International Inland Port of Dallas (IIPOD) Update

Economic Development Committee
December 7, 2015
Background

- Five key communities: Dallas, DeSoto, Hutchins, Lancaster, Wilmer
- Approximately 7500 acres
- UNT-Dallas, Paul Quinn and Cedar Valley Colleges nearby
Key Intermodal Location

- I-35, I-45 and I-20 are within 8 miles of each other
- Dallas Intermodal Terminal (UP Intermodal) on I-45
- Dallas is an important location for intermodal and truck goods movement in the U.S.
  - 7 routes going through DFW
Freight Routes

A major hub for truck traffic

Significant intermodal rail traffic, but not on Nation’s primary intermodal route (LA to Chicago)
More than 25 developers and land owners
Major Distribution Hub

- Just over 30 M sq ft of industrial space built or under construction
- Over 3000 jobs created
- Approximately 19 M+ is leased or under construction with occupant designated
- Major tenants include L’Oreal, Whirlpool, Quaker, Unilever, Conns Appliance, Home Depot, Serta/Dormae
Growth at IIPOD

Square Feet of Development

Source: OED records compiled from public sources
Growth at IIPOD

City of Dallas IIPOD Developments Real Property Value

Source: Dallas Central Appraisal District via Dallas Water Utilities Enterprise GIS, Certified Values
Dallas Development

- Dallas tenants include (or will include) Niagara Water, Conn’s, L’Oreal, Home Depot, Serta/Dormae, Pioneer Foods, Amazon, Southwest Moulding and RR Donnelly.
- 5.5 M sq ft in Dallas is or will be occupied upon completion of current projects.
- Future projects may include up to 2.0 M sq feet from Van Trust and Dermody.
Key to Growth

- **Public/Private Partnership**
  - City has provided support (~$39 M in bond funds) for infrastructure projects allowing much of Dallas area to be developed (see appendix for more details)
  - County, State and Federal money (additional $30 M) have funded key road and bridge projects in Dallas and IIPOD area
  - Dallas’ PPP investment (grants and abatement (forgone revenue)) has leveraged $350M in estimated investments (12:1 ratio)
City of Dallas: Near-Term Strategy

• Capitalize on improving market conditions by creating “shovel ready” sites thru prioritized infrastructure to support development program
  - 2012 Economic Development Bond Program
• Maintain relationship with UP and BNSF
  - UP continues weekly service to Port of Houston
  - Dallas Intermodal Terminal continues to show strong growth and is at 88% of capacity
  - BNSF owns property for intermodal facility as market conditions warrant.
• Continue to actively market Dallas sites to developers, commercial brokers, and site selectors
• Support Foreign Trade Zone (FTZ) designations, as appropriate
Future Opportunities

- Collaboration with regional partners to implement infrastructure improvements identified by the Southern Dallas County Infrastructure Analysis (SDCIA)
  - County moving forward with $10 M water line from Lancaster to Wilmer
  - Loop 9
- BNSF intermodal facility in IIPOD
  - Own 200 acre tract purchased for future intermodal development—no near term plans
  - Preconditions are an increase in demand volumes and resolution of existing congestion points in DFW Metroplex to improve rail access to IIPOD
- Follow-up on relevant partnership opportunities identified by Panama Canal Stakeholder Working group and the State Freight Mobility Plan
- Job skills training collaboration with key employers
Questions?
## Appendix—City Bond Funding: Active and Completed Projects

<table>
<thead>
<tr>
<th>Project</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Telephone Road</td>
<td>$7,900,000</td>
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<tr>
<td>Bonnieview Road and Utility Improvements</td>
<td>$11,700,000</td>
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<tr>
<td>Cleveland Road and Utility Improvements</td>
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<tr>
<td>Langdon Road (pending)</td>
<td>$1,600,000</td>
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<tr>
<td>Regional Flood Detention (pending)</td>
<td>$2,400,000</td>
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<tr>
<td>Danieldale/Old Hickory</td>
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<td>I-20 Service Road</td>
<td>$4,700,000</td>
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<tr>
<td>Danieldale/Home Depot</td>
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<tr>
<td>Ridge Business Park Infrastructure</td>
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<tr>
<td>Trammell Crow/I-20 Project</td>
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<tr>
<td>Hillwood/ABOT Property IIPOD</td>
<td>$700,000</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$39,100,000</strong></td>
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