



Stacy Furniture to open outlet, distribution center at Lakeside Trade Center

Wednesday, March 14, 2007

Hillwood has leased the 379,700 square-foot Lakeside Trade Center 2 building in Flower Mound, Texas to Stacy Furniture, the Grapevine, Texas-based home furnishings retailer. In addition to utilizing the new space as a distribution center, Stacy Furniture will open a 30,000 square-foot retail outlet store in the building.

This will be Stacy Furniture's fourth location in North Texas. The company currently operates a three-story headquarters and retail showplace in Grapevine, Texas and a showroom in Allen, Texas for Stacy Furniture. The company also owns Dorian's Interior Designs in Fort Worth, Texas.

"We feel very strongly that Lakeside Trade Center best addresses the needs of a rapidly growing company like ours," said company president Dorian Stacy Sims. "We wanted our distribution center to be convenient to our main store in Grapevine, all the while addressing the entire Metroplex and surrounding counties. Hillwood's facility seemed to us to best fill that need."

Located on the northeast corner of F.M. 2499 and Enterprise Dr., Lakeside Trade Center 2 was completed as a speculative building in October 2006. The facility is the last of the three-building Phase I of the development, which is now 100% occupied. Two additional buildings are planned for Phase II.

"Stacy Furniture has a tremendous regional presence and great brand recognition in this area. We are proud that they have chosen Flower Mound as home to their distribution center and new retail outlet," said Flower Mound Mayor Jody Smith. "Centrally located in North Texas, Flower Mound will provide Stacy Furniture with a convenient site to distribute their products to key business locations, and Stacy Furniture will provide our residents with a great place to shop for home furnishings."

"Stacy Furniture is an icon in North Texas," said Dan Tatsch, senior vice president of Hillwood Investment Properties. "Their presence in Lakeside Trade Center will bring tremendous visibility to the development and to business activity in the town of Flower Mound. Now that the development is fully leased, Hillwood will move forward with Phase II of Lakeside Trade Center."

In addition to the Lakeside Trade Center 2 building, the 137-acre Lakeside Trade Center development houses the 600,200 square-foot Lakeside Trade Center 3 building, which was completed in 2002, and the 426,200 square-foot Lakeside Trade Center 1 building that was completed in 2005. Customers in the development include Best Buy, Maytag, Anderson Merchandisers, Sabry Lee, Exel, Sullivans and Universal Display & Fixtures.

Phase II of the project includes Lakeside Trade Center 4 (333,372 square feet) and Lakeside Trade Center 5 (456,950 SF).

In addition to the outstanding incentives provided by the Town of Flower Mound and Denton and Tarrant Counties, Lakeside Trade Center also offers the advantages of Triple Freeport, easy access to major highways and proximity to DFW Airport.

Hillwood was represented by Mark Miller and Adam Curran of NAI Robert Lynn Company and Dan Tatsch of Hillwood. Stacy Furniture was represented by Steve Shrum of Glacier Commercial Realty.

Stacy Furniture, is a family-owned, family-operated home furnishings retailer that is undergoing an unprecedented period of growth. Originally a furniture wholesaler, Stacy opened his Southlake warehouse to the public in 1988, opened the Grapevine store and headquarters in 2000 and the showroom in Allen three years later. 2006 saw the addition of Dorian's Interior Designs on Hulen Street in Fort Worth.

Hillwood, a Perot company, is ranked as one of the top commercial real estate developers in the country and the top residential developer in Dallas-Fort Worth. The company's developments currently house facilities for 86 companies listed on either the Fortune 500, Global 500 or Forbes List of Top Private firms. In addition to Lakeside Trade Center, Hillwood is best known for its development of the 17,000-acre AllianceTexas project, located 15 miles northwest of DFW Airport, AllianceCalifornia in San Bernardino and the \$420-million American Airlines Center and Victory district near downtown Dallas.