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COMMERCIAL REAL ESTATE

Atlanta developer prepares to break ground on big Lancaster warehouse



By Ryan Salchert
Staff Writer, Dallas Business Journal
Apr 20, 2021

Atlanta-based developer Robinson Weeks Partners is eyeing a May groundbreaking date for its latest industrial project in North Texas.

The company is looking to build a 550,000-square-foot speculative warehouse in Lancaster near the intersection of N. Dallas Avenue and Telephone Road. Called Dallas Midpoint Crossing, the warehouse will sit on 26.7 acres and will be Robinson Weeks' 10th project in North Texas. Over the last 10 years, the company has acquired or developed over 5 million square feet of industrial projects in the region.

"Despite the strong rate of absorption, speculative projects of this building size range are limited in the South Dallas submarket, so we are confident this project will help fill the void as a viable option for manufacturers and 3PLs to enhance operations," said Tyler Jones, senior vice president of acquisitions and development for Robinson Weeks, in a prepared statement.

MW Builders has designed the project and will also build it. Randy Touchstone and Elizabeth Jones with JLL will market the project. Among the warehouse's features include a 36-foot clear height, 282 auto parking spaces, and 130 trailer spaces for enhanced

ingress and egress of shipments. The project is expected to deliver by second quarter 2022.

The new development is coming online as industrial demand outpaces supply, according to JLL. Despite the delivery of 8.4 million square feet of industrial space during first quarter 2021, more than 11 million square feet was leased by e-commerce tenants and third-party logistics providers, with net absorption totaling 9.1 million square feet for the quarter. Nearly 25 percent of existing market inventory was delivered within the last seven years, signaling a buzzing market poised for sustained growth.

“Dallas is a world-class industrial hub serving an assortment of users that seek to take full advantage of its attractive accessibility, strong labor force and favorable climate for expansion,” said [David Welch](#), president and CEO of Robinson Weeks, in a prepared statement. “The accelerated growth we’re seeing in the market is a testament to its ability to support an elevated level of activity, and we look forward to watching the region continue to ascend as a key industrial epicenter with the addition of Dallas Midpoint Crossing.”

T H E L I S T

North Texas Commercial Real Estate Brokerages

Ranked by # Agents and Brokers, Local

Rank	Company	# Agents And Brokers, Local
1	JLL	310
2	CBRE	268
3	Cushman & Wakefield	128

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