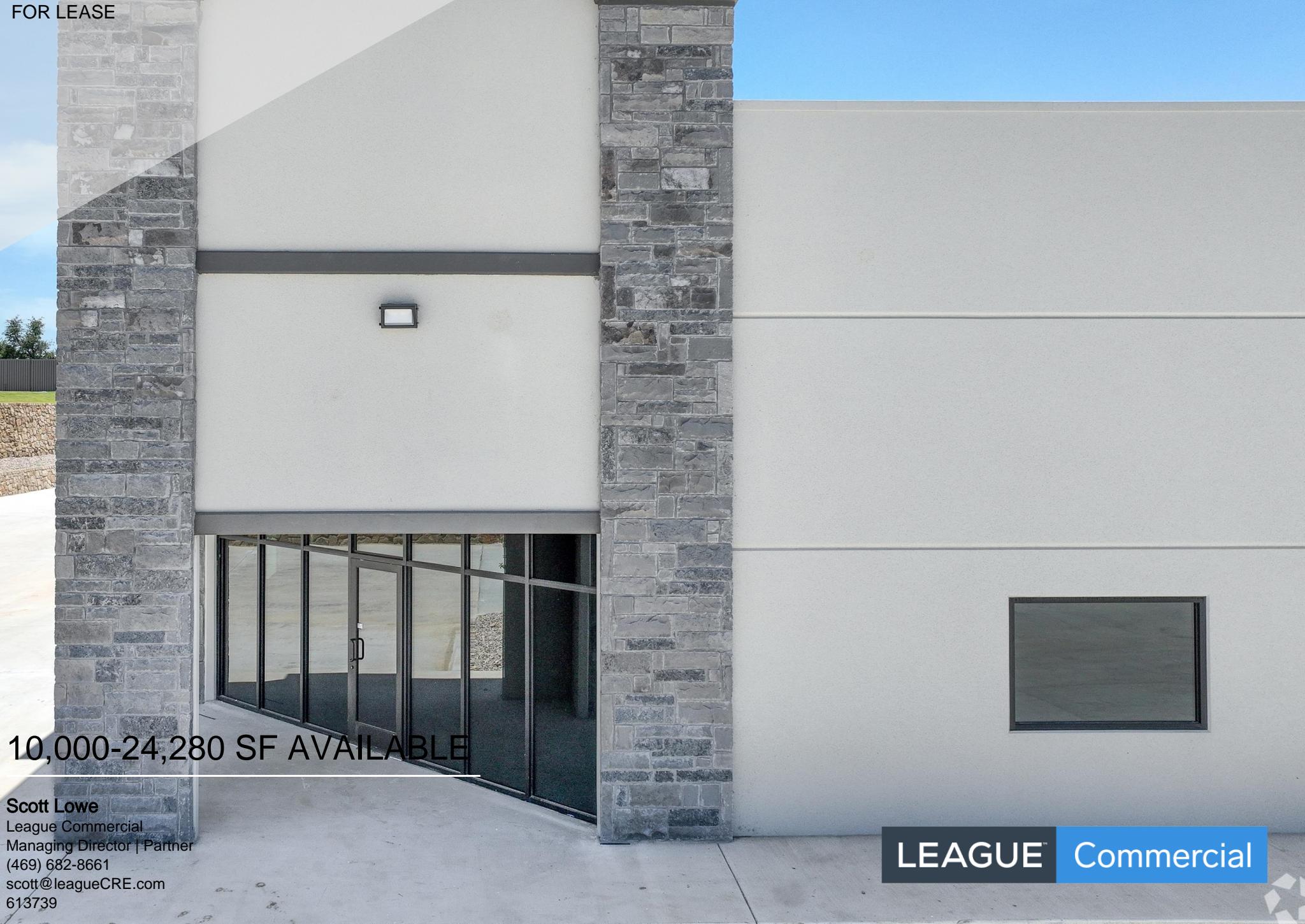


120 BUSINESS PARK

120 Business Park | Hudson Oaks, TX
FOR LEASE



10,000-24,280 SF AVAILABLE

Scott Lowe
League Commercial
Managing Director | Partner
(469) 682-8661
scott@leagueCRE.com
613739

LEAGUE Commercial

THE SPACE

Location

120 Business Park
Hudson Oaks , TX 76087

Square Feet

24,280

Annual Rent PSF

\$11.00

Lease Type

NNN

HIGHLIGHTS

- New Construction - Highly Visible
- 19 Ft Clear Heights
- 3 Phase Power
- Ample Parking - 50 Spots
- Divisible 10,000-24,280 SF
- 4- Grade Level Doors
- 2- Dock High Doors



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
3,223	18,722	38,767

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$137,149	\$129,877	\$122,402

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,017	7,166	14,884

PROPERTY FEATURES

NUMBER OF UNITS	2
BUILDING SF	24,280
LAND ACRES	2.15
YEAR BUILT	2025
ZONING TYPE	Light Industrial
BUILDING CLASS	A
NUMBER OF PARKING SPACES	50
CEILING HEIGHT	19
DOCK HIGH DOORS	2
GRADE LEVEL DOORS	4
COLUMN SPACING	50 ft

MECHANICAL

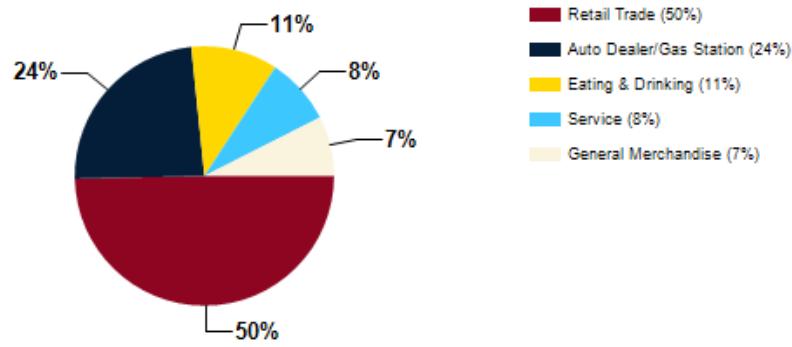
FIRE SPRINKLERS	Wet
ELECTRICAL / POWER	3 Phase / 480 Amp



Highway Access

- The property is located in the rapidly growing city of Hudson Oaks, TX, known for its family-friendly atmosphere and strong sense of community.
- Hudson Oaks is situated in Parker County, just west of Fort Worth, offering a convenient suburban lifestyle with easy access to the amenities of a larger city.
- The area is characterized by a mix of residential neighborhoods, retail centers, and industrial parks, making it a diverse and dynamic community for businesses of all types.
- Major roadways near the property include Interstate 20 and US Highway 180, providing excellent connectivity for transportation and access to regional markets.
- Hudson Oaks has seen significant commercial development in recent years, with new businesses and restaurants opening to serve the growing population, making it an attractive location for businesses seeking a thriving market.

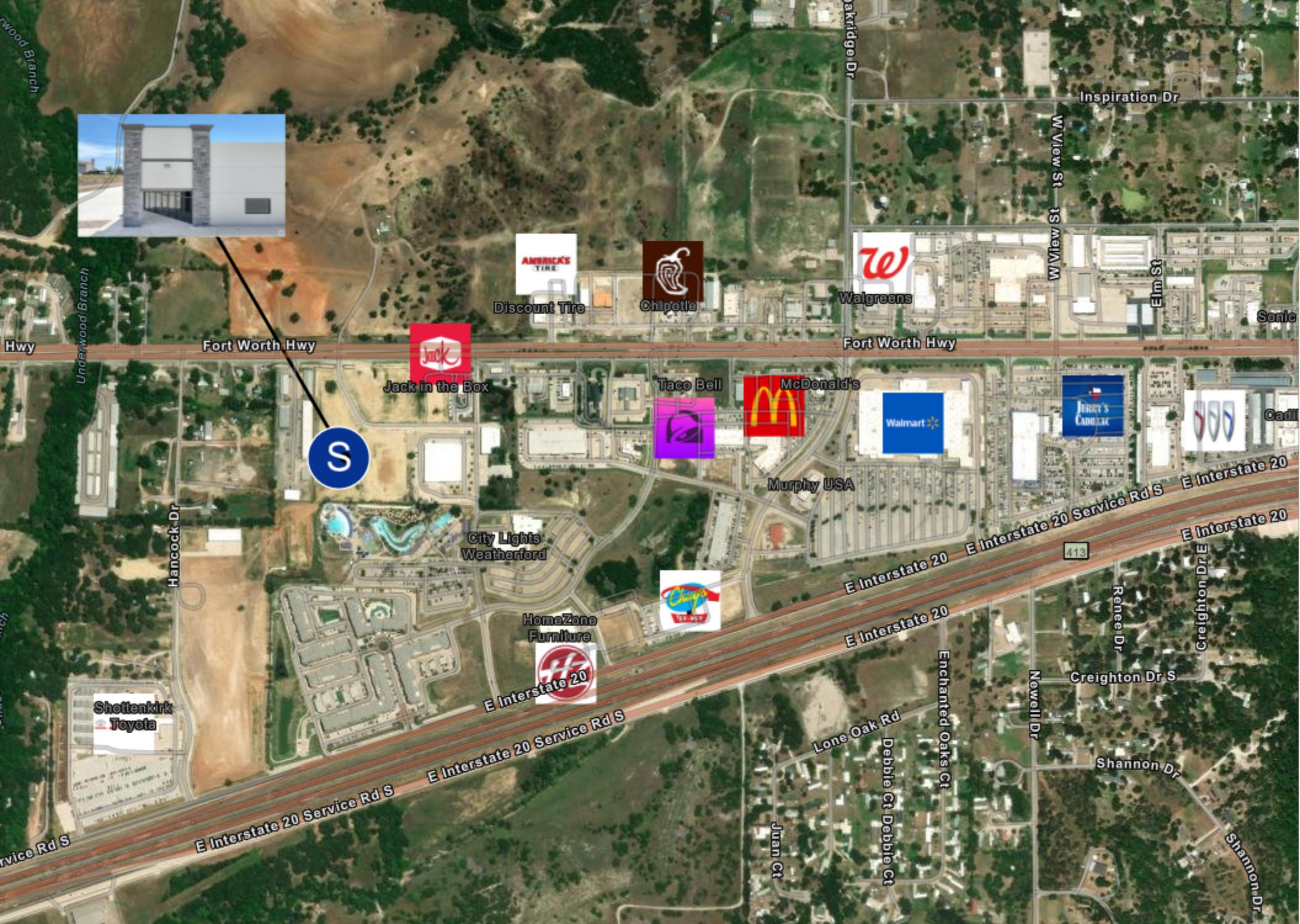
Major Industries by Employee Count



Largest Employers

Park County ESD	68,970
Hudson Oaks Retail Strip & Pad	25,000
Flower Mound's Top Employers	1,340
Walmart Supercenter	300
140 Business Park Dr	100
Hudson Oaks Industrial Space	50
Accounting & Business Solution	10
Radio Master CB Shop	5







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SHEI | FLOOR PLAN

Silverado ESA Spec #2

120 Business Park Drive, Hudson Oaks, Texas
24,280 s.f. Office/Warehouse

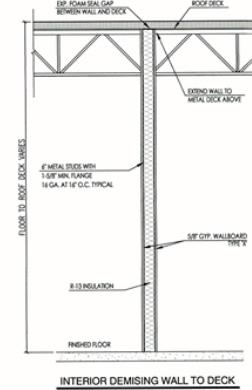
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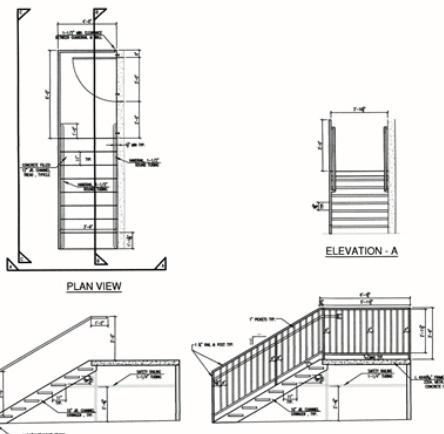
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DOOR & WINDOW SCHEDULE

DOOR & WINDOW SCHEDULE				
NO.	THICKNESS	SIZE	TYPE	REMARKS
①	4" JAMB	15'0" x 9'0"	METAL STORE FRONT SYSTEM 1" INSULATED GLASS	EXTERIOR ENTRY DOORS, DOUBLE 3070 ENTRY DOOR
②	4" JAMB	12'0" x 9'0"	METAL STORE FRONT SYSTEM 1" INSULATED GLASS	EXTERIOR ENTRY DOORS, SINGLE 3070 ENTRY DOOR
③	1 3/4"	2'0" x 7'0"	SECTIONAL OVERHEAD DOOR, INTEGRAL HEADER WITH THRESHOLD	EXTERIOR PERSONNEL DOORS
④	22 GA	12'0" x 14'0"	SECTIONAL OVERHEAD DOOR, INTEGRAL HEADER	GRADE LEVEL, PREPARED
⑤	22 GA	10'0" x 10'0"	SECTIONAL OVERHEAD DOOR, INTEGRAL HEADER	DOOR H/W, PREPARED
⑥	22 GA	12'0" x 12'0"	SECTIONAL OVERHEAD DOOR, INTEGRAL HEADER	GRADE LEVEL, PREPARED
⑦	4" JAMB	8'0" x 4'0"	FIXED & STOREFRONT GLASS	EXTERIOR WINDOWS, HEADER HEIGHT - 7 ABOVE FINISHED FLOOR



INTERIOR DEMISING WALL TO DECK

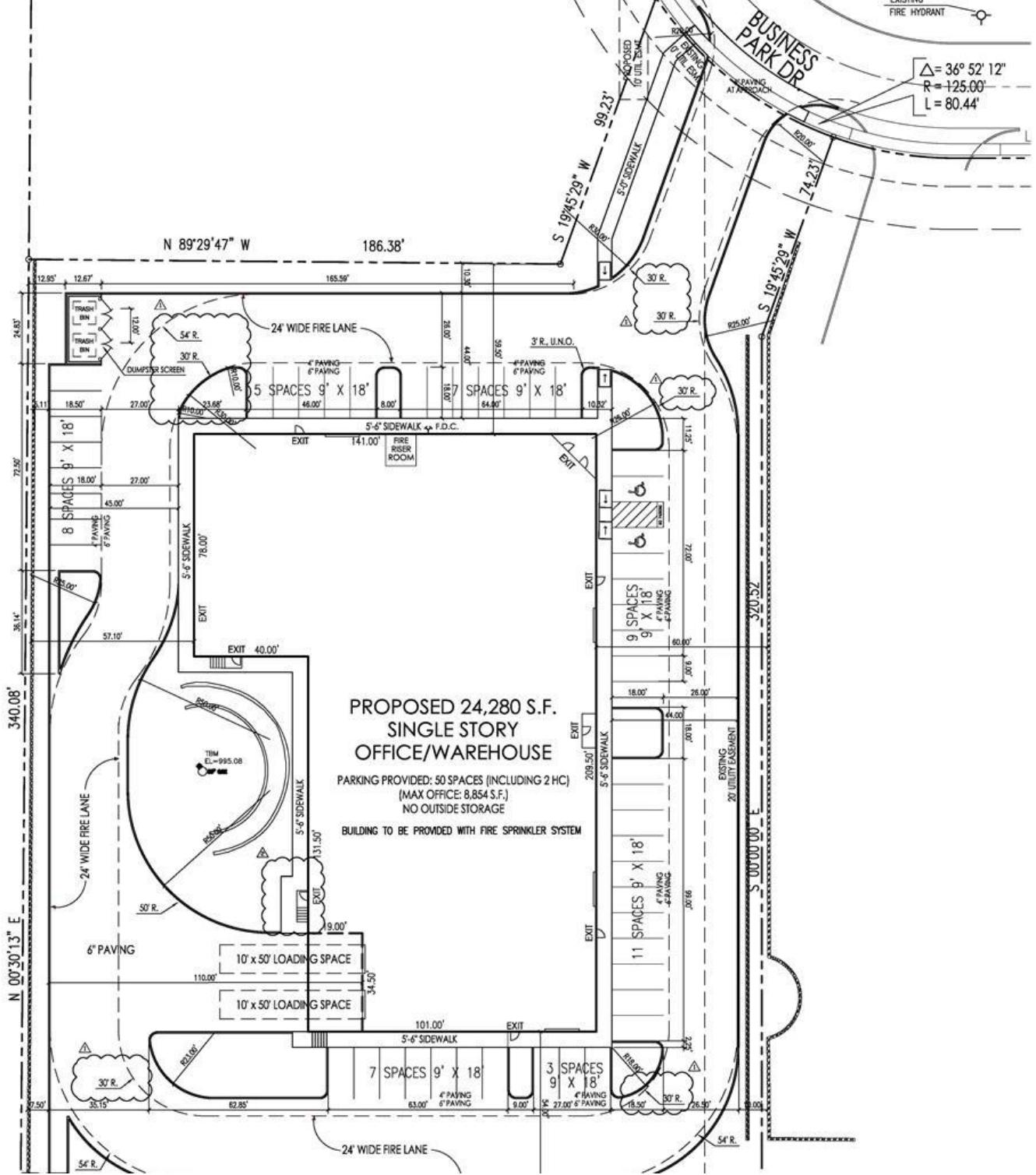


STAIR DETAILS & SECTIONS

SCALE: 1/4"=1

SHELL FLOOR PLAN

SCALE: 3/32" = 1'



NOTES:

DUMPSTER SCREEN AND GATES CONSTRUCTION TYPE TO BE DETERMINED.
ALL TREES WITH DRIP LINE COMPLETELY OUTSIDE OF PAVING AREA SHALL BE PROTECTED.
DRIVeway APPROACH CONSTRUCTION PER CITY STANDARD SPECIFICATION.
A.D.A. PARKING SPACE SIGNED TO BE PLACED ON BUILDING WHERE FEASIBLE.
RISER ROOM TO BE CONSTRUCTED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY.
FINAL F.D.C. LOCATION TO BE COORDINATED BETWEEN FIRE MARSHAL AND SPRINKLER CONTRACTOR.

PARKING CALCULATIONS:

8,854 S.F. FUTURE OFFICE/250 = 35.4
14,583 S.F. WAREHOUSE/1000 = 14.6
843 S.F. COVERED DOCKS/PORCHES = 0.0

TOTAL REQUIRED = 50 SPACES (INCLUDING 2 H.C.)
TOTAL PROVIDED = 50 SPACES (INCLUDING 2 H.C.)

8,854 S.F. FUTURE OFFICE ALLOWED PER PROVIDED PARKING

POTENTIAL LANDSCAPE CREDITS TO BE CONSIDERED FOR FINAL ALLOWABLE FINISH-OUT AREA



LEGAL DESCRIPTION

LOT 2, BLOCK 2
HUDSON OAKS BUSINESS PARK ADDITION
HUDSON OAKS, PARKER COUNTY, TEXAS

SITE PLAN

SCALE: 1" = 20



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The information contained herein is not a substitute for a thorough due diligence investigation. League Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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Exclusively Marketed by:



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LEAGUE Commercial

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<https://leaguecommercial.com/>