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TruckPort concept rolling into Denton

Development targets small truck operators, tradesmen

Dallas Business Journal - by [Margaret Allen](#) Staff writer

Dallas-based private equity investment group **Royalton Real Estate Capital** LLC has started construction in Denton on the first of four planned multitenant truck office, storage and maintenance facilities.

A concept new to the area, Royalton's so-called National TruckPorts facilities are each comprised of two 30,000-square-foot multitenant buildings with concrete aprons for parking, on 8 to 12 acres of land near major interstates, said Vice President Stuart Smith at privately held Royalton.

Each facility is gated, with electronic points of entry and stadium lighting, and open 24 hours a day, Smith said. Tenants can lease one or more reserved and numbered parking spaces, or also individual maintenance bays complete with office space, restrooms, high-speed Internet and parking. Each pass-through service bay parks two to four trucks and trailers and has environmentally safe oil and water separators and exhaust systems.

Bay leases are about \$10 a square foot, varying by size and location; trailer parking is \$100 to \$125 a month, Smith said.

"We just felt there was a need for a product like this," Smith said, noting some North Texas cities are fining truck operators for parking their rigs on city streets.

While the facilities are intended to serve small- and medium-sized trucking operations, Smith said companies in building trades, such as carpentry, paint, glass and upholstery, are interested too.

"It's been very well received," said Royalton President Terry Gwin. "It seems like nobody builds that small, entrepreneurial industrial facility."

Each facility will cost about \$8 million or more to develop, Smith said. Already under way:

- Dirt work has started on the 8-acre Denton TruckPort at the northwest corner of Interstate 35 and Highway 380. The first 30,000-square-foot building is 60% preleased, Smith said. The contractor is Parkway Construction & Associates.
- Royalton is awaiting the building permit for its 11.8 acre Mesquite TruckPort on Forney Road near the intersection of Highpoint Drive at the entrance to the **Union Pacific Railroad Co.**'s intermodal



courtesy photo

BAY WATCH: National TruckPorts, a development arm of Dallas-based Royalton Real Estate Capital LLC, has four trucking facilities such as the one pictured here planned for North Texas.

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yard. The first 30,000-square-foot building is 45% preleased.

- Land for a facility is under contract in south Fort Worth fronting Interstate 35 near Risinger Road.
- Land for a facility is under contract in Lancaster on Pleasant Run Road near Lancaster Road.
- Land near the Houston Ship Channel has been identified for a facility.

Construction in Fort Worth and Lancaster will start in 9 to 12 months, Smith said.

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