

Stonelake Breaks Ground on 2-Building Industrial Development in Coppell, Texas
Texas Private Equity Firm Breaks Ground on DFW Airport Industrial Development

COPPELL, TEXAS – Stonelake Capital Partners (“Stonelake”), a Texas-based real estate private equity firm, announced that it will break ground today on a two-building industrial development near Dallas Fort Worth International Airport in Coppell, Texas. The project will consist of two buildings, one 118k square foot building and one 165k square foot building both with a rear-load configuration targeting 20-200k square foot tenants. The development, which will be called “Stonelake Skyport,” is located at the northeast corner of Royal Lane and Gateway Boulevard directly off of I-635. Stonelake closed on the purchase of the 16-acre site in July 2024 with an expected completion in Q2 2026.

Stonelake Skyport will consist of best-in-class specifications to cater to the needs of distribution tenants in the DFW Airport submarket. The buildings will be delivered with the following features:

- 36' clear heights offering rear load configurations
- Two spec offices, one in each building, ranging from 2,400 to 3,300 square feet
- Dock and grade level loading with dock packages installed
- White-boxed warehouse with LED lighting
- Shallow building depth of 200' and 220' allowing for the ability to demise down to smaller tenant sizes
- Triple Freeport Tax Exemption

Stonelake Skyport is located directly off of I-635 and Royal Lane only 1.50 miles away from DFW International Airport in the heart of the DFW Airport industrial submarket. This centralized, bullseye location provides prospective tenants with easy access to I-635, Highway 121, Highway 114, and I-35, allowing for seamless distribution of product across the metroplex.

Andrew Gilbert and Keaton Brice of Holt Lunsford are responsible for leasing on behalf of Stonelake. Stonelake owns 100% of the site without an outside operating partner.

“Stonelake Skyport is designed to offer high-quality industrial space, unparalleled access and flexibility across various size ranges for tenants in the market,” said Blake Wilson, Managing Director at Stonelake overseeing the development. “We are excited to bring this new project to one of the best industrial locations in Dallas.”

About Stonelake Capital Partners (www.stonelake.com)

Stonelake Capital Partners is a real estate private equity firm with offices in Austin, Dallas and Houston. Stonelake acquires and develops industrial, multifamily and office properties and owns over \$5.0 billion of commercial real estate in Sunbelt Markets including Atlanta, Austin, Charlotte, Dallas, El Paso, Houston, Nashville, Orlando, Phoenix, San Antonio, South Florida and Tampa. Stonelake owns, is developing or has developed 32 million square feet of industrial warehouses, 8,155 multifamily units and 3.3 million square feet of office buildings.

Stonelake manages institutional capital through discretionary private equity investment partnerships and counts among its investors some of the country's largest college endowments, charitable foundations, hospital systems and pension funds. Stonelake has raised \$3.0 billion of equity across eight (8) private equity funds over the last 17 years. Stonelake was founded in Austin, Texas in 2007 by Kenneth Aboussie and John Kiltz.

DFW

DALLAS
FORT WORTH
INTERNATIONAL
AIRPORT



Gateway Boulevard

Royal Lane





Gateway Boulevard

Royal Lane