

MERCANTILE CENTER

The Center of Business

INDUSTRIAL

OFFICE

SERVICE



MERCANTILE CENTER

Investing in Quality

The vision for a first class business community began almost 40 years ago with a patch of dormant farm land in north central Texas. Over the years a passion for land and real estate development evolved into a corporate location for the 21st century. Mercantile Center is a premiere 1500 acre master planned business park developed for industrial, office, and service facilities. Located in the Fort Worth/Dallas Metroplex, the nation's largest inland metropolitan area, Mercantile Center offers an unrivaled environment that meets the most demanding corporate criteria for quality, access, services, and amenities. As home for corporations such as Airborne Express, Bombay, Campfire USA, Coors, Dillard's, and the Federal Aviation Administration, the highest construction and aesthetic standards have been promoted and are maintained for Mercantile Center. This uncompromising integrity combined with forward thinking, long range growth planning, and excellent tenant care are the foundation of the Mercantile Center experience—an investment in quality.

Planning for Service

More than four million people live in the Fort Worth/Dallas Metroplex, an eleven county area of some 8,500 square miles, well known for its educational resources, skilled labor pool, mild climate, and community support of business and industry. Mercantile Center has a prime Metroplex site, located on Interstate 35 West, one-half mile south of Interstate 820 North, just minutes from Dallas/Fort Worth International (DFW), Fort Worth Meacham International, and Alliance Airports. Companies located at Mercantile Center are in close proximity to services including a regional post office, an on-site city of Fort Worth fire station, all major express companies, and hotel and restaurant establishments. Major universities and specialized technology centers produce a local workforce skilled in manufacturing, construction, finance, distribution, engineering, and many other disciplines.

Developing for Growth

The city of Fort Worth has grown over the years at rates faster than many metropolitan areas of the nation, and city officials are committed to helping maintain the city's development. As a result of its proximity to Fort Worth, Mercantile Center is strategically positioned for emerging industries as well as traditional industrial and office users.

Quality

Service

Growth

Opportunity



Medtronic – Building Type

INDUSTRIAL

For many large or small industrial companies, Mercantile Center is the ideal choice. In addition to its excellent access to the interstate highway system, it offers a cooperative pro business environment, including the foreign trade zoning, freeport exemptions, and tax abatements that industrial users desire. These features, together with a robust labor pool, a first class setting, and flexible ownership offers, have attracted a variety of prestigious corporations to join Mercantile Center.



(clockwise from top)

Cintas – Building Type,

Mercantile Distribution Center – Office/Warehouse

Plywood Company of Fort Worth, Inc. – Building Type

Verbac – Building Type

The Bombay Company, Inc. – Distribution Center

Leo's Foods, Inc. – Building Type

Quality

Service

Growth

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OFFICE

For office users Mercantile Center is an excellent location for job growth and employee recruitment.

Fort Worth, named an All American City, takes pride in a skilled, versatile labor force and its access to state and regional educational centers. The proximity of Mercantile Center to downtown and DFW Airport is attractive to office and retail users. In addition, Mercantile Center property features highway visibility sites for high profile companies.



(clockwise from top)

Federal Aviation Administration – Southwest Regional Headquarters

Mercantile Center One – Office Building

Mercantile Partners – Corporate Office

Buxton Companies – Corporate Office

American Paint Horse Association – National Headquarters

Mercantile Plaza – Office Building

*Quality
Service
Growth
Opportunity*



SERVICE

Each retail/service company at Mercantile Center plays an important role in creating a business location that attracts other businesses, whether restaurants, banking, child care facilities, social service organizations, or hotels. Mercantile Center provides these users not only with critical visibility but also with consumers for their goods and services. The employment base at Mercantile Center is substantial enough to support many businesses without drawing customers from outside the Center.



(clockwise from top)

On-site hotels and restaurants

La Quinta – 000 room motel

Mercantile Bank of Texas – Full-Service bank with six-lane motor bank

McDonald's – Fast Food Restaurant

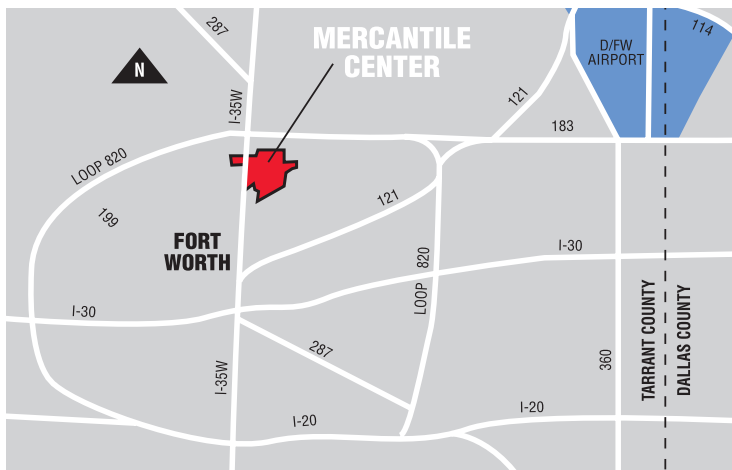
Fort Worth Fire Department – Fire Station #00

First Class American – Credit Union

BUILDING FOR OPPORTUNITY

For decades, leading corporations have enjoyed the opportunities of a business climate second to none at Mercantile Center. Tenants and land owners alike work in a progressive, business friendly environment with instant access to the metropolitan resources that will help their companies grow and develop.

At Mercantile Center, long range planning and uncompromised integrity have resulted in a first class business community at a premiere location. Mercantile Center – an investment in quality.



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