

# 120 BUSINESS PARK

120 Business Park | Hudson Oaks, TX  
FOR LEASE

10,000-24,280 SF AVAILABLE

**Scott Lowe**  
League Commercial  
Managing Director | Partner  
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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

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## PROPERTY FEATURES

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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

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## MECHANICAL

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FIRE SPRINKLERS	Wet
ELECTRICAL / POWER	3 Phase / 480 Amp

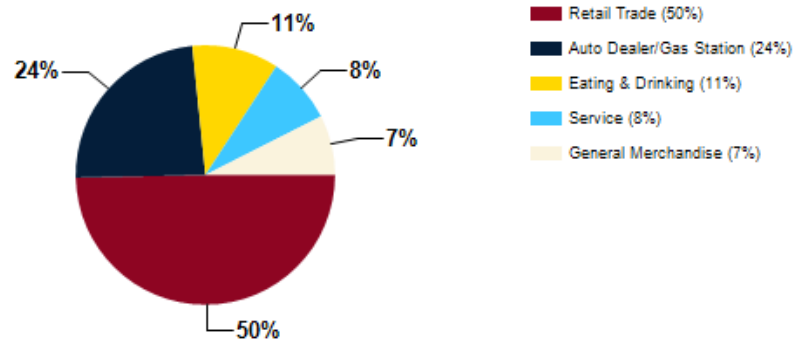
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## Highway Access

- 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

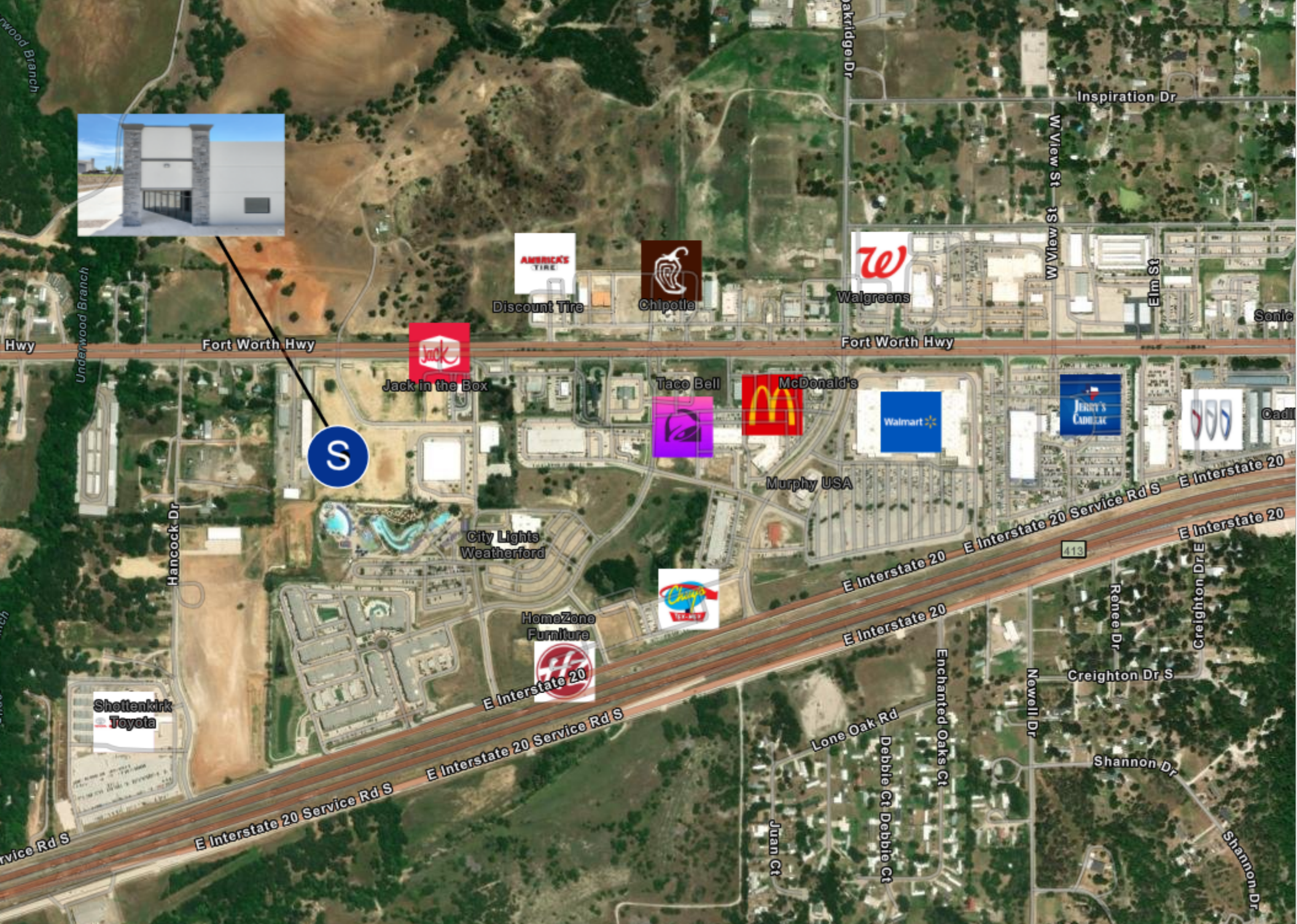


## Largest Employers

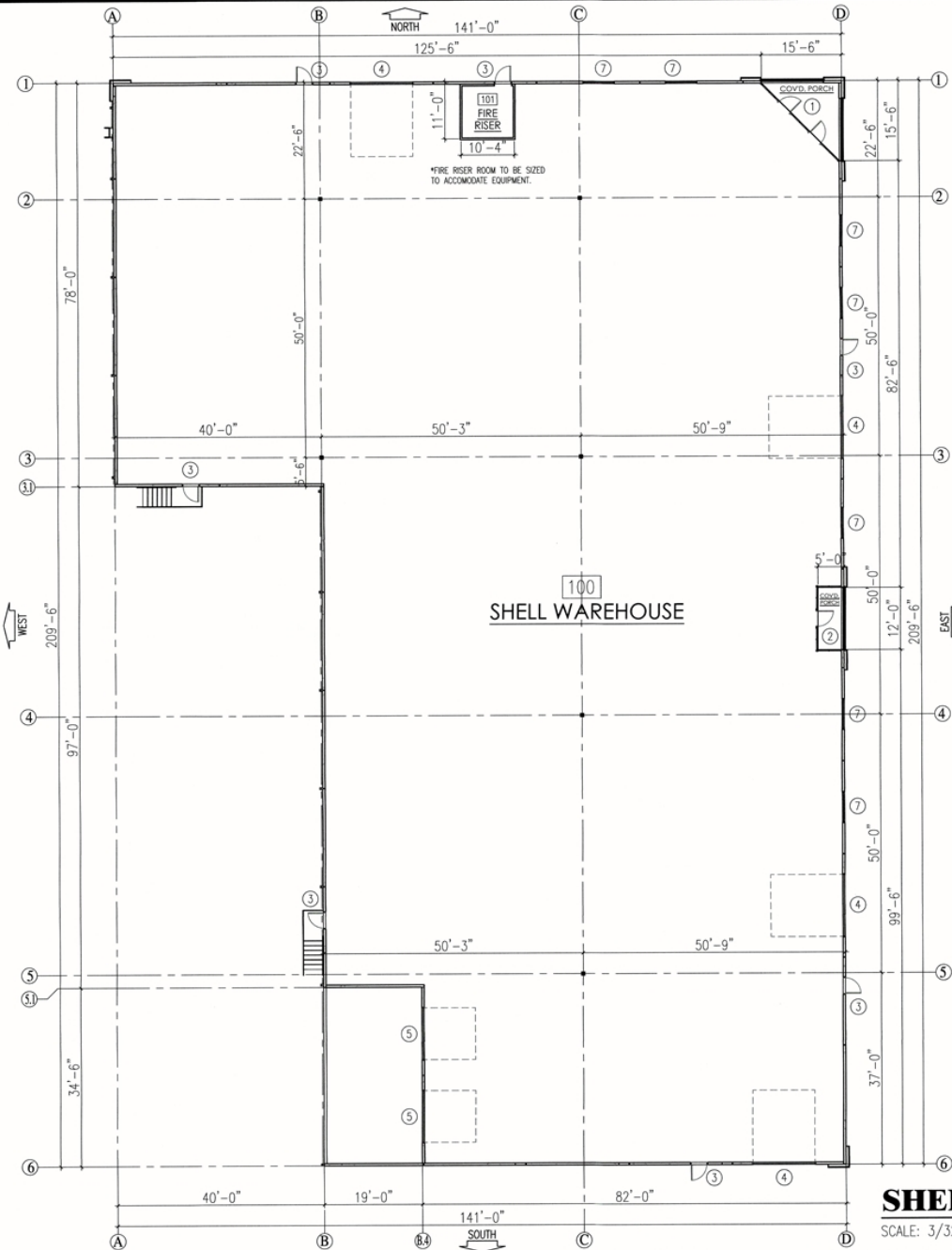
Park County ESD	68,970
Hudson Oaks Retail Strip & Pad	25,000
Flower Mound's Top Employers	1,340
Walmart Supercenter	300
140 Business Park Dr	100
Hudson Oaks Industrial Space	50
Accounting & Business Solution	10
Radio Master CB Shop	5





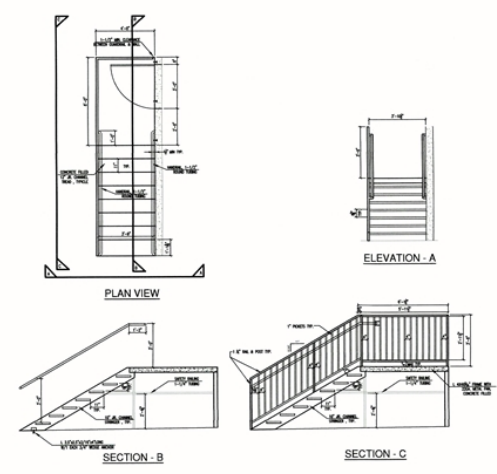
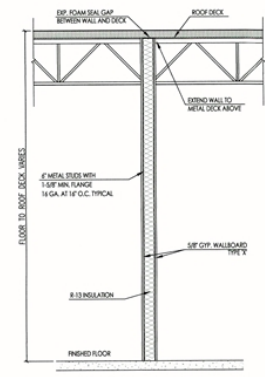






**SHELL FLOOR PLAN**  
SCALE: 3/32"=1'

DOOR & WINDOW SCHEDULE			
NO.	THICKNESS	SIZE	TYPE
1	4" JAMB	10'-0" x 9'-0"	METAL STORE FRONT SYSTEM 1" INSULATED GLASS
2	4" JAMB	12'-0" x 9'-0"	METAL STORE FRONT SYSTEM 1" INSULATED GLASS
3	1 1/2"	3'-0" x 7'-0"	STEEL INSULATED CORE WITH THERMOGLASS
4	22 GA	12'-0" x 14'-0"	SECTIONAL OVERHEAD DOOR, INSULATED
5	22 GA	10'-0" x 10'-0"	SECTIONAL OVERHEAD DOOR, INSULATED
6	22 GA	12'-0" x 12'-0"	SECTIONAL OVERHEAD DOOR, INSULATED
7	4" JAMB	6'-0" x 4'-0"	FIXED 2" STOREFRONT GLASS



**STAIR DETAILS & SECTIONS**  
SCALE: 1/4"=1'

SHELL FLOOR PLAN

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REVISIONS

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ARCHITECT • PLANNING  
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FORT WORTH, TEXAS 76119  
817-360-7719

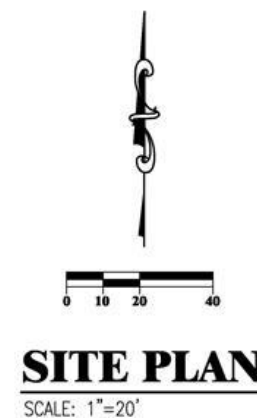
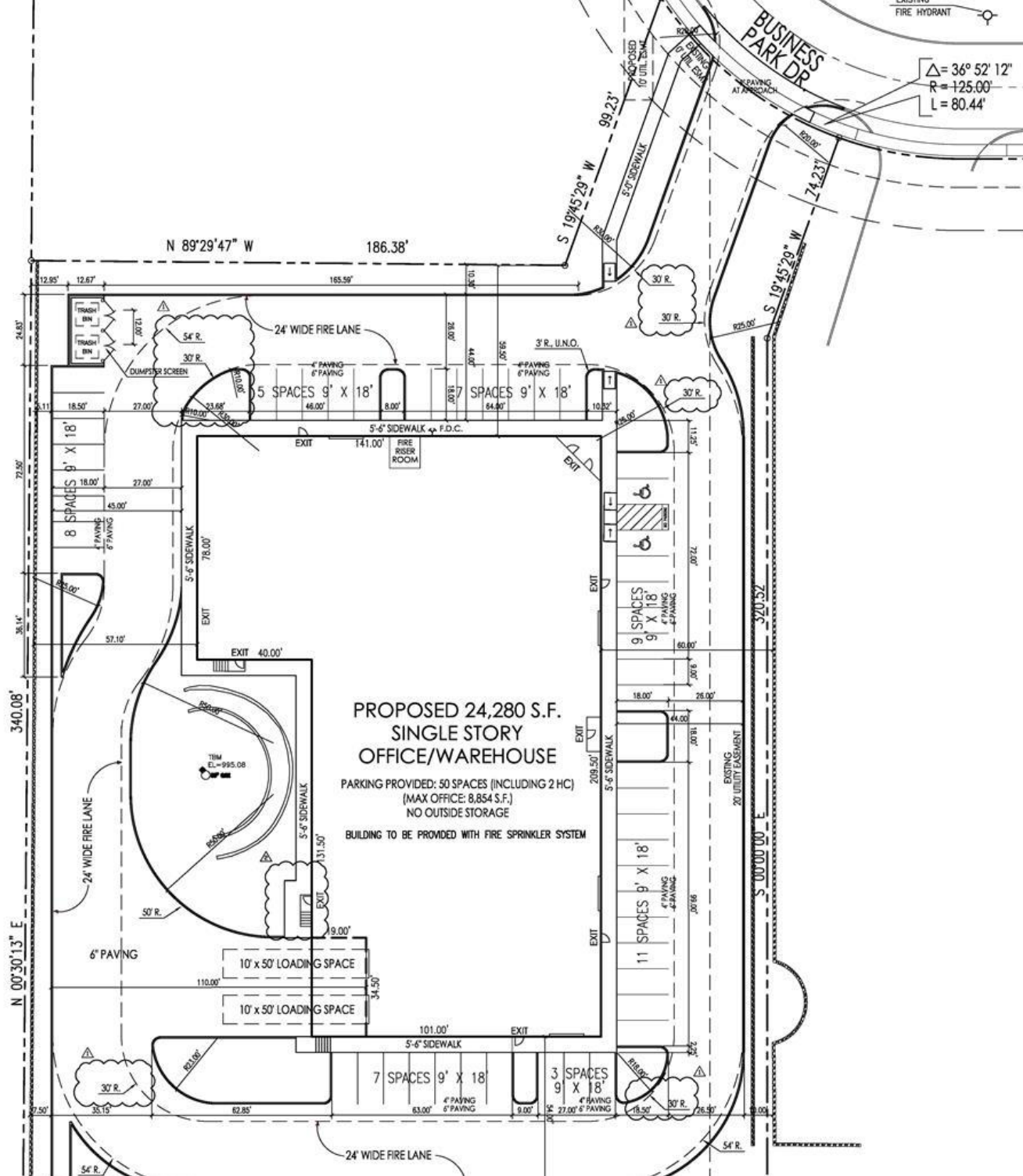
**Silverado ESA Spec #2**  
120 Business Park Drive, Hudson Oaks, Texas  
24,280 s.f. Office/Warehouse

3311

NOV. 21, 2023

A101





## LEGAL DESCRIPTION

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







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*Exclusively Marketed by:*



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