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**ROSEWOOD PROPERTY COMPANY AND CHAMPION PARTNERS BREAK  
GROUND ON SOUTH DALLAS INDUSTRIAL BUILDING**

*Rosewood builds upon its industrial venture with the addition of Tradepoint 45 East*



Rendering Credit: Pross Design Group

WILMER, Texas (Nov. 1, 2021) – Rosewood Property Company and Champion Partners started construction on Tradepoint 45 East, a 610,000-square-foot industrial distribution facility in Wilmer, Texas, within the dynamic South Dallas submarket. Rosewood Property serves as the equity partner while Champion Partners is the project developer and co-investor.

Located 16 miles south of downtown Dallas and four and a half miles south of the I-45 and I-20 intersection, at 601 Distribution Drive, the cross-decked warehouse space will feature a 40-foot clear height, 112 dock doors and 215 trailer stalls. The speculative development will be attractive to potential tenants active in the South Dallas submarket, such as grocers, retailers, suppliers, e-commerce firms, logistic firms and others.

“Following Rosewood’s recent Four Oaks Distribution Center development, Tradepoint 45 East is the perfect venture to continue expanding our industrial real estate portfolio,” said Rick Perdue, President of Rosewood Property Company. “We are always looking to partner with best-in-class developers, and Champion Partners is a perfect fit for our continued growth.”

The construction of Tradepoint 45 East is expected to be completed in the third quarter of 2022. Given its location, the building will be highly visible from I-45, providing prospective tenants unique signage and branding opportunities.

“Tradepoint 45 East’s strategic location and amenities make it an attractive space in numerous ways. Adding this property to our roster increases our industrial capabilities,” said Brandon Cooke, Vice President of Acquisitions for Rosewood Property Company. “Its close proximity to both Dallas, Fort Worth and the I-45 and I-20 thoroughfares increases our potential to serve a wide variety of clients within the metroplex and the state.”

Pross Design Group is the project architect, Kimley Horn is the civil engineer, and The Conlan Company has been engaged as the general contractor. Veritex Community Bank provided construction financing, and the building will be leased by the Stream Realty team of Matt Dornak, Luke Davis, and Ridley Culp.

“We could not be more thrilled to have Rosewood as our investment partner on Tradepoint 45 East; their reputation is impeccable, and we are hopeful this will be the first of several industrial developments we can pursue together here in the DFW region,” stated Steve Modory, Co-Managing Partner at Champion Partners.

With Tradepoint 45 East now underway, Champion has over one million square feet of speculative industrial space under construction in South Dallas, which includes their Tradepoint 20/45 building, which will be completed in early 2022.

Rosewood Property Company currently owns approximately two million square feet of industrial space and is looking to grow its portfolio in Texas. Champion targets strategic opportunities in emerging and expanding submarkets in which large-scale distribution centers can be developed.

### **About Rosewood Property Company**

Rosewood Property Company is the Dallas-based real estate investment vehicle for The Rosewood Corporation, which is wholly owned by the Caroline Hunt Trust Estate. Rosewood Property Company and its affiliates have an extensive portfolio, including investments in land, office, industrial, self-storage, and multifamily assets, as well as investments in the equity securities of private real estate investment companies. For more information, visit [www.rosewoodproperty.com](http://www.rosewoodproperty.com).

### **About Champion Partners**

Champion Partners is a privately-owned, entrepreneurial real estate investment and development firm with an opportunistic and value-creation strategy primarily within the office, industrial and land sectors. Champion is owned and managed by Steve Modory and Jeff Swope, who originally founded the company in 1991. They have over 70 years of combined real estate investment and development experience, coupled with significant industry and community leadership and involvement. For more information, visit [www.championpartners.com](http://www.championpartners.com).

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