



# 13500 Midway

OFFICE / FOR LEASE

13500 Midway Road, Farmers Branch, TX



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## Farmers Branch, TX

13500 Midway is a single-story office/flex park located on the corner of Midway Road and Alpha Road. The 5 building, Class B office center has great visibility to more than +/-64,000 VPD. It features a unique park-like setting in a prime Farmers Branch location.

## Property Highlights

- SEC of Midway Rd & Alpha Rd
- 4.4/1,000 parking ratio
- Building and monument signage
- 52,700 VPD on Midway Road
- 12,000 VPD on Alpha Road
- Light industrial zoning (flexible uses)
- Located in the entertainment overlay for Farmers Branch

43,346 SF  
Building Size

5  
Buildings

4.4/1,000  
Parking Ratio



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## Demographics

Population:

- 1 mile: 16,314
- 3 mile: 115,112
- 5 mile: 373,516

HH Income:

- 1 mile: \$74,027
- 3 mile: \$102,484
- 5 mile: \$96,937

## Availability

Building 1

- Suite 100: 4,454 SF (9/1/26)
- Suite 115: 1,386 SF \* (Deli space)

Building 2

- Suite 210: 1,289 SF
- Suite 211: 2,599 SF \*

Building 3

- Suite 312: 620 SF

Building 4

- Suite 400: 2,330 SF \*
- Suite 404: 1,624 SF \*

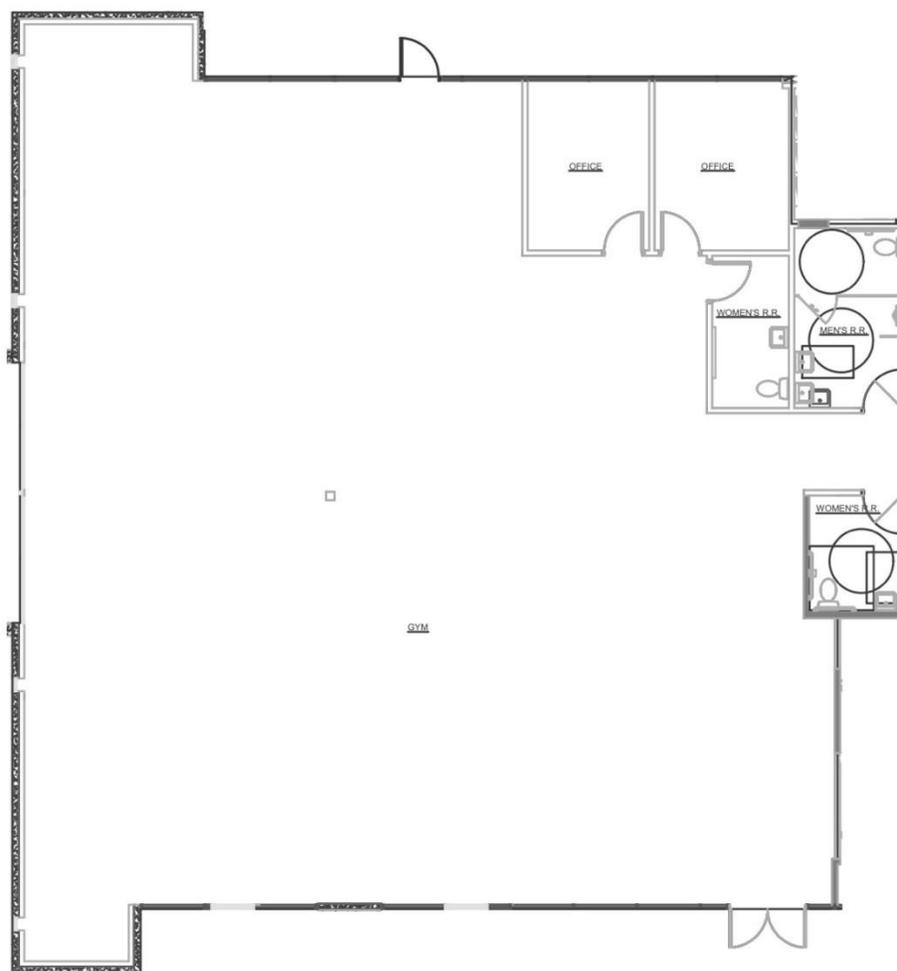
\* contiguous

**See the following pages for floor plans.**



## Suite 100: 4,454 SF

- Second generation gym space
- Alpha frontage
- Available 9/1/2026
- Open ceiling with pin weld insulation
- Personal restrooms
- Flexible hours



## Suite 115: 1,386 SF

- Second Gen café space
- 150 gallon grease trap (brand new)
- No vent hood
- Space will require renovation
- End cap
- Midway frontage
- No gas, electric appliances only



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## MIDWAY FRONTAGE

### Suite 210: 1,289 SF

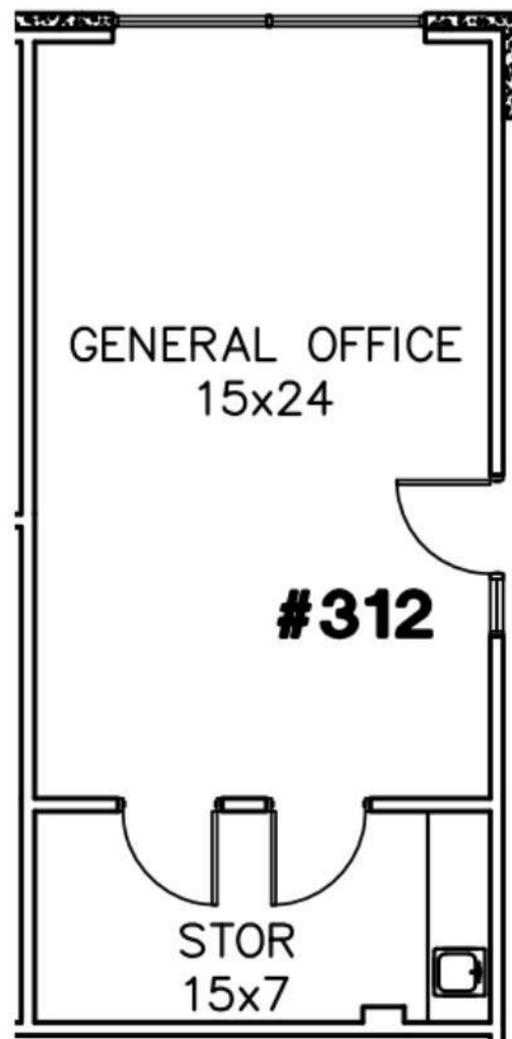
- Second Gen Space
- Open floor plan with VCT flooring
- Retail front with Midway exposure
- Ability to add water
- Common area restrooms

### Suite 211: 2,599 SF

- Second Gen Boxing Gym
- Open ceiling with rubber mat flooring
- Single office
- End cap with great natural lighting
- Retail and corridor entry

## Suite 312: 620 SF

- Second Gen small office space
- Sink area
- Excellent for solo office
- Interior office

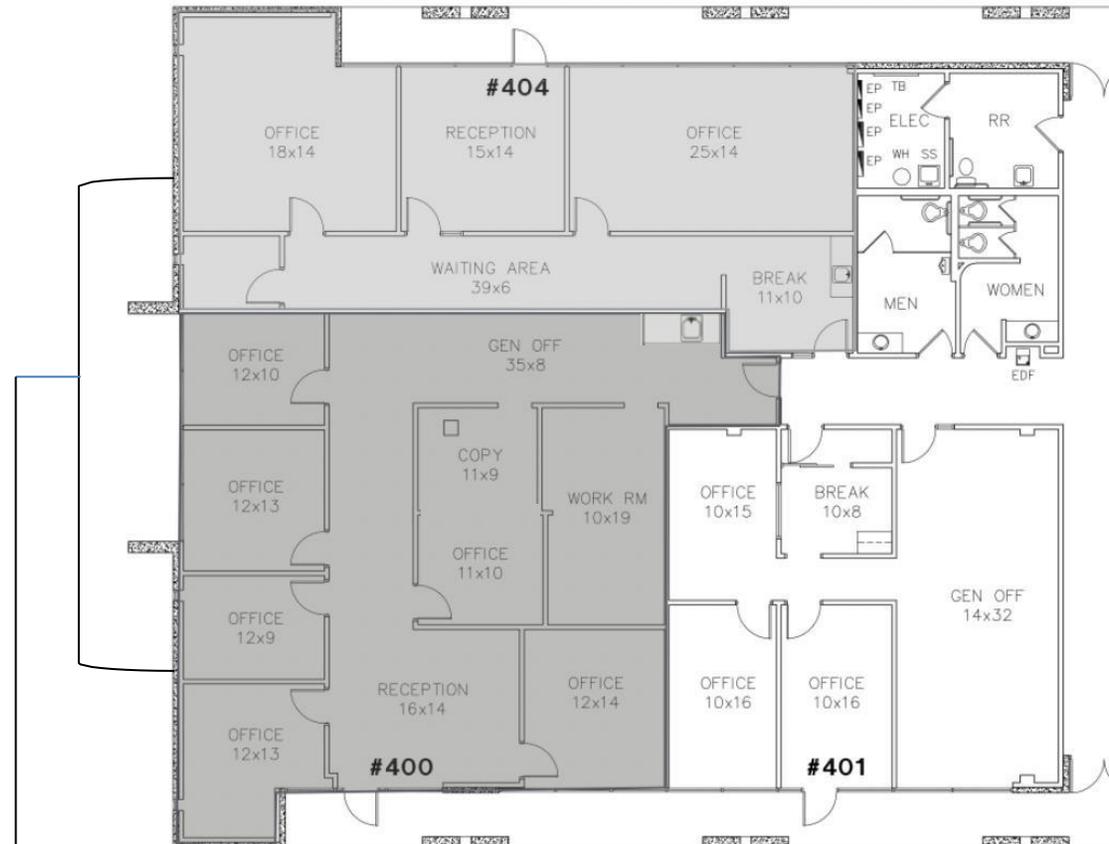


## Suite 404: 1,624 SF

- Two large offices
- Reception
- Small break area
- Courtyard facing

## Suite 400: 2,330 SF

- Excellent 2<sup>nd</sup> gen office
- LVT entry
- 7 private offices
- Work room
- Open kitchenette



\*contiguous – 3,942 SF

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## Area Map



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## Property Contact

Leasing:

**Grant Frerichs**

[grant@reservecappartners.com](mailto:grant@reservecappartners.com)

**c. 214.601.0722**



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12404 Park Central Dr. Suite 250-S

Dallas, TX 75251

214.983.1360