

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

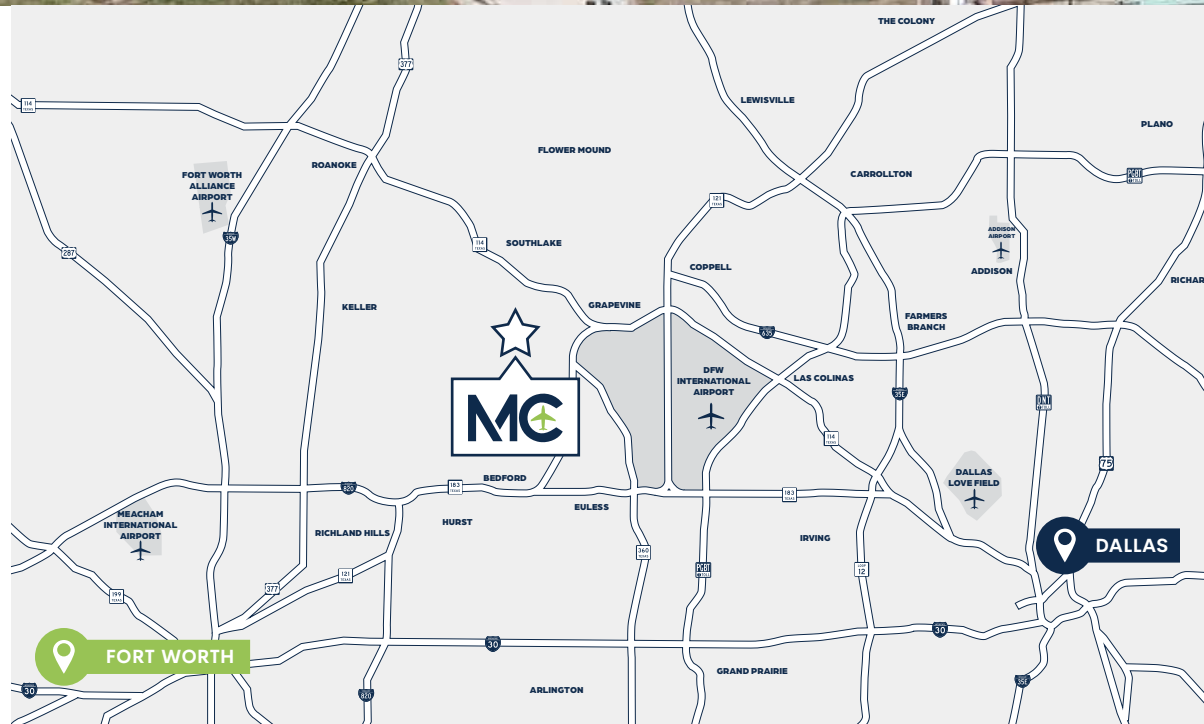
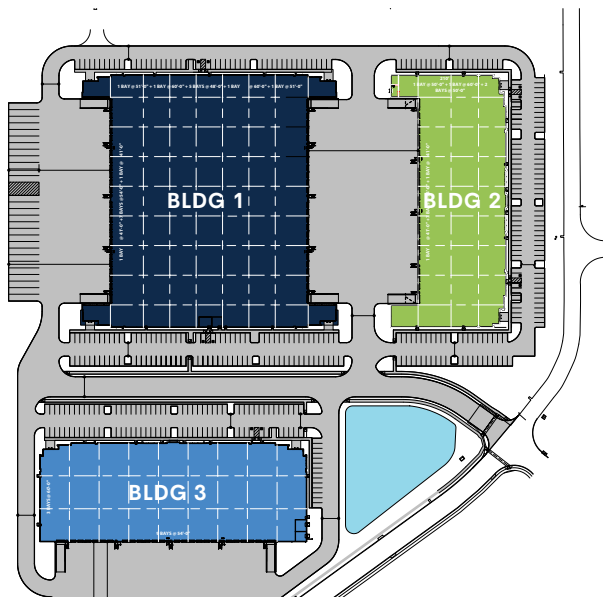
MASTER SITE PLAN

GET DIRECTIONS

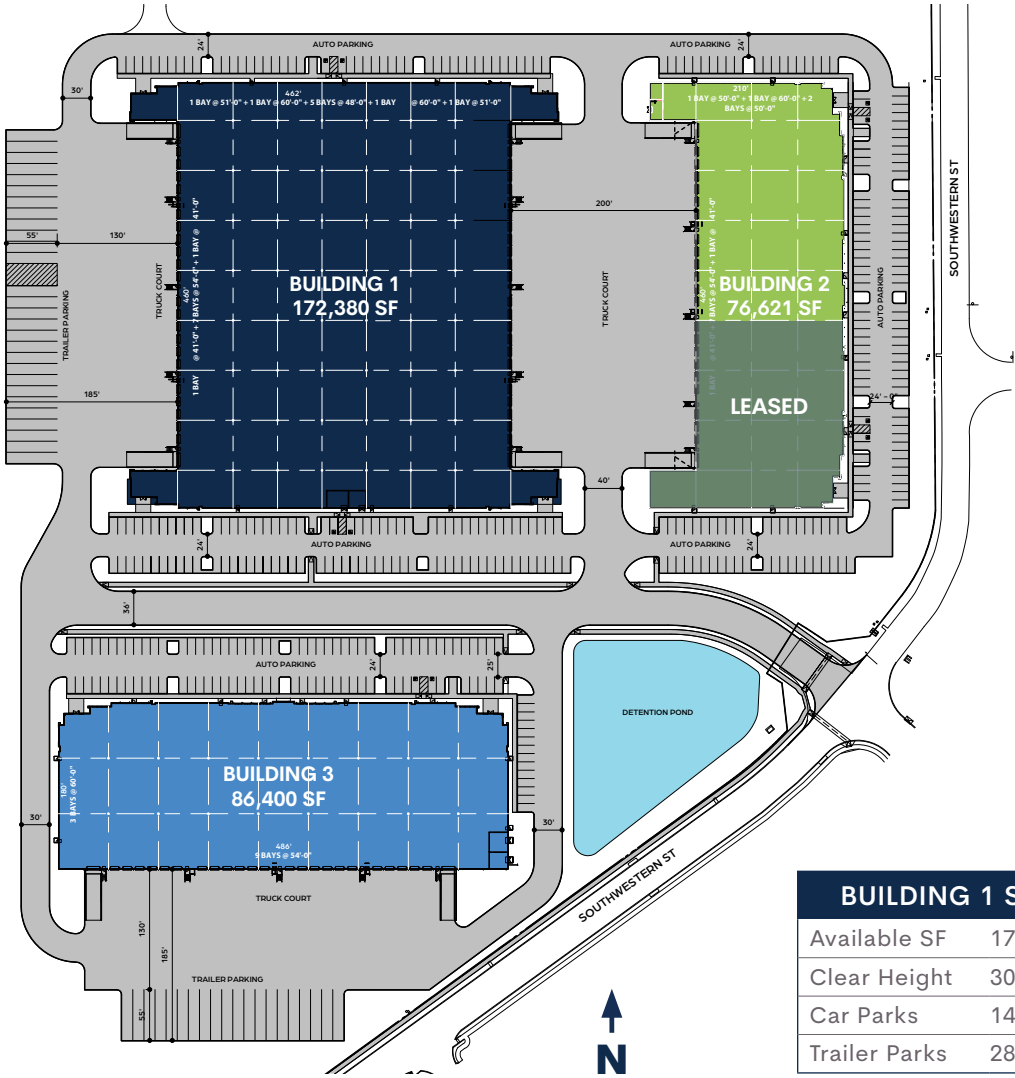
PROPERTY VIDEO 



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

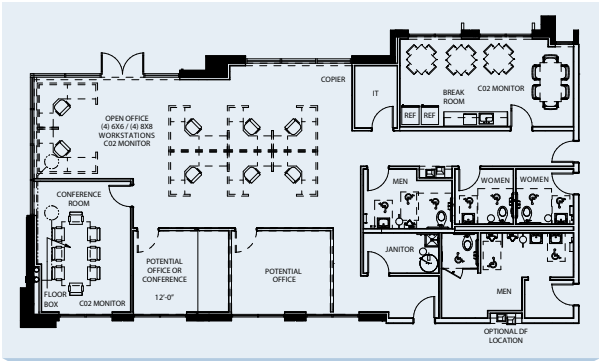
| BUILDING 1 SPECS | |
|------------------|------------|
| Available SF | 172,380 SF |
| Clear Height | 30' |
| Car Parks | 144 |
| Trailer Parks | 28 |

| 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 |

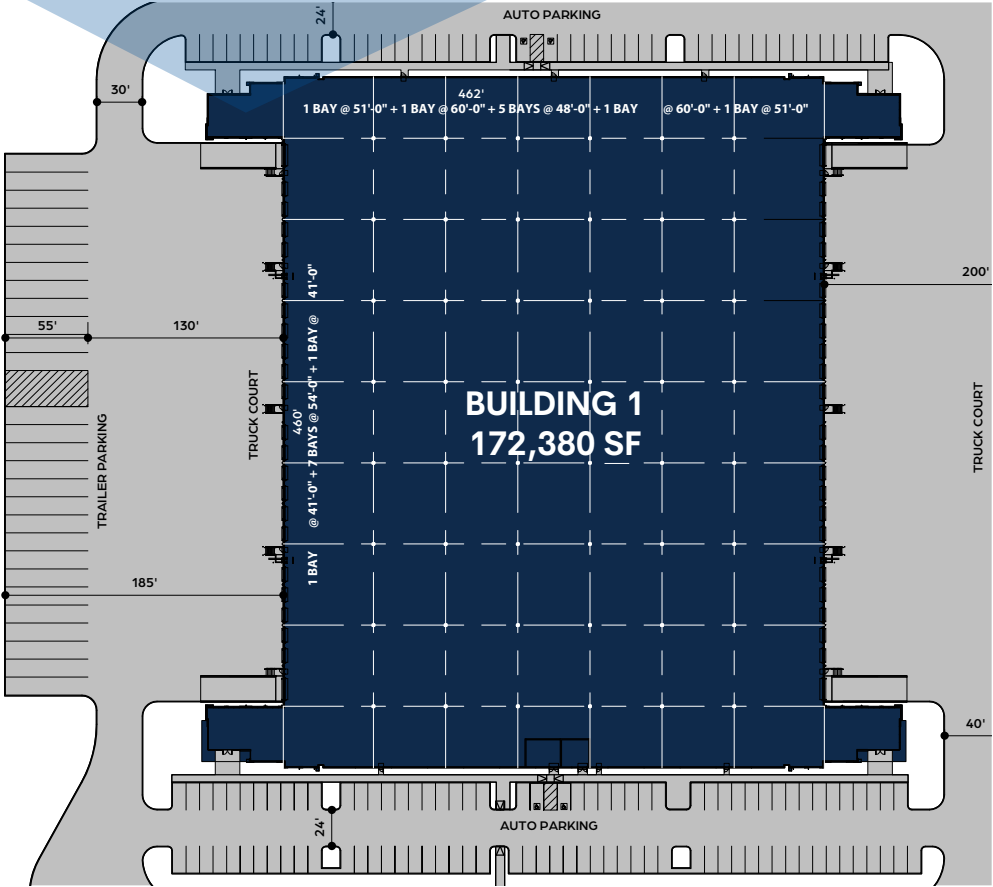
SITE PLAN

BUILDING 1 - 1855 Mustang Court



SPEC OFFICE

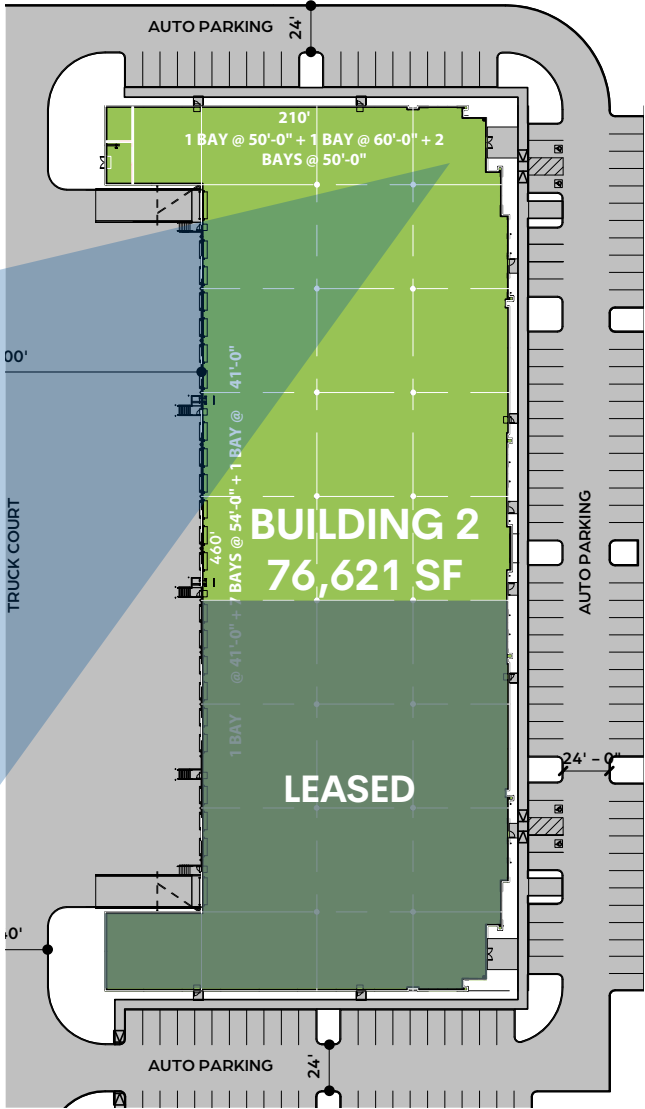
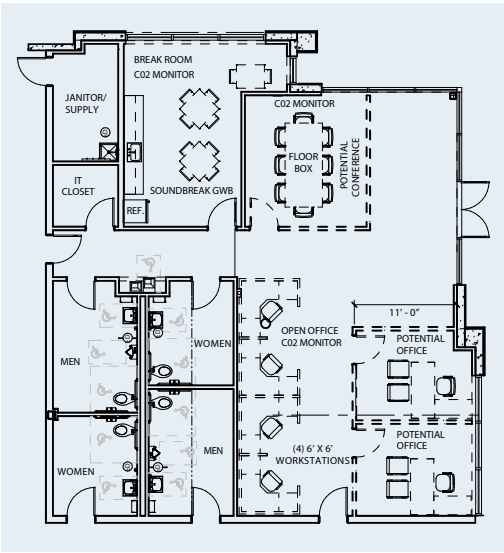
| | | |
|--|-------------------------------|--------------------|
| | TOTAL SIZE | 172,380 SF |
| | OFFICE AREA | 2,788 SF |
| | BUILDING DEPTH | 360' |
| | TYPICAL BAY SIZE | 54'W X 48'D |
| | STAGING BAY | 54'W X 60'D |
| | CLEAR HEIGHT | 30' |
| | LOADING | Cross Dock |
| | DOCK DOORS | 42 |
| | OVERSIZED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



SITE PLAN
BUILDING 2 - 1825 Mustang Court

| | | |
|--|-------------------------------|-------------|
| | TOTAL SIZE | 76,621 SF |
| | SPACE AVAILABLE | 42,523 SF |
| | DIVISIBLE TO | 17,280 SF |
| | OFFICE AREA | 2,177 SF |
| | BUILDING DEPTH | 160' |
| | TYPICAL BAY SIZE | 54'W X 50'D |
| | STAGING BAY | 54'W X 60'D |
| | CLEAR HEIGHT | 28' |
| | LOADING | Rear Load |
| | DOCK DOORS | 12 |
| | OVERSIZED RAMPED DOORS | 1 - 14'x16' |
| | SPRINKLER SYSTEM | ESFR |
| | TRUCK COURT DEPTH | 200' Shared |
| | PARKING | 147 |

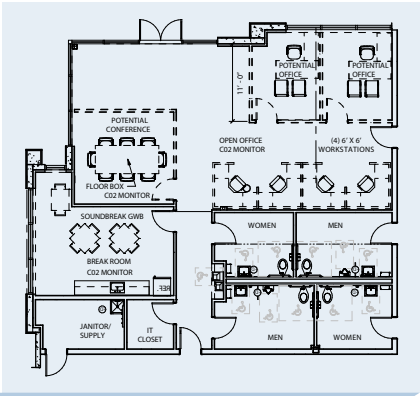
SPEC OFFICE



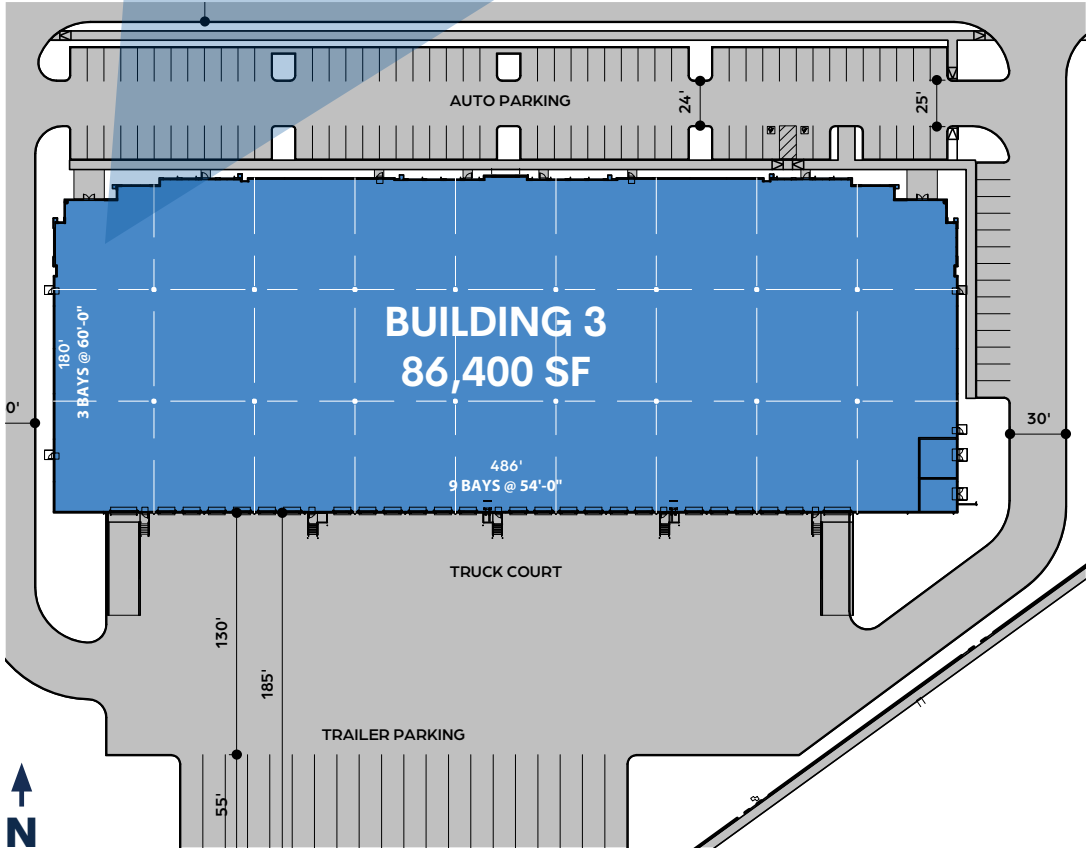
SITE PLAN

BUILDING 3 - 1850 Mustang Court

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



SPEC OFFICE



MAP CORPORATE NEIGHBORS

MC
MUSTANG COURT
at DFW International Airport



MAP TENANT AMENITIES

MC
MUSTANG COURT
at DFW International Airport

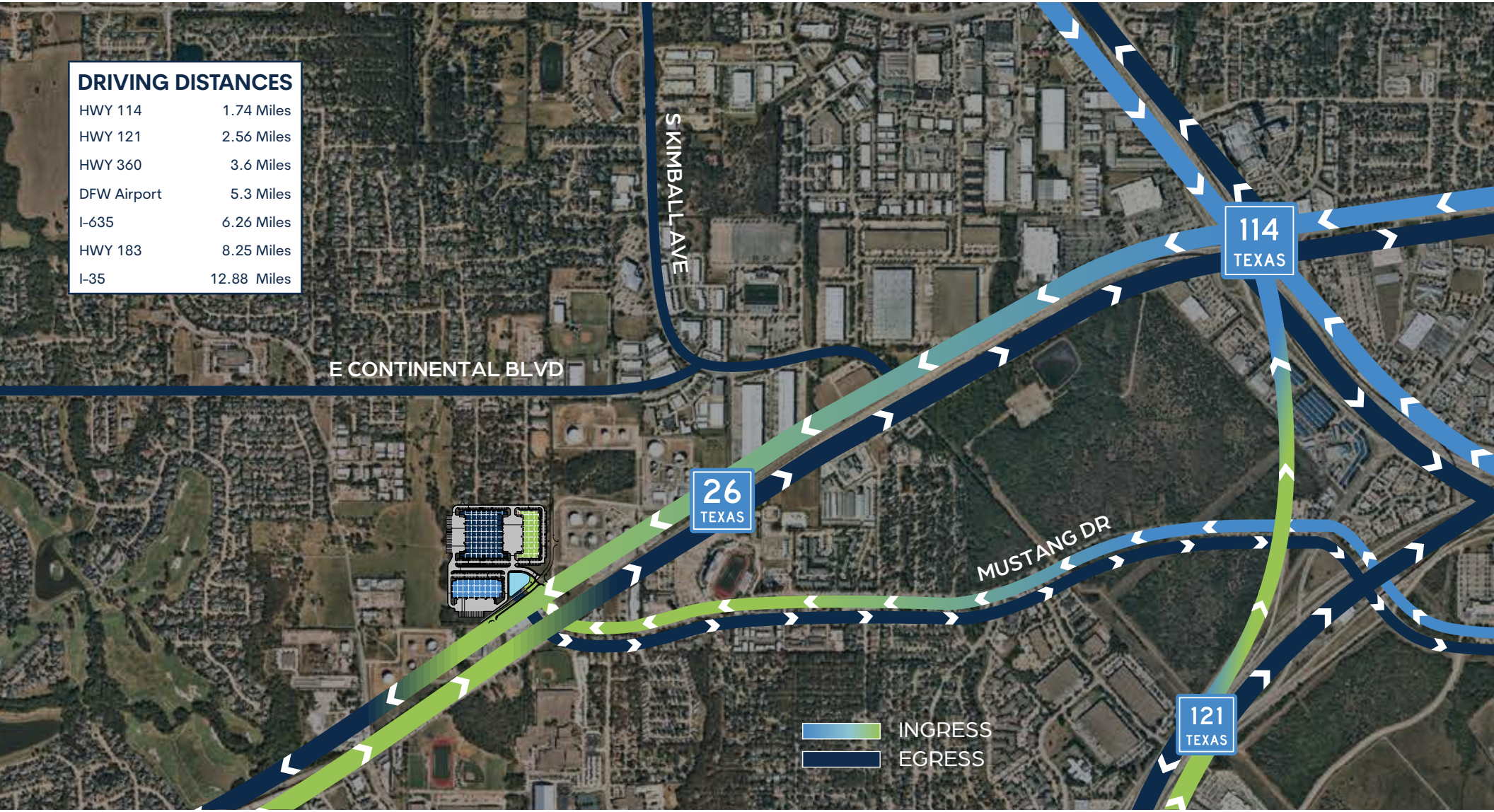


MAP

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.

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|--|-------------|----------------------------|--------------|
| Holt Lunsford Commercial, Inc. | 359505 | hlunsford@holtlunsford.com | 972.241.8300 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Mario Zandstra | 312827 | mzandstra@holtlunsford.com | 972.241.8300 |
| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date