

# PROPOSED DEVELOPMENT FOR LEASE

## Jeff Met Industrial Park

1 McCashan Drive, McCalla, AL 35111



Building C  
**327,000 SF**

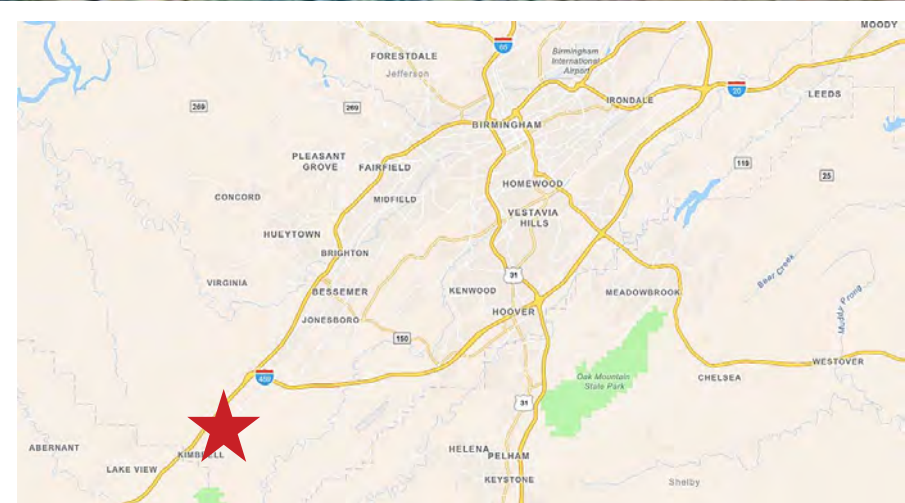
Building B  
**112,320 SF**

Building A  
**273,670 SF**

## Up to 712,990 SF of Proposed Office/Warehouse Lease/Build-to-Suit

### Property Highlights

- Proposed Development Opportunity in Jeff Met Industrial Park
- Located <1 mile from I-20/59 and <2 miles from I-459
- Excellent interstate access and proximity to Birmingham and Tuscaloosa
- Phase 1: Building A & B (273,670 SF & 112,320 SF) / Phase 2: Building C (327,000 SF)



### CONTACT INFORMATION

Patrick Denney | President/CEO, eds America | [patrick.denney@eds-america.com](mailto:patrick.denney@eds-america.com) | (205) 397-9398 | cell (205) 612-6893  
Bart Holmes | Vice President, eds America | [bart.holmes@eds-america.com](mailto:bart.holmes@eds-america.com) | (205) 397-0869 | cell (205) 960-1686

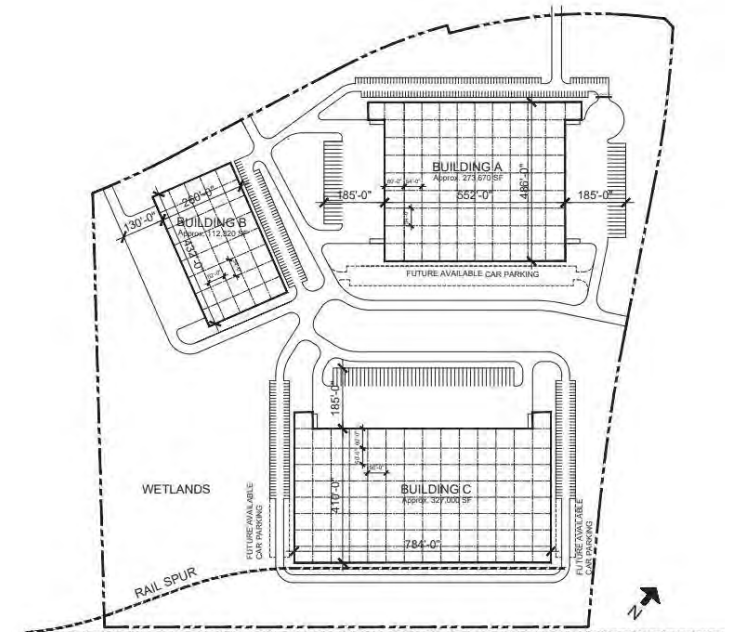
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Jeff Met Park McCalla, Alabama	Building A	Building B	Building C
	(Spec)	(Spec)	(BTS)
Building Type	Cross Dock	Rear Load	Front Load Rail Served at Rear
Building SF	273,670 sf	112,320 sf	327,000 sf
Office Entrance Areas	Two (2)	Two (2)	Two (2)
Subdividable Space	up to 4 tenants	up to 4 tenants	--
Building Dimensions	552' x 486'	260' x 432'	300' x 676'
Typical Bay	54' x 54'	54' x 52'	56' x 50'
Shipping Bay	54' x 60'	54' x 52'	56' x 60'
Clear Height	32' Clear Ht.	30' Clear Ht.	36' Clear Ht.
Truck Courts	185'	130'	185'
Dock High Doors	42 – 9' x 10'	22 – 9' x 10'	42 – 9' x 10'
Drive-in Ramp Doors	4 – 12' x 14'	2 – 12' x 14'	2 – 12' x 14'
Fire Protection System	ESFR K-17	ESFR K-17	ESFR
Roof System	45 mil TPO w/R-9.1 insulation	45 mil TPO w/R-9.1 insulation	45 mil TPO w/R-9.1 insulation
Clerestory Windows	32 – 3' x 20'	12 – 3' x 20'	48 – 3' x 20'
Vapor Barrier	10 mil poly	10 mil poly	10 mil poly
Wall Insulation	N/A	N/A	TBD
Car Parking Spaces	153 Total (154 Future)	88 Total	160 Total (80 Future)
Trailer Storage	45 trailers	N/A (30 Future)	46 trailers
Power	2000 Amp Service 277/480V	1200 Amp Service 277/480V	4000 Amp Service 277/480V
Natural Gas Service	6" Steel Main	6" Steel Main	6" Steel Main
Water	12" Main / 4,200 GPM	12" Main / 4,200 GPM	12" Main / 4,200 GPM
Telecom	AT&T Fiber Optics	AT&T Fiber Optics	AT&T Fiber Optics
Start Construction	2nd Quarter of 2021	2nd Quarter of 2021	TBD
Delivery Date	Completion December 2021	Completion December 2021	TBD



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## Jeff Met Industrial Park

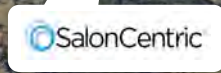
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Jefferson Metropolitan Park at McCalla is owned and developed by Jefferson County EIDA and consists of 739 acres located in the southwest corner of Jefferson County, AL.

All parcels have been zoned for light industrial use, with infrastructure designed to support the requirements of large manufacturing facilities.

<2 Miles



NORFOLK SOUTHERN RAILROAD

NORFOLK SOUTHERN RAILROAD



PROPOSED DEVELOPMENT

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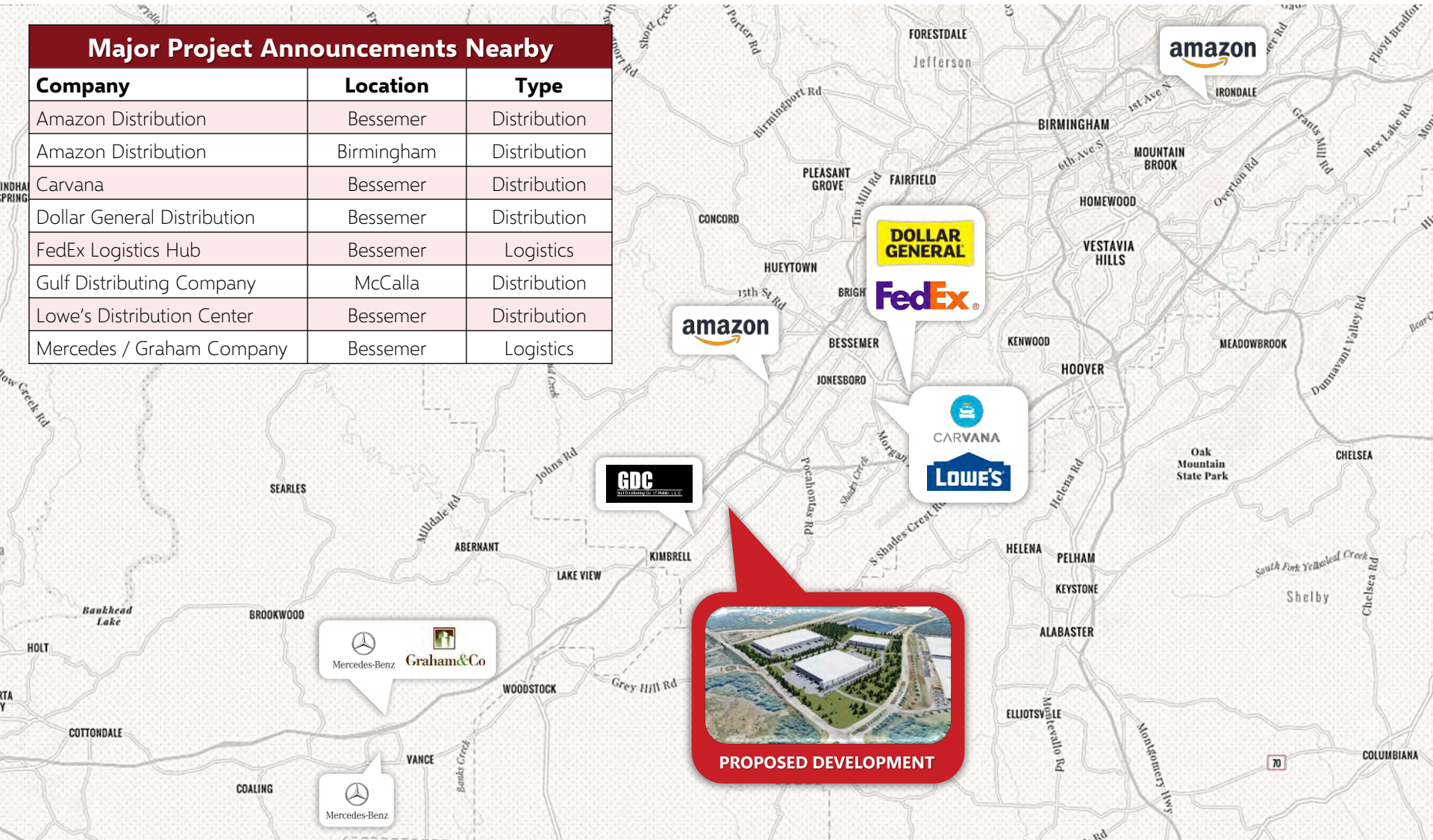
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### Major Project Announcements Nearby

Company	Location	Type
Amazon Distribution	Bessemer	Distribution
Amazon Distribution	Birmingham	Distribution
Carvana	Bessemer	Distribution
Dollar General Distribution	Bessemer	Distribution
FedEx Logistics Hub	Bessemer	Logistics
Gulf Distributing Company	McCalla	Distribution
Lowe's Distribution Center	Bessemer	Distribution
Mercedes / Graham Company	Bessemer	Logistics



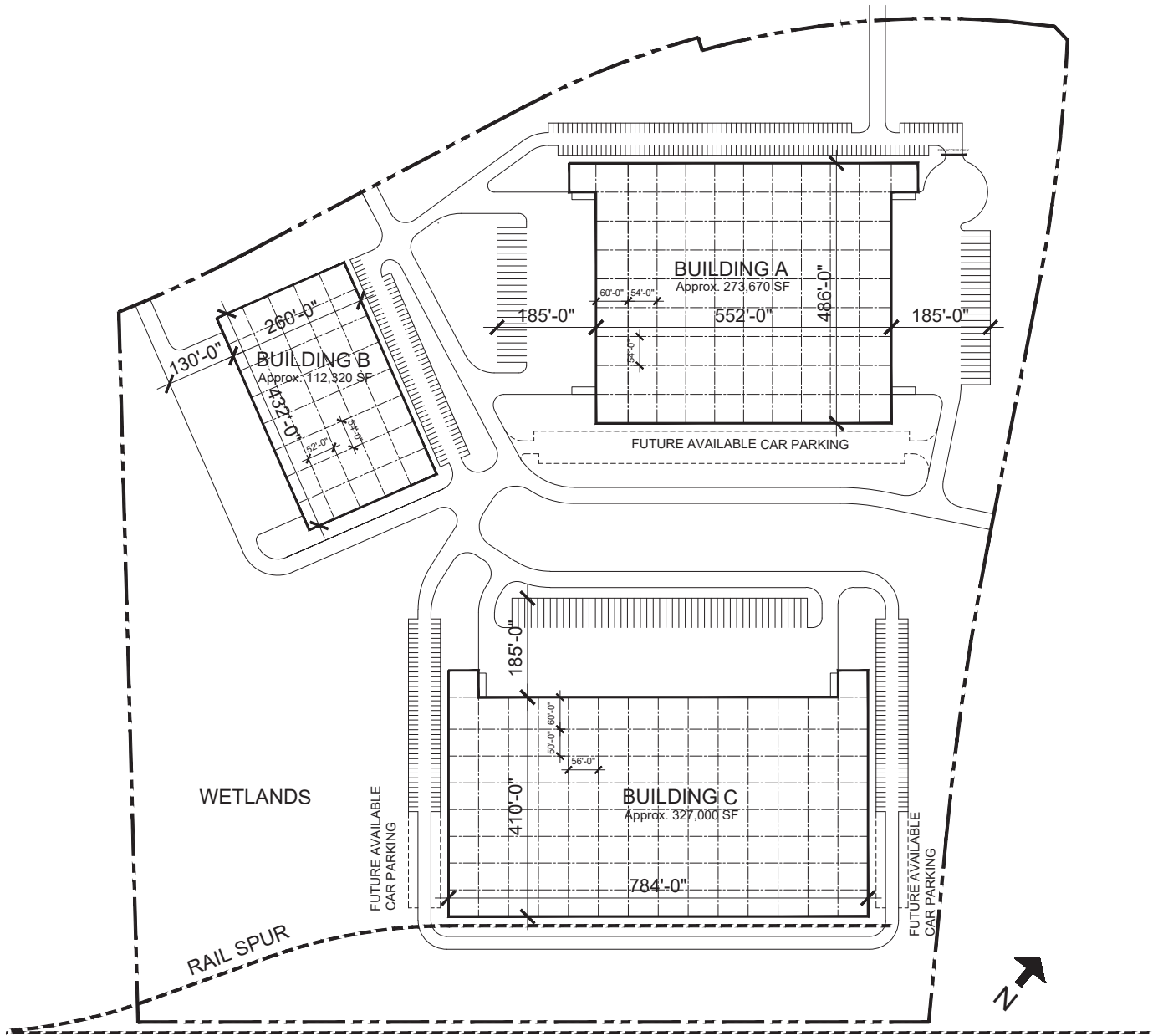
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**Prestige – Jeff Met Park McCalla, Alabama**

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Roof System	Warehouse 45 mil TPO w/R-9.1 insulation	Warehouse 45 mil TPO w/R-9.1 insulation	Warehouse 45 mil TPO w/R-9 insulation
Skylights	N/A	N/A	TBD
Clerestory Windows	32 – 3' x 20'	12 – 3' x 20'	48 – 3' x 20'
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Natural Gas Service	Available	Available	Available
Start Construction	2 <sup>nd</sup> Quarter of 2021	2 <sup>nd</sup> Quarter of 2021	TBD
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## ABOUT US

eds America, is a fully integrated commercial real estate consulting and development firm located in Birmingham Alabama. Moreover, we are project management consultants specializing in developing properties in select markets in the U.S., with integrity. Our primary focus is to serve investors, property owners, users and tenants. We offer a complete suite of services including project leasing, marketing, property management and development. also, eds America provides unparalleled service for a long list of high-profile projects across the United States. We have decades of experience in commercial real estate consulting and development and the expertise to complete each project on time and under budget.

Above all, eds America works collaboratively with the entire project team, while at the same time enhancing long-term brand awareness. Most noteworthy, eds America is able to realize your vision and set you apart from the competition.

## OUR PROJECT TYPES

- Distribution/Manufacturing
- Flex
- Medical Office
- Corporate Build-To-Suit
- Hospitality
- Commercial Retail

## OUR MISSION

Our mission is to eliminate process defects, getting to market faster, and improving the overall customer experience. We specialize in commercial real estate consulting Birmingham AL. We bring a forward thinking, proactive, and innovative way of doing business to each project. Our leadership team brings a unique mix of experience, technology, and tenacity to the table.

Our overall mission is to enhance the commercial, logistic, and communication channels for each commercial retail project. In addition, eds America is a full service commercial real estate consultant firm. Furthermore, we offer our partners a full portfolio of services to property owners, investors, users and tenants. We deploy and support effective, resilient, and repeatable solutions that enable speed-to-market and predictability in your timetables. eds America is a business partner that creates exceptional value for our clients by providing industry-leading project management and data analysis implementation for highly complex development projects.

## OUR CAPABILITIES

- Development /Leasing/Property Management
- Acquisition/Disposition
- Financing/Underwriting
- Incentives/Zoning
- Public Private Partnerships
- Joint Ventures Site Selection
- Master Planning/Land Use
- Capital Markets
- Owners Representative





## **Rush Graves - AMR Capital**

*Founder/Managing Principal*

Mr. Graves is the founder and managing principal at AMR Capital. Founded in 2017, AMR Capital is a real estate investment firm focused on real assets in the Dallas/Fort Worth market. A native Texan, Mr. Graves believes in the strength of the robust Texas economy and believes the best real estate investments are in the markets you know. He began his real estate career in operations, partnering and managing over 2,900 multi-family units and over 150,000 SF of commercial space. Originally a passive investor on the LP side, he found himself taking a more active role in the investment, management and operations of the facilities, leading to the decision to pursue his own real estate investments. Mr. Graves has exemplified his ability to be flexible with the market, capitalizing on the cyclical nature of the industry and never seeing less than a 10% cash on cash return on his projects. Recognizing the buyer-saturated, multifamily space in DFW, he has tailored his strategy to non-core assets like self storage and single-family townhomes located near major developments in strong income demographic neighborhoods. He has managed over \$139 million for investors in his 14 years in the industry. He is an active member in the Arlington community and being a spokesperson for the Complex Care group at the Children's Medical Center Dallas.

Mr. Graves has distinguished principals that have an extensive background; which entails experience in commercial, residential and multifamily real estate. In addition to the principal's asset management background, he boasts over \$120,000,000 in partnered and managed multifamily properties, complimented with a track record of over \$19,000,000 in partnering commercial properties.



**PRESTIGE  
DEVELOPMENT**

**KERRY BURDEN**

*PRESIDENT & CEO  
Prestige Development*

With a thirty-year track record in commercial real estate development and corporate build-to-suit, Kerry brings best-practice experience to Prestige Development and in parallel with his leadership at Altera Development, LLC as its Chief Development Principal. Kerry has grown Altera's portfolio exponentially since coming on board in 2014. In addition, these companies he helped successfully build during his tenure with PM Realty Group, Champion Partners, and Cabot, Cabot and Forbes and other top tier companies. Kerry embraces a focused approach to strategic development planning, implementing a tested process, setting high standards for quality control and inspiring collaborative team environments. Kerry has been involved in over 30 million square feet of real estate development both on a national and local level spanning multifamily, healthcare, hospitality, mixed use, industrial, corporate build-to-suite and retail, managing national contractors, vendors and consultants. His clientele includes Marriott, Nestle, Microsoft, Perrier, Hunt Wesson, Comp USA, Wells Real Estate Funds, Baylor, Tenet, and Universal Health Realty Income Trust.

Kerry holds a Bachelor of Science Degree in Industrial Engineering from Texas A&M University. His civic and professional affiliations include serving as a member of The Real Estate Council and the Texas A&M Association of Former Students.

**Key Experience:**

- Nestle Food Corporation (Multiple Distribution Developments)
- Matsushita Electric Corporation - Atlanta GA, Elgin, IL
- Perrier - Allentown, PA
- Hunt-Wesson - Monroe Township, NJ
- Memphis Trade Center 1,2,&3 - Memphis, TN
- Eagle's Landing Trade Center I,II,&III - Stockbridge, GA
- Regency Business Park - Grand Prairie, TX
- Robert Mondavi Distribution Center - Lodi, CA
- Trade Point One - Coppel, TX
- Microsoft Technical Support Center, Irving TX
- Willow Bend Office Park
- Lake Point Medical Office Building
- Westway Corporate Office Building
- Tuscan Medical Office Building
- Addison Circle
- Delta Marriott Hotel and Convention Center - Allen, TX
- The Village at Brocks Gap - Hoover, AL
- The Village at Crosswinds - Phenix City, AL





**PATRICK DENNEY**  
*PRESIDENT & CEO*  
*eds America LLC*

Patrick founded eds America, LLC as a vehicle to help solve what he saw as “gaps” in economic development in urban, suburban and rural communities. Patrick creates a collaborative effort to maximize these opportunities for future development in these areas. Whether it be to develop, advise or represent eds America is a vital leader in the forefront of economic development throughout America.

Patrick's background in commercial real estate includes disciplines focused in industrial, medical office, retail and hospitality, with an emphasis on municipal, state and federal government consulting for many of his clients. Primarily his services involve: development, build-to-suits, master planned developments, site selection, business incentives, land and building acquisitions and dispositions as well as negotiating leases within these disciplines.

### **Education:**

University of Alabama, B.A., History and Political Science – 1990

### **Professional and Civic Organizations:**

- Licensed Broker in Real Estate: Alabama
- Who's Who in Commercial Real Estate by the Birmingham Business Journal
- Co-Founder, Asian American Business Association of Alabama (AABAA)
- Member, International Council of Shopping Centers
- Member, Southtown Redevelopment Advisory Board Committee appointed by The HABD 2018
- Board Member, Alabama Workforce Development, Appointed by Governor Bob Riley 2002-2006
- Board Member, Alabama Department of Economic and Community Affairs (ADECA), ARTAB, appointed by Governor Bob Riley 2002 and Re-Appointed by Governor Robert Bentley 2010
- Chairman, March of Dimes, State of Alabama 2009-2010 and Volunteer of the Year 2004
- Top 40 Under 40 – Birmingham Business Journal 2006
- Vice Chairman – Straight Talk Express PAC – U.S. Senator John McCain 2005-2008
- Executive Director, Victory 1998 Committee–Chaired by U.S. Senators Richard Shelby and Jeff Sessions
- Deputy Finance Director and Senate Staff, U.S. Senator Richard C. Shelby, R-AL, 1995-1998
- Staff, Presidential Inauguration Committee, President-Elect Bill Clinton – 1992

### **Current and Past Projects / Clients:** *(Partial List)*

- The Village at Brock's Gaps – Hoover, AL (Grocer Anchored Mixed Use)
- The Village at Crosswinds – Phenix City, AL / Columbus, GA (Grocer Anchored Mixed Use).
- Holiday Inn Express – Under Construction – Thomasville, AL
- Consolidation Office Build-To-Suit – 31,000/sf – Enterprise Holdings, Inc. – Birmingham, AL
- Favor Steel Relocation – 108,000/sf – Steel Fabrication Complex – Birmingham, AL
- Lab Corporation Office Transaction – 140,000/sf – CBD Birmingham, AL
- Merrill Lynch – Represented in all office locations in Alabama, Mississippi, and Louisiana
- Enterprise
- SAIC
- BAE Systems
- JP Morgan
- Nationwide Insurance
- Medtronic



**BART HOLMES**

**VICE PRESIDENT**

**BUSINESS DEVELOPMENT &  
PROPERTY MANAGEMENT**

*eds America LLC*



Bart brings a wealth of experience with Business Development to eds America. He began his career in Marketing and Business Development with McKesson Drug Co, working with independent pharmacies across the Southeast. In 2008 he joined Chapel Steel where he was responsible for account managing new and existing accounts across the Southeast also working with government agencies on special projects. In 2012 he joined Alabama Power Company working on multiple projects with commercial and industrial customers transitioning into Commercial Business Development providing leadership and project management support to state, regional and local economic development organizations.

He is very involved in community projects and local volunteer opportunities. He is married to his wife Heather and they have two beautiful children, Harrison and Kennedy.

**Education:**

University of West Alabama Bachelor of Science - 2003

**Professional and Civic Organizations:**

- Licensed Sales in Real Estate - Alabama
- Member of the International Council of Shopping Centers
- Voted Alabama Power 100% Connected Tuscaloosa Division - 2015
- Alabama Power Safety Transition Board - 2013
- Board Member RCB Baseball Athletic Association

**Current and Past Projects:**

- The Village at Brock's Gap - Hoover, Al (Mixed Use Development)
- The Village at Crosswinds - Phenix City, Al/Columbus, Ga (Grocer Anchored Mixed Use Development)
- Holiday Inn Express - Thomasville, Al
- LaQunita Del Sol - Tuscaloosa, Al







## **Cardell Davis**

*Vice President - Municipal &  
Governmental Affaris  
eds America LLC*

Cardell Davis brings a wealth of experience to the eds America. Most recently Cardell served as the Executive Director of New Start Neighborhood Revitalization, whose main goal was to bring quality affordable single family housing to underserved and urban areas. Through a partnership with the City of Birmingham, New Start was able to provide housing opportunities for several families in Birmingham and surrounding areas. Prior to becoming the Executive Director of New Start Neighborhood, Cardell served as Homesave Director for Neighborhood Assistance Corp. of America. Cardell's main focus was to assist distressed homeowners by counseling them as well as mitigating with banks and mortgage lenders to provide an affordable mortgage solution for the homeowner. In addition, Cardell assisted in foreclosure prevention services. Previously, Cardell also served as Branch Manager of Premier Mortgage Funding, where he also taught mortgage literacy classes and held mortgage literacy workshops throughout the City of Birmingham. Cardell has been a guest on numerous local radio shows speaking on topics of revitalizing communities, how to obtain a mortgage loan, and foreclosure prevention. Cardell currently serves on the Board of Commissioners for the Housing Authority of the Birmingham District where he serves as Chairman. Cardell was appointed to the HABD Board of Commissioners by City Of Birmingham Mayor William Bell to a five year term.

### **Credentials:**

- Project Manager, For Growth Birmingham (headquartered in Washington, DC), Housing Advocacy Non-Profit Organization
- Branch Manager Premier Mortgage Funding 2006-2008
- Former HUD Certified Housing Counselor (NACA)

### **Professional and Civic Organizations:**

- Member of Lawson State Community College Students in Free Enterprises Advisory Board
- Chairman, Board of Commissioners for The Housing Authority of the Birmingham District
- Chairman of HABD Scholarship Foundation
- Board of Directors Jeffco Basketball Officials Association

### **News and Publications:**

- Birmingham Times "Goldwire Heights Homes are Priced to Sell and Selling Fast"
- Birmingham News "On the front lines of the Mortgage Crisis"



## **Rex Lysinger**

*Consultant and Co-Development  
Partner  
eds America LLC*

Rex has an extensive background in strategic planning with disciplined focus in finance and financial management, and project management and product development. Two decades have been spent applying and honing these skills in the construction industry. He has served in all phases of construction management from conception and design, full project management oversight and technical facilitation, and through to implementation and build of final products. Having spent so much time in field operations gives him the capability to work side by side with contractors and field personnel, and in order to achieve valuable partnering in operations and solutions.

He has spent vast amounts of time and gained substantial first-hand experience in all aspects of field operations. He works with all subcontractors and vendors in order to ensure on-time, on-budget, and on-target projects and products. A great depth of technical capabilities are deployed into his construction management expertise including materials resource planning and supply chain strategy, formal project charting and decisioning tools, phase and milestone assessments and gap analysis, and costing/pricing and margin/contribution forecasting.

Rex got his formal training in finance, economics, and quantitative methods at Birmingham Southern College undergraduate, before going on to do his graduate work at Carnegie Mellon University, and the Manderson Graduate School of Business, at the University of Alabama. As well, he did a substantial mid-career review of finance and investments at a large institutional investment advisory firm, acquiring his Series 7 & 66 securities licenses. In this review and study, he dedicated a focus on alternative investments and private equity.





# GENERAL CONTRACTOR

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## DELIVERY

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Peinado Construction utilizes a Single Team Performance process with project responsibility from initial conception to final completion.

Each project is assigned an experienced Project Executive, Project Manager & Superintendent from conceptual budget proposal through project close-out and commissioning.

Our commitment is to:

- Utilize top technology for a seamless and integrated management approach
- Eliminate the segmented approach
- Ensure project continuity, consistency, personal attention and accountability on each phase of the project.



### Toyota National Headquarters

32' clear, 250,000 square foot end-user tilt wall research and development building, including full finish out.



### UPS Distribution Center

1,105,200 square foot, 36' clear, concrete tilt wall Distribution Center with site work.

## CERTIFICATIONS

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Peinado Construction is a certified:

- Minority Business Enterprise by the North Central Texas Regional Certification Agency (NCTRCA)
- Hispanic American Business Enterprise & Minority Business Enterprise (HABE/MBE) by the South Central Texas Regional Certified (SCTRCA)
- Minority Business Enterprise by the National Minority Supplier Development Council, Inc. (NMSDC)
- Historically Underutilized Business Program (HUB)

# GENERAL CONTRACTOR

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## ABOUT US

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Peinado Construction is a Premier Design-Build General Contractor specializing in Industrial, Manufacturing, Distribution Centers, Medical Office, Value Office and Data Centers. With operations in Dallas, Houston and San Antonio, Peinado Construction is responsible for delivering approximately 50,000,000 square feet of tilt wall facilities in Texas.

The Peinado Team is a specialty-type service provider, fulfilling the unique requirements of the Developer and Corporate Real Estate sectors. The extensive team experience of the key associates combines backgrounds representing the commercial general contractor, industrial and office developer and design-build provider.

Our goal at Peinado Construction is to provide specialized, client-centered services adding value to and expediting the delivery of each project, with exceptional quality and safety.



### Caterpillar Building 2X

32' clear, 510,000 square foot parts distribution and logistics facility; an expansion to the existing Caterpillar Paint Building. The project includes T8 warehouse lighting and 26,000 square feet of office mezzanine.



### Project Pedregal

1,545,774 square foot tilt wall food-grade distribution facility with 300,000 square feet being cooler at DFW Airport.

## SPECIALIZATION

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Peinado Construction's experience within specific industry sectors allows us the ability to provide realistic conceptual estimates, knowledgeable design and building analysis, exceptional value management and aggressive scheduling.

Our early involvement in a project allows us to aid in finalizing the construction documents and assist in making design and construction decisions in order to meet the delivery requirements of both the schedule and the budget.



## **Frank A. "Teddy" Peinado**

*President/CEO Peinado Construction*

Teddy Peinado has over 30 years' of industry experience and has launched offices across the North Texas region to include Houston, College Station, San Antonio and the Dallas / Fort Worth areas.

Teddy is very well versed in all aspects of construction and development, and over the course of three years supervised over 11 million square feet of office and industrial exclusively through the use of the design-build delivery method. Over the last 15 years the Peinado Construction team has been responsible for delivering approximately 50,000,000 square feet of Industrial, Data Center and Office facilities in Texas.

### **Projects in Portfolio:**

- Caterpillar - Seguin, TX
- Dallas Cowboys - Dallas, TX
- Mars Candy - Dallas, TX
- DFW Industrial Park - Dallas TX
- Power Secure - Frisco, TX
- Speedway Distribution - Fort Worth, TX
- O'Neal Steel - Grand Prairie, TX

### **Under Construction:**

- Currently over Four Million Square Feet under construction





**Brett Shirley**

*Partner - Peinado Construction*

Brett Shirley has over 26 years' of experience in the construction industry. He has a diverse and extensive background in the construction industry acting in the capacity of Field Engineer, Foreman, Project Engineer, Assistant Project Manager, Project Manager, Senior Project Manager, Director of Design and Construction, Executive Vice President, and as a Partner.

Brett is responsible for all aspects of daily operations related to managing and coordinating new building design and construction. He oversees his projects from concept to completion, coordinating design team activities, estimating, developing project specifications, coordinating job site superintendents, scheduling, contract and subcontract administration and maintaining project budgets.

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## **Robert Shelton**

*Executive VP Pre-Construction  
- Peinado Construction*

Robert began his construction career in the late 90's while in college, performing multiple trades, and has spent the past 15+ years' gaining experience in various areas of the construction industry and business development.

After graduating from Texas A&M, he worked initially as a Project Manager then moved to Preconstruction and Estimating in diverse sectors including office, retail, mixed-use, industrial, religious and financial institutions.

Robert is an Executive Vice President and is a LEED Accredited Professional. He is well versed in all facets of preconstruction including conceptual and schematic budget development, design team and process management, estimating, bid and proposal management, Value Engineering, Project acquisitions and negotiations.

### **Projects in Portfolio**

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