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Black Creek Group is already working on a business park west of downtown Dallas on Loop 12. (Black Creek Group )



By [Steve Brown](#)

5:36 PM on Feb 15, 2021



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A Denver-based property investor and developer has purchased land along Interstate 20 in southern Dallas County for a huge new business park.

Black Creek Group plans to build 2 million square feet of warehouse and distribution space in its I-20 Logistics Park.



The company just bought 165 acres for the two-building project it's developing with Archway Properties of Houston. Archway Properties spent two years acquiring the land for the industrial project from more than a dozen owners.

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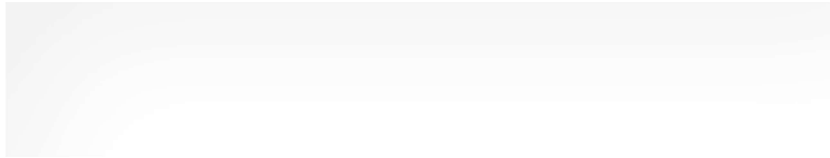
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The property is between Dallas Avenue and Bonnie View Road.

“We’ve been working with Archway Properties on this transaction for several months and are excited to co-develop this state-of-the-art industrial project,” Black Creek Group senior vice president Mace McClatchy said in a statement. “The Dallas market has become one of the hottest industrial markets, as demand for quality space remains very compelling.

“Given these strong fundamentals and the project’s ideal location along the I-20 corridor and close proximity to the second largest FedEx Ground facility in the U.S., we expect that the project will be desirable for many companies, especially ones that may need distribution space for e-commerce-related business.”



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Black Creek Group has been expanding its industrial property footprint in North Texas in the last year.

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In November, the real estate firm bought almost 36 acres on West Singleton Boulevard near Loop 12 in Dallas for a new business park. And last spring the company bought two warehouse buildings in Carrollton.

Black Creek Group also developed a business park in south Fort Worth.

The I-20 Logistics Park in southern Dallas will be constructed in two phases and is the company's largest project to date.

Eric Hawk, partner of Archway Properties, the co-developer in this transaction, spent approximately two years assembling 42 individual parcels with 18 different property owners, creating one of the largest and most desirable sites along the I-20 corridor.

The first million-square-foot warehouse in the complex is set to start in the third quarter of this year.

“We are incredibly pleased to be working with Black Creek Group on the development of I-20 Logistics Park,” Hawk said. “This was a uniquely challenging opportunity that most people in the market viewed as not being feasible.”

Tom Clarke of Transwestern brokered the property purchases for Archway Properties, and Ryan Thornton and Nathan Lawrence of CBRE negotiated the development agreement for the new business park.

Black Creek now has almost million square feet of industrial real estate in Texas. The company has been in business for 25 years and has 70.6 million square feet of properties across the U.S.

The company's I-20 Logistics Park is just the latest in a series of major warehouse projects that have kicked off in recent months in the I-20 corridor south of Dallas.

Dallas-Fort Worth leads the country in warehouse building, with more than 26 million square feet under construction.

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