

**MC**  
**MUSTANG COURT**  
at DFW International Airport



NEW CONSTRUCTION

**335,401 SF**  
**Class A Industrial Development**

**1825 - 1855 Mustang Court**  
**Southlake, Texas**

DEVELOPED & OWNED BY  
**Brookfield**  
Properties

LEASED BY  
 **HOLT LUNSFORD**  
COMMERCIAL

# PROPERTY LOCATION

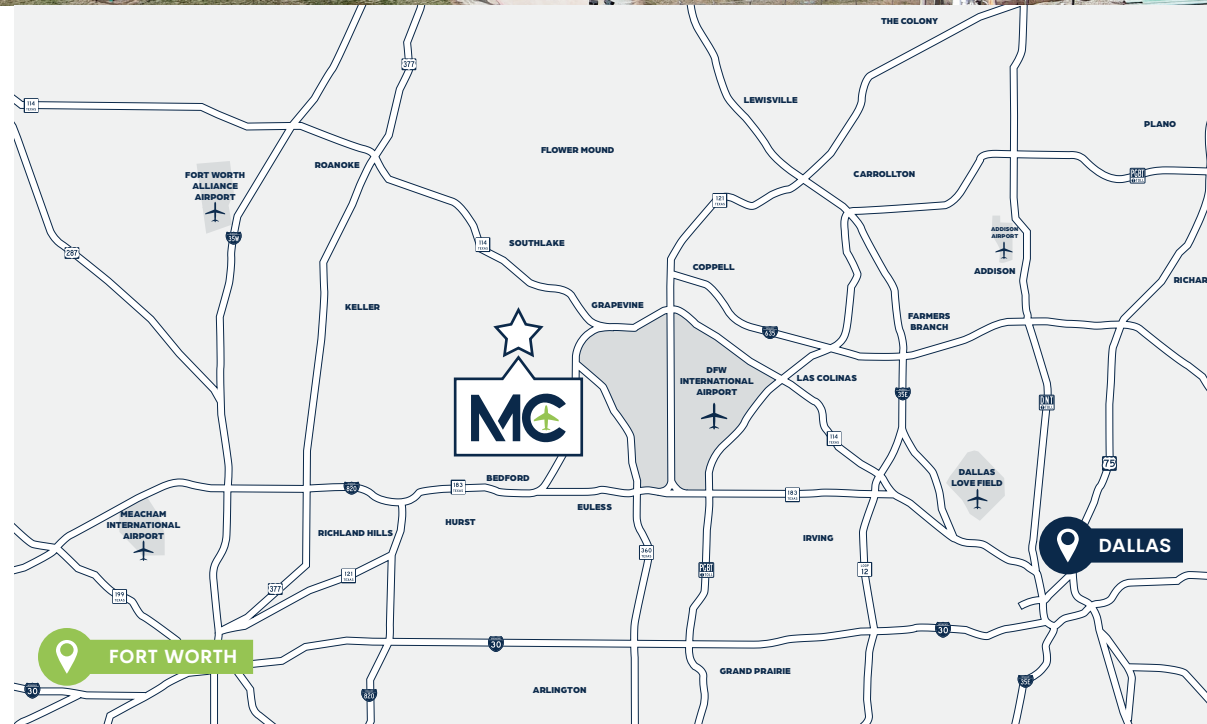
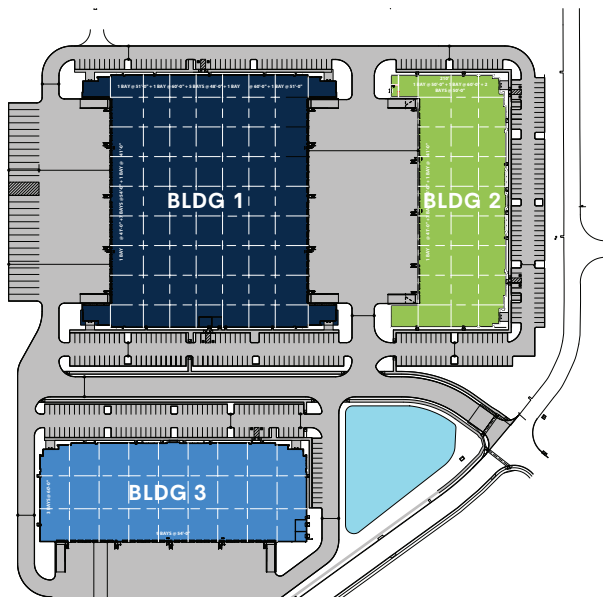
MASTER SITE PLAN

GET DIRECTIONS

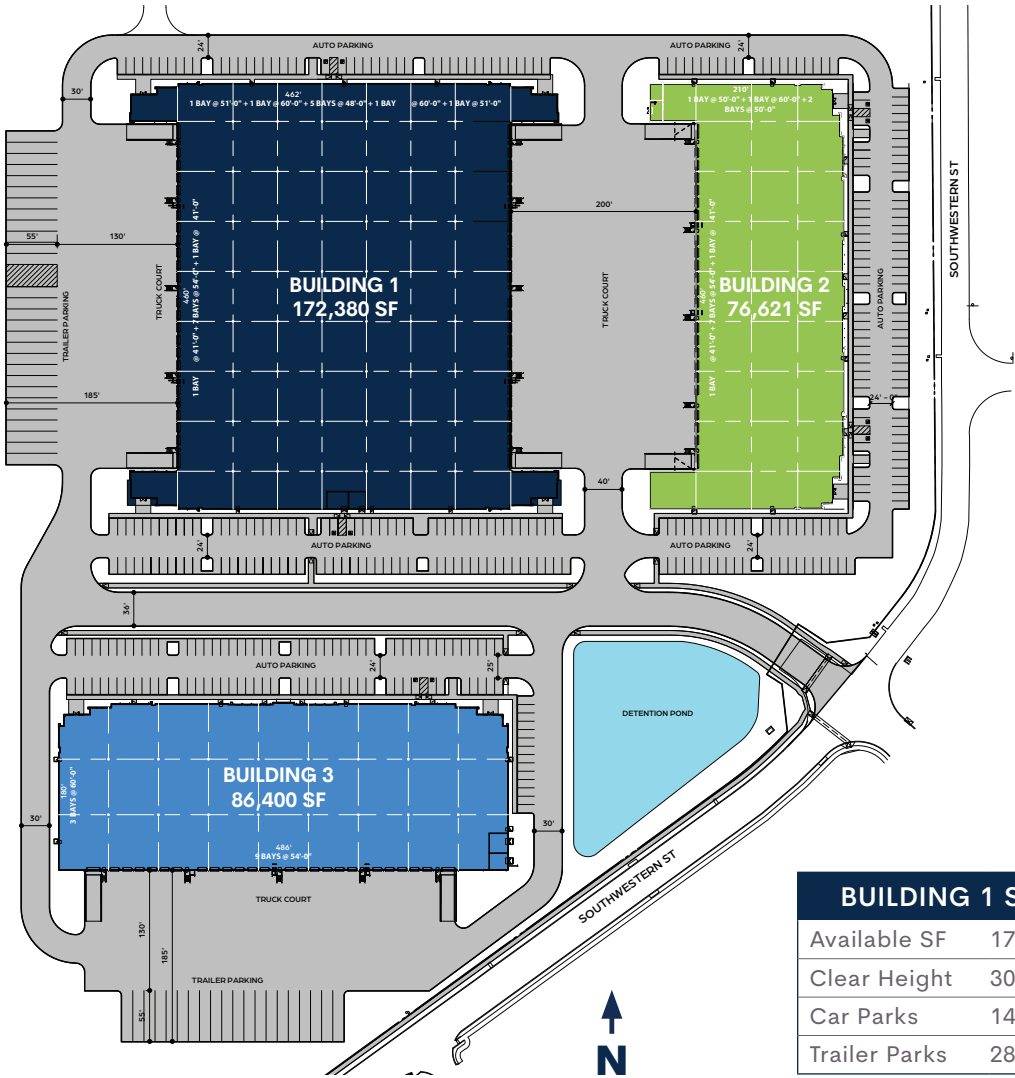
PROPERTY VIDEO 



## MASTER SITE PLAN



**MASTER  
 SITE PLAN**



**HIGHLIGHTS**

- Master-Planned 26.3 Acre Project
- Three Building Project: 335,401 SF
- Offering Cross Dock and Rear Load Configurations
- Ability to Fence and Secure
- Triple Freeport Tax Exemption
- LEED Certified
- Move-In Ready (Spec Office, LED Lighting, Dock Packages & Dock Seals)

**LOCATION STRENGTHS**

- Directly Adjacent to DFW International Airport
- Direct Access to Hwy 26, Hwy 114 and Hwy 121
- Strong Corporate Neighbors
- Outstanding Labor Pool
- Central Location within DFW Metroplex
- West DFW Airport/Grapevine Industrial Submarket
- Great Access, Surrounding Amenities, and Demographics

BUILDING 1 SPECS	
Available SF	172,380 SF
Clear Height	30'
Car Parks	144
Trailer Parks	28

BUILDING 2 SPECS	
Available SF	76,621 SF
Clear Height	28'
Car Parks	147

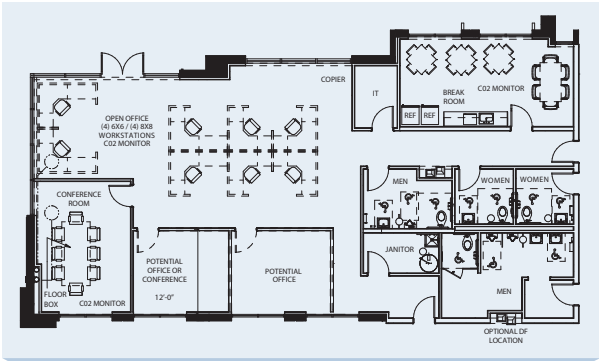
BUILDING 3 SPECS	
Available SF	86,400 SF
Clear Height	28'
Car Parks	107
Trailer Parks	20

# SITE PLAN

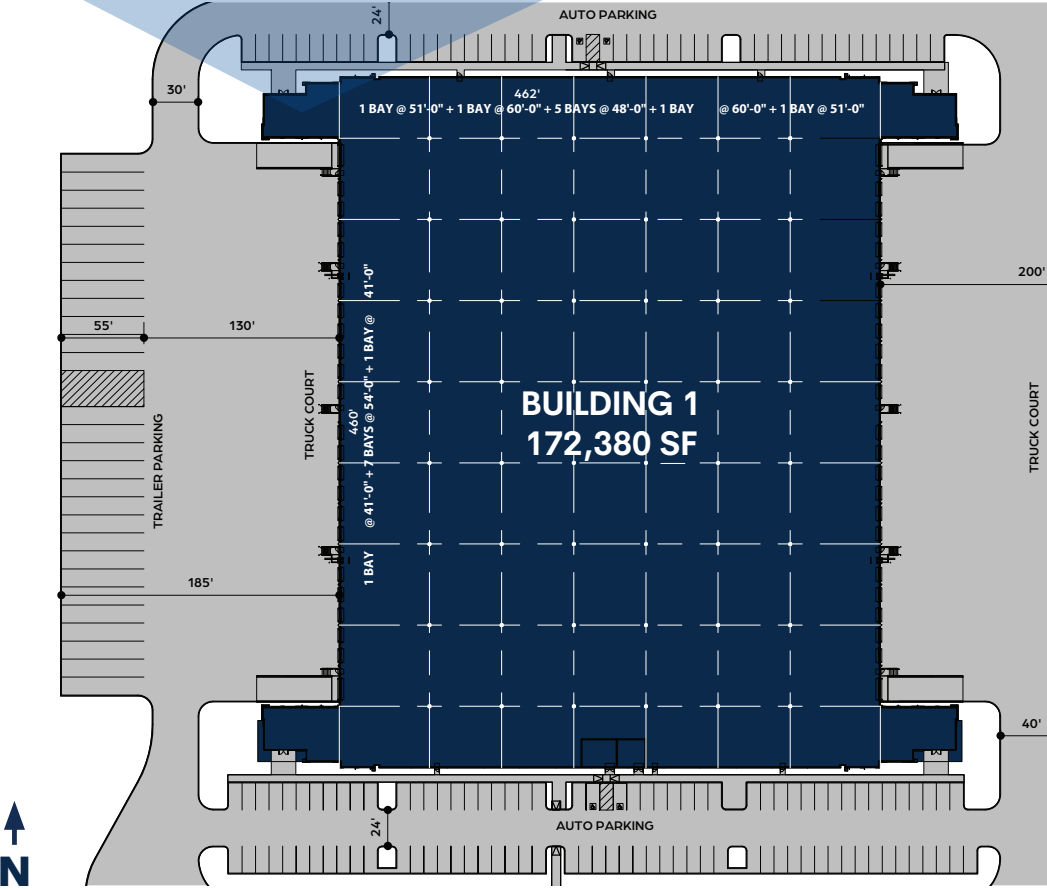
## BUILDING 1 - 1855 Mustang Court



	<b>TOTAL SIZE</b>	172,380 SF
	<b>OFFICE AREA</b>	2,788 SF
	<b>BUILDING DEPTH</b>	360'
	<b>TYPICAL BAY SIZE</b>	54'W X 48'D
	<b>STAGING BAY</b>	54'W X 60'D
	<b>CLEAR HEIGHT</b>	30'
	<b>LOADING</b>	Cross Dock
	<b>DOCK DOORS</b>	42
	<b>OVERSIZED RAMPED DOORS</b>	4 - 14'x16'
	<b>SPRINKLER SYSTEM</b>	ESFR
	<b>TRUCK COURT DEPTH</b>	185' / 200' Shared
	<b>PARKING</b>	144
	<b>TRAILER PARKS</b>	28



**SPEC OFFICE**

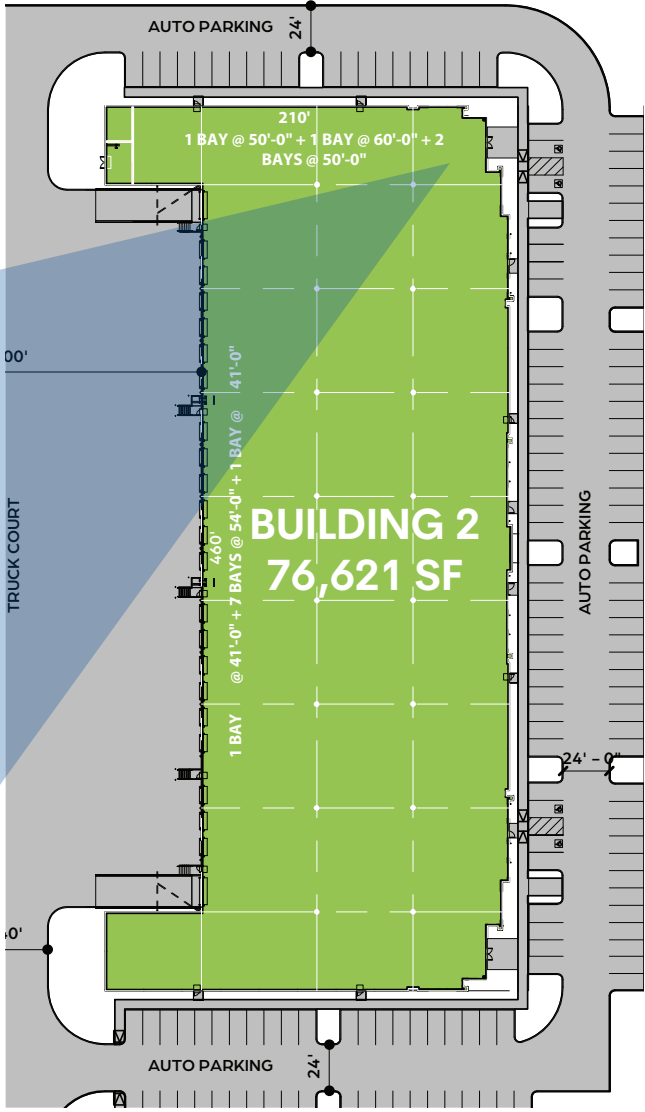
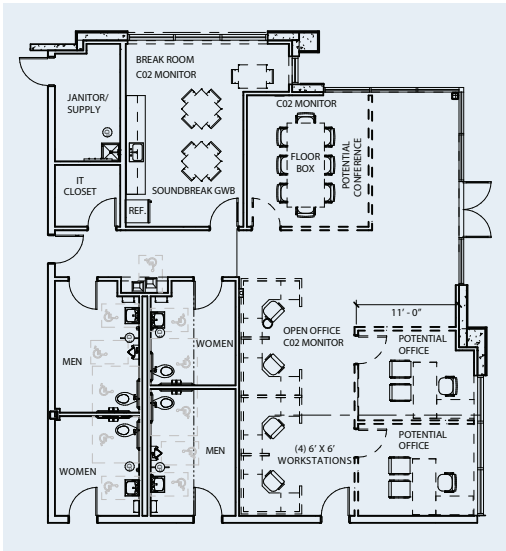


# SITE PLAN

## BUILDING 2 - 1825 Mustang Court

	<b>TOTAL SIZE</b>	76,621 SF
	<b>DIVISIBLE TO</b>	34,530 SF
	<b>OFFICE AREA</b>	2,177 SF
	<b>BUILDING DEPTH</b>	160'
	<b>TYPICAL BAY SIZE</b>	54'W X 50'D
	<b>STAGING BAY</b>	54'W X 60'D
	<b>CLEAR HEIGHT</b>	28'
	<b>LOADING</b>	Rear Load
	<b>DOCK DOORS</b>	21
	<b>OVERSIZED RAMPED DOORS</b>	2 - 14'x16'
	<b>SPRINKLER SYSTEM</b>	ESFR
	<b>TRUCK COURT DEPTH</b>	200' Shared
	<b>PARKING</b>	147

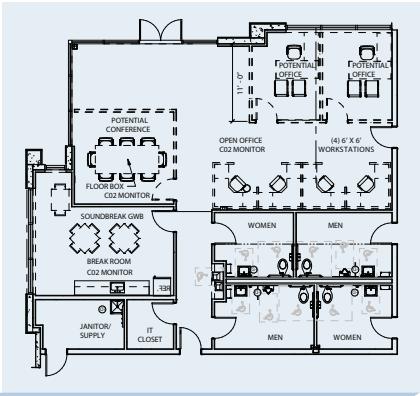
### SPEC OFFICE



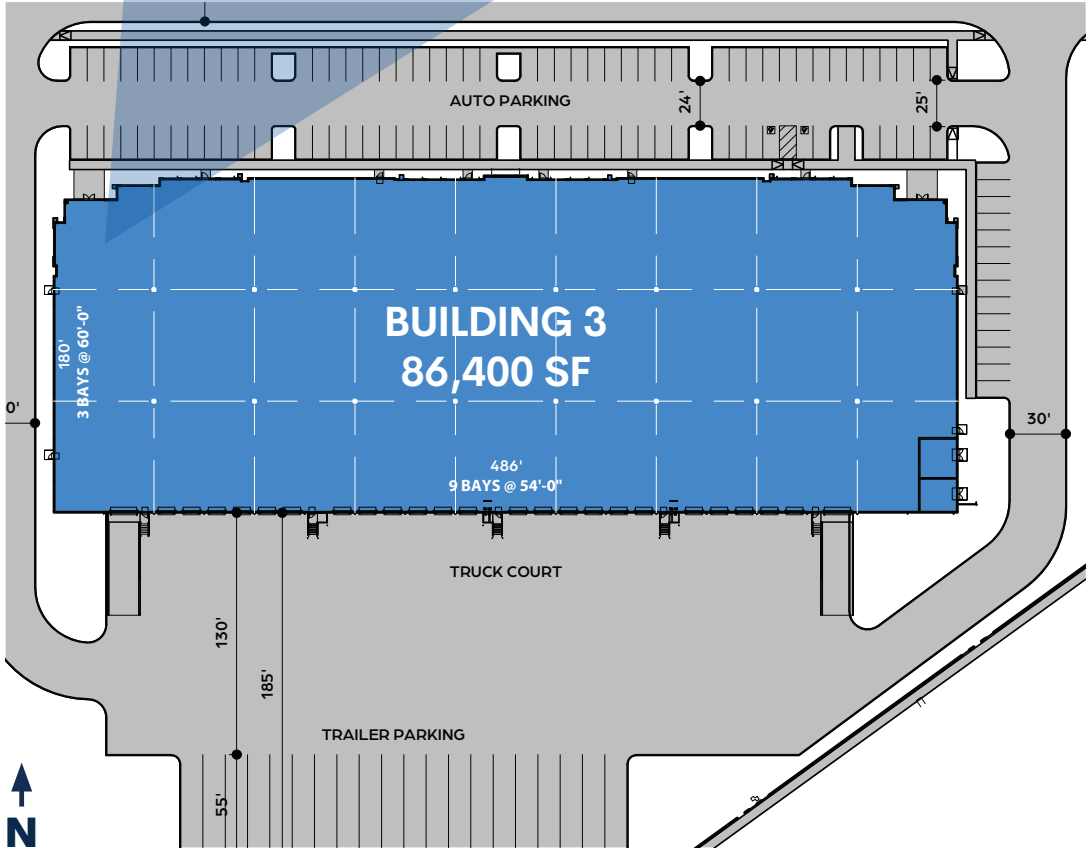
# SITE PLAN

## BUILDING 3 - 1850 Mustang Court

	<b>TOTAL SIZE</b>	86,400 SF
	<b>DIVISIBLE TO</b>	38,400 SF
	<b>OFFICE AREA</b>	2,780 SF
	<b>BUILDING DEPTH</b>	180'
	<b>TYPICAL BAY SIZE</b>	54'W X 60'D
	<b>STAGING BAY</b>	54'W X 60'D
	<b>CLEAR HEIGHT</b>	28'
	<b>LOADING</b>	Rear Load
	<b>DOCK DOORS</b>	23
	<b>OVERSIZED RAMPED DOORS</b>	2 - 14' X 16'
	<b>SPRINKLER SYSTEM</b>	ESFR
	<b>TRUCK COURT DEPTH</b>	185'
	<b>PARKING</b>	107
	<b>TRAILER PARKS</b>	20



**SPEC OFFICE**



# MAP CORPORATE NEIGHBORS

**MC**  
**MUSTANG COURT**  
at DFW International Airport



# MAP TENANT AMENITIES

**MC**  
**MUSTANG COURT**  
at DFW International Airport





# MAP

## INGRESS / EGRESS

### DRIVING DISTANCES

HWY 114	1.74 Miles
HWY 121	2.56 Miles
HWY 360	3.6 Miles
DFW Airport	5.3 Miles
I-635	6.26 Miles
HWY 183	8.25 Miles
I-35	12.88 Miles





# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

01-08-2024



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Holt Lunsford Commercial, Inc.</u>	<u>359505</u>	<u>hlunsford@holtlunsford.com</u>	<u>972.241.8300</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Mario Zandstra</u>	<u>312827</u>	<u>mzandstra@holtlunsford.com</u>	<u>972.241.8300</u>
Designated Broker of Firm	License No.	Email	Phone

<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
Sales Agent/Associate's Name	License No.	Email	Phone

<u>_____</u>	<u>_____</u>
Buyer/Tenant/Seller/Landlord Initials	Date