

Lancaster - the dynamic city with an airport to match!

Located just 15 minutes from Downtown Dallas and nestled in the convergence of three interstate highways, I-20, I-35E and I-45, Lancaster offers the amenities of big city life while maintaining a small town rural environment. Lancaster is surrounded with picturesque farmland, abundant creeks and woods, and retains a rich, historical heritage that points to a proud past.



In recent years Lancaster successes include:

- ▣ Record yearly residential growth averaging 500+ single-family housing starts in '02-'05
- ▣ Record \$132 million industrial expansion
- ▣ An upgraded municipal bond rating (S&P "A")
- ▣ \$110 million LISD bond package
- ▣ \$16.8 million City bond package
- ▣ City-wide "Triple Freeport"
- ▣ Over \$3 million of airport infrastructure improvements
- ▣ \$1.3 million of new airport hangar construction

Lancaster has a pro quality-growth Mayor, Council and City Staff who are finding ways to say "Yes".

- ▣ Yes to a comprehensive land use plan
- ▣ Yes to an updated and ambitious thoroughfare plan
- ▣ Yes to an I-20 traffic access plan developed with property owner input and extensive Texas Department of Transportation coordination
- ▣ Yes to a series of special overlay districts to further promote unique development opportunities
- ▣ Yes to the "LanPort District" which protects the airport from encroachment by non-compatible uses
- ▣ Yes to an ambitious and far-reaching Airport Master Plan - completed and adopted January 2006

Lancaster continues to receive national attention for saying "Yes" to building sustainable communities with the adoption of the Mills Branch Overlay District and the opening of The Tribute, the first of three traditional neighborhood designed sub-divisions.

Service road construction on I-20 commenced in late 2005 and the lane reconstruction along an approximately five-mile stretch of I-35E was completed. Complementing these elements of an efficient transportation network are the freight-rail line operated by Union Pacific Railroad as well as the new 360-acre Dallas Intermodal Terminal just east of Lancaster along I-45, and our ever-expanding Lancaster Airport (LNC).

In addition to the airport, another feature unique to Lancaster is our hospital. Medical Center at Lancaster is a 90-bed acute care facility offering an array of healthcare services. This community resource works closely with local and area employers to help them get the most for their healthcare dollars. A major expansion for 2006 consisting of another medical office building and a specialty hospital has recently been announced.

Lancaster's strategic location within the D/FW Metroplex ensures ready access to a large high-quality workforce. An additional training resource in Lancaster is Cedar Valley College that has a customized workforce training assistance program.



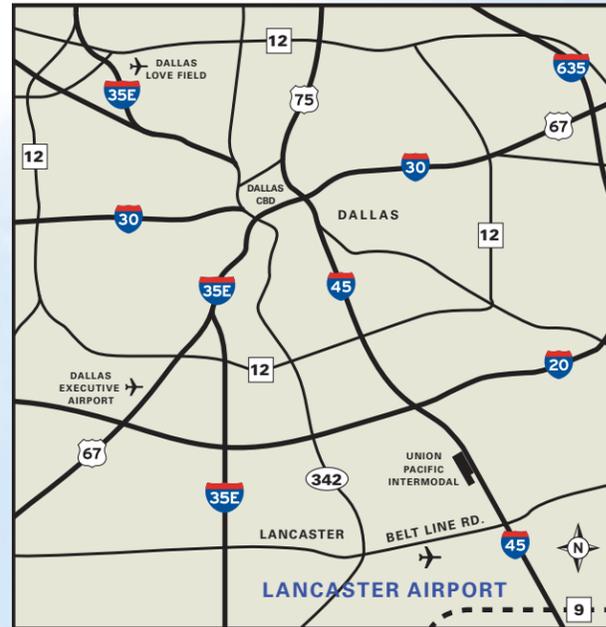
Complementing this educational resource is UNT-Dallas as the only accredited four year public university in Dallas County. The new campus abutting Lancaster's northern city-limits started construction and plans for classes to be held there in 2007.

In May 2005, Lancaster residents celebrated the centennial of the public school system and the opening of several facilities as part of a \$110 million bond package that included a \$65 million new High School and athletic/sports facilities for joint use by LISD, City, and Cedar Valley College.

Lancaster is committed to quality growth and further diversification of its economic base. The community is actively seeking additional economic development in the following sectors:

- ▣ Light manufacturing
- ▣ Healthcare-related industries and services
- ▣ Expanded retail shopping and restaurant opportunities
- ▣ Business service operations
- ▣ Logistics and distribution facilities

Take a closer look and discover dynamic Lancaster.



Strategic location within six miles of Interstates 20, 35E, 45 and the future Loop 9

CORPORATE AVIATION HAS
DISCOVERED LANCASTER AIRPORT.
ISN'T IT ABOUT TIME THAT YOU DID?



Lancaster Airport (LNC) Refer to AirNav.com ■ 730 Ferris Road ■ Lancaster, Texas 75146
972.227.5721 ■ Fax: 972.218.7501 ■ Email: airport@lancaster-tx.com ■ Fixed Base Operator: Clinton Pye

With all of the exciting growth taking place in southern Dallas County, Lancaster Airport is ready for takeoff.

Located on 306 acres next to the newest epicenter of logistics activity in Dallas/Ft. Worth – the \$100 million 360-acre Union Pacific Dallas Intermodal Terminal and The Allen Group's planned 5,000+-acre Dallas Logistics Hub, this airport owned by the City of Lancaster is positioned to be the new premier aviation facility for the Metroplex.



Classified by the FAA as a reliever airport, the current 5,000' asphalt runway is capable of accommodating corporate as well as single engine aircraft. Immediate plans are underway for a runway expansion from 5,000' to 6,500' and eventually 8,000' to support larger corporate jets as well as freight capacity. To accommodate the requirements of corporate aviation and future expansion, pro-active infrastructure improvements to the runway, taxiways, lighting, hangars, utilities and Automated Weather Observation System have recently been made to Lancaster Airport.

COMMERCIAL DEVELOPMENT POTENTIAL

Lancaster Airport is surrounded by thousands of acres of developable farmland within the Lancaster city limits and in unincorporated areas of Dallas County. City leaders are working to design a future cargo-compatible runway as well as working to protect land surrounding the airport from residential encroachment with a "LanPort District." This district prevents non-compatible uses in both the immediate and long-term future of the area. Being located adjacent to the Dallas Logistics Hub, a major

"inland port" that will facilitate the distribution of products from Mexico, the Gulf, and the Pacific to the rest of the country, makes private investment of new multi-use opportunities in the area have a bright future. It's easy to see that with an ambitious airport master plan and major developers in place, Lancaster Airport has nowhere else to go except up.



INFRASTRUCTURE IMPROVEMENTS:

- Over 134,640 s.f. of new private hangars
- Renovation/restripe of all asphalt surfaces
- Construction of new hangar access taxiways
- Installation of new runway lighting
- Installation of medium intensity taxiway lighting
- Installation of PAPI visual landing aids
- Installation of a new rotation beacon and electronic vault
- Installation of Automated Weather Observation System (AWOS) offering 24 hour weather conditions
- New water and sewer line to serve the southern portion of the Airport

LANCASTER AIRPORT (LNC) FEATURES

- Easy 15 minute commute from downtown Dallas
- Strategic location within six miles of Interstates 20, 35E, 45 and the future Loop 9 position Lancaster as the Metroplex's southern transportation entrance
- It is an integral part of the Dallas NAFTA Trade Corridor Components
- Highly competitive AV Fuel Jet-A and 100LL pricing
- 5,000' x 100' asphalt runway
- 23,000 square yard ramp design minimizes the need for towing
- NDB and GPS certified approaches

- Pilot planning room with automated weather, complimentary high-speed internet and WIFI access, conference room and lounge
- Ground Communications Outlet (GCO)
- 220 based aircraft with 200 hangars
- Full-service restaurant with catering capabilities
- Auto rental and crew cars available with reservations
- Discounted local hotel rates
- Home to the Dallas/Ft. Worth Wing of the Commemorative Air Force aviation museum
- Supportive City Council, Airport Advisory Board and City staff

