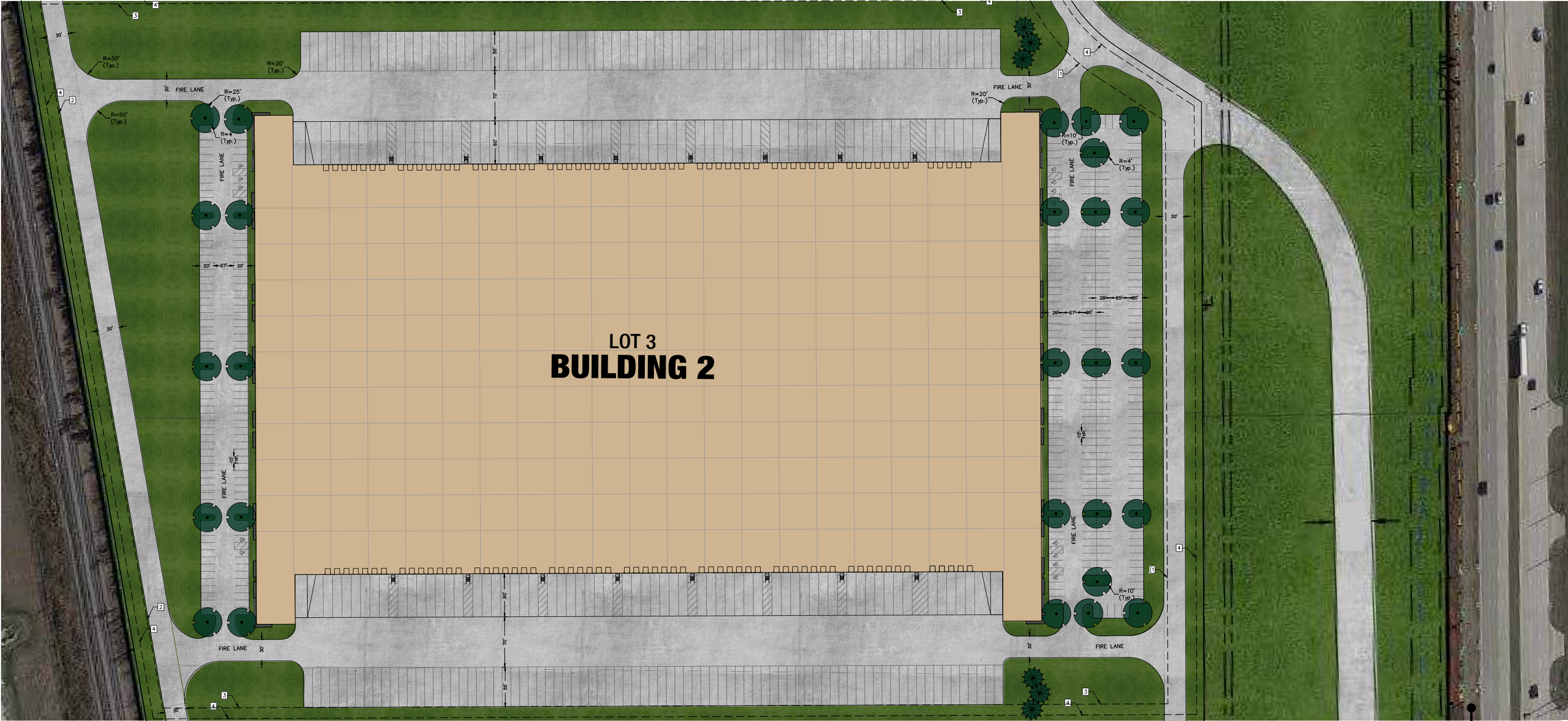






225.1
ACRES
SITE AREA

2.45M
SQUARE FEET
PROPOSED



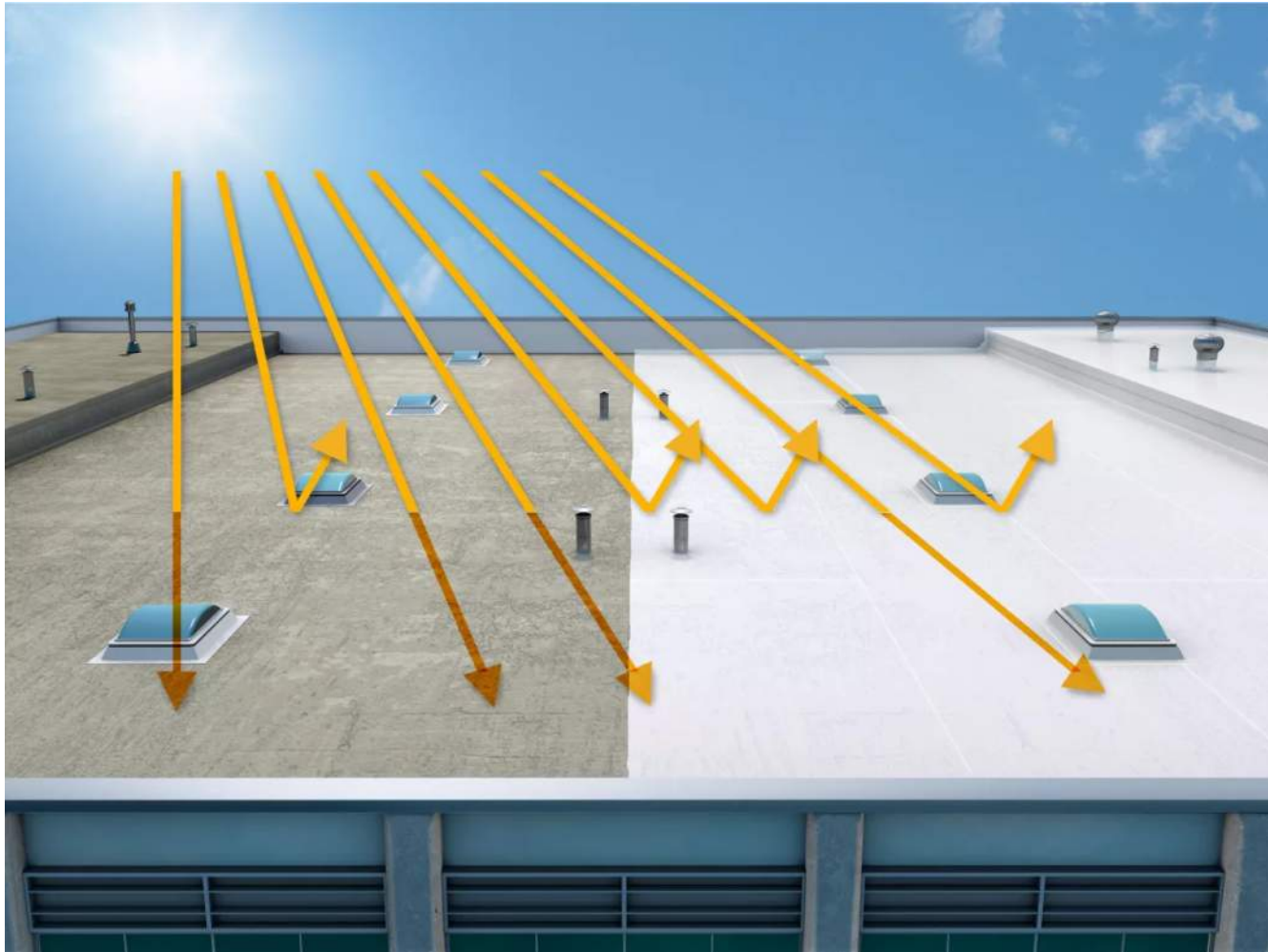
STREET FRONTAGE TREE DETAIL





Building #	Square Feet	Temporary Construction Jobs	Total Construction Wages and Benefits	Estimated Permanent Job Creation	Annual Wages and Benefits	Estimated Total Investment	Annual Tax Generation	Annual Tax - City
1	549,000	134	\$ 3,630,074	269	\$ 12,682,959	\$ 30,800,000	\$ 537,193	\$ 147,567
2	638,000	155	\$ 4,218,555	313	\$ 14,739,031	\$ 35,800,000	\$ 624,278	\$ 171,489
3	266,000	65	\$ 1,758,833	174	\$ 6,145,113	\$ 14,900,000	\$ 260,279	\$ 71,499
4	237,000	58	\$ 1,567,081	156	\$ 5,475,157	\$ 13,300,000	\$ 231,903	\$ 63,704
5	237,000	58	\$ 1,567,081	156	\$ 5,475,157	\$ 13,300,000	\$ 231,903	\$ 63,704
6	556,000	135	\$ 3,676,359	272	\$ 12,844,673	\$ 31,200,000	\$ 544,042	\$ 149,448
	2,483,000	604	\$ 16,417,983	1,340	\$ 57,362,091	\$ 139,300,000	\$ 2,429,598	\$ 667,410

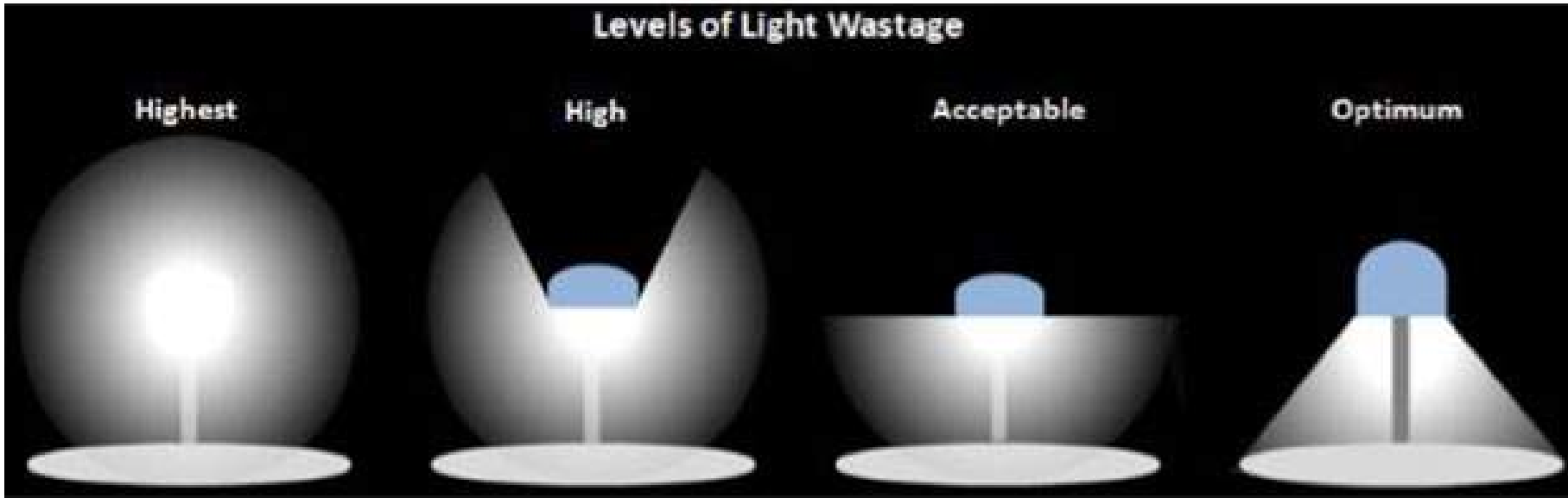
Job Title	Headcount	Avg. Annual Wages	Total Annual Wages
General Warehousing (Picking/Stocking)	929	\$27,326	\$25,385,854
Forklift Operator	134	\$31,313	\$4,195,942
Warehouse Lead	80	\$32,387	\$2,590,960
Maintenance	40	\$43,349	\$1,733,960
Inventory Clerk	27	\$33,855	\$914,085
Subtotal, Hourly	1,210	\$28,778	\$34,820,801
Director of Operations	9	\$116,999	\$1,052,991
Management	27	\$77,643	\$2,096,361
Supervisors	40	\$61,634	\$2,465,360
Technical Professionals	27	\$90,140	\$2,433,780
HR /Clerical	27	\$46,496	\$1,255,392
Subtotal, Salaried	130	\$71,568	\$9,303,884
Total Wages	1,340	\$32,929	\$44,124,685
Benefits			\$13,237,406
Total Compensation			\$57,362,091



Heat Island Reduction



Increased Natural Lighting



Light Pollution Control



100% LED Lighting



Typical Project Landscaping



Proposed Drought Resistant Landscaping