

**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

This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

# PROPERTY LOCATION

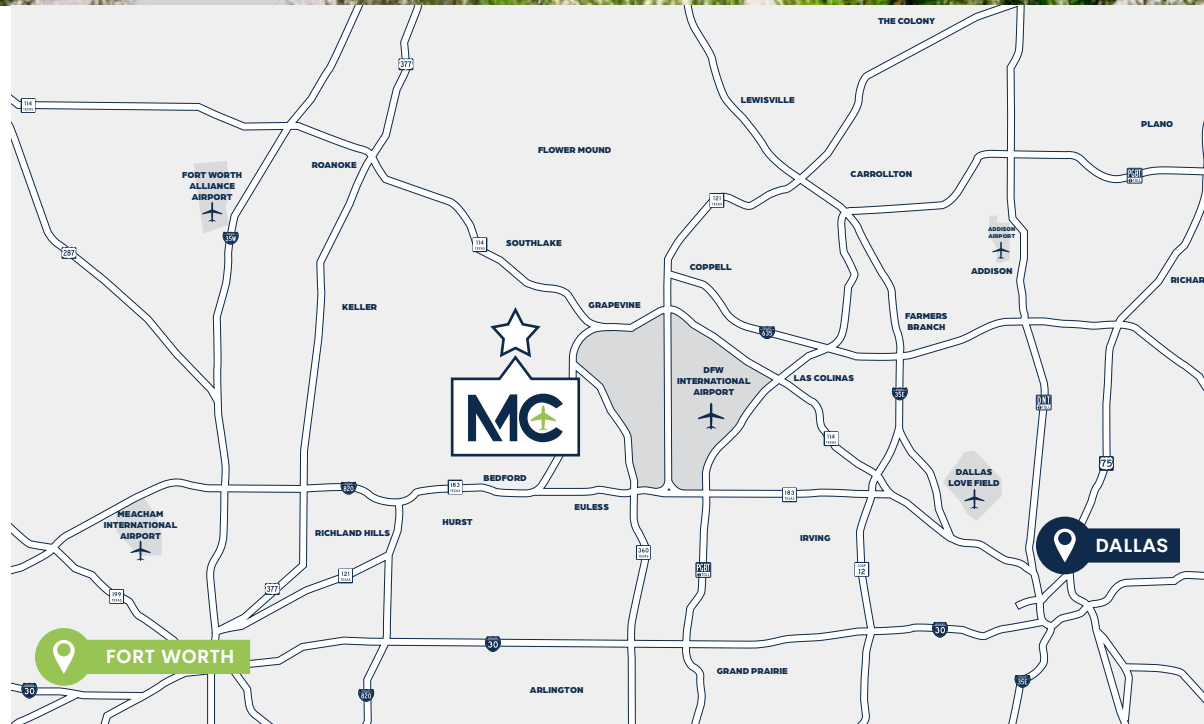
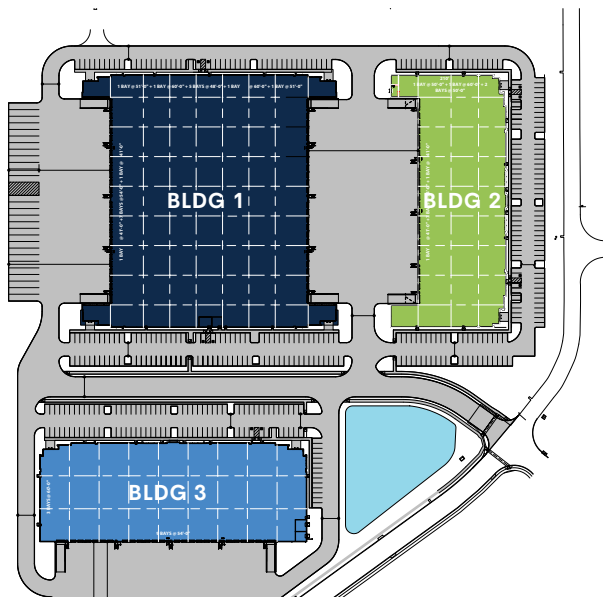
[MASTER SITE PLAN](#)

[GET DIRECTIONS](#)

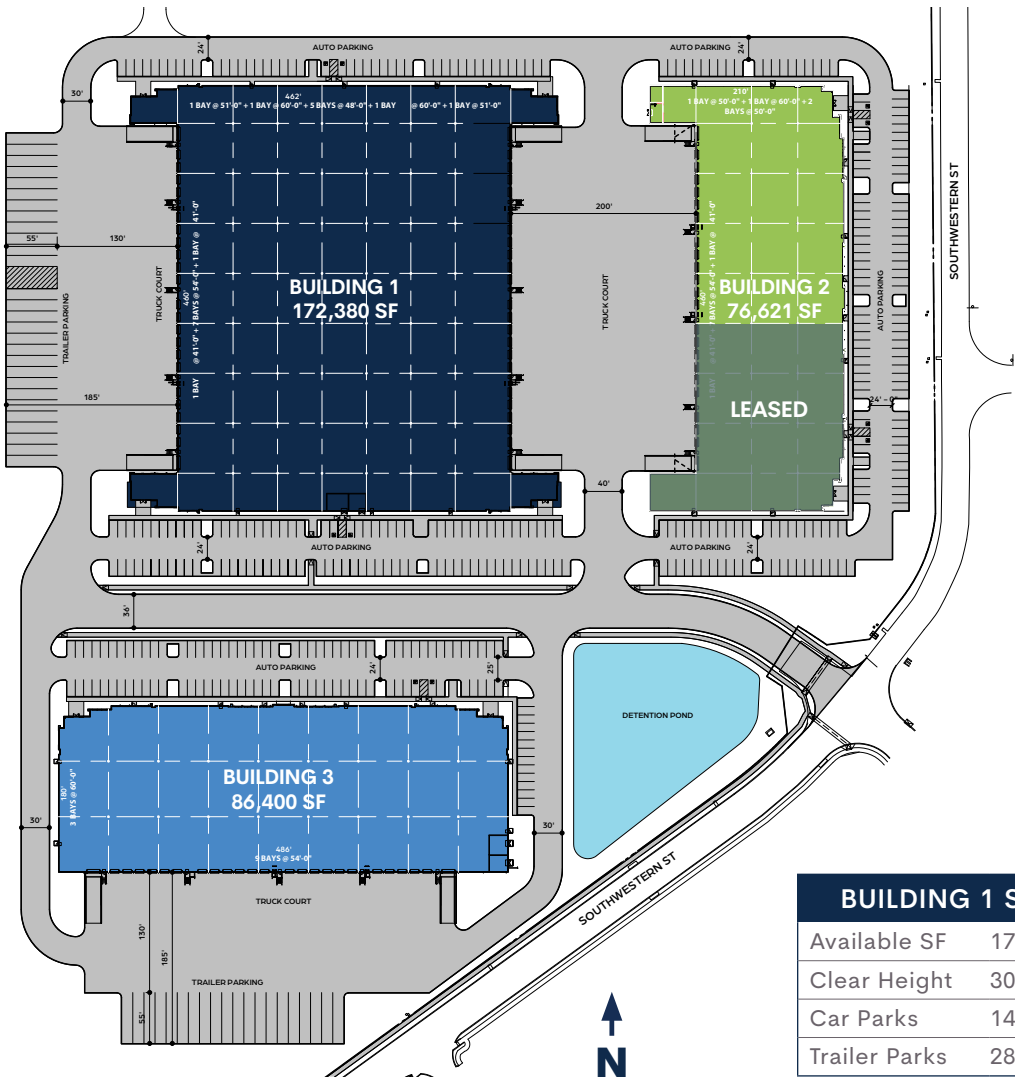
[PROPERTY VIDEO](#) 



## 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	42,523 SF
Clear Height	28'
Car Parks	147

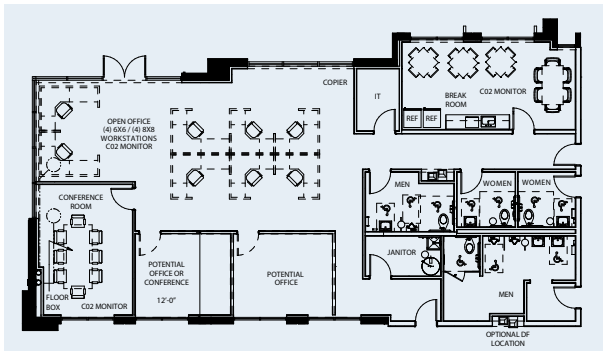
BUILDING 3 SPECS	
Available SF	86,400 SF
Clear Height	28'
Car Parks	107
Trailer Parks	20

# SITE PLAN

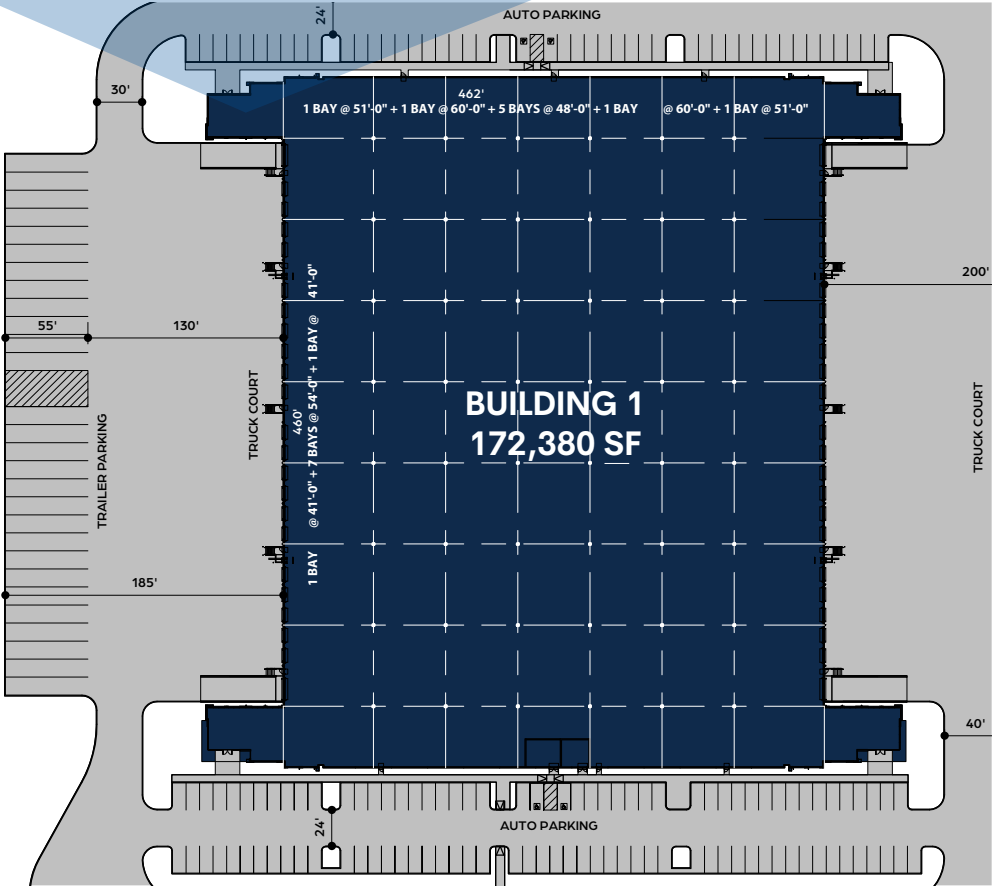
## BUILDING 1 - 1855 Mustang Court



### SPEC OFFICE



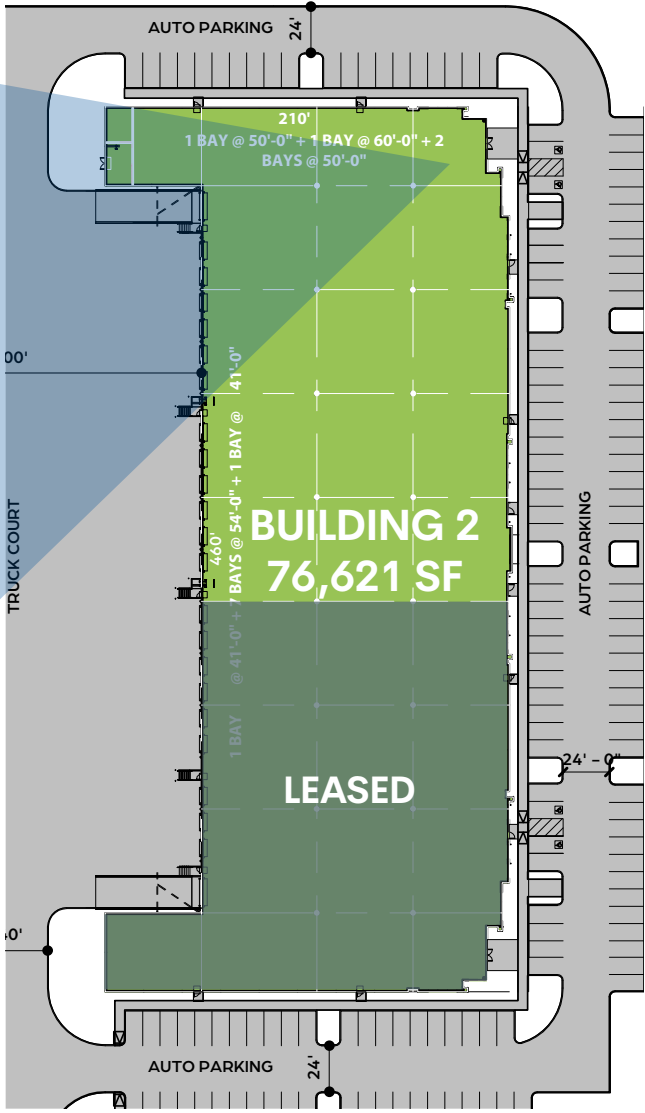
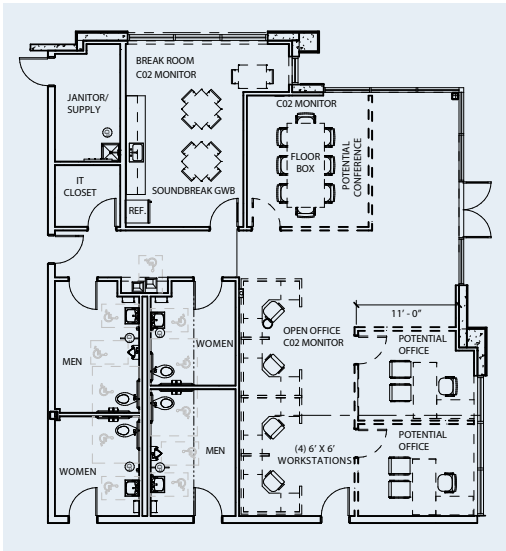
	<b>TOTAL SIZE</b>	172,380 SF
	<b>OFFICE AREA</b>	2,788 SF
	<b>BUILDING DEPTH</b>	360'
	<b>TYPICAL BAY SIZE</b>	54'W X 48'D
	<b>STAGING BAY</b>	54'W X 60'D
	<b>CLEAR HEIGHT</b>	30'
	<b>LOADING</b>	Cross Dock
	<b>DOCK DOORS</b>	42
	<b>OVERSIZED RAMPED DOORS</b>	4 - 14'x16'
	<b>SPRINKLER SYSTEM</b>	ESFR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



**SITE PLAN**  
**BUILDING 2 - 1825 Mustang Court**

	<b>TOTAL SIZE</b>	76,621 SF
	<b>SPACE AVAILABLE</b>	42,523 SF
	<b>DIVISIBLE TO</b>	17,280 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>	12
	<b>OVERSIZED RAMPED DOORS</b>	1 - 14'x16'
	<b>SPRINKLER SYSTEM</b>	ESFR
	<b>TRUCK COURT DEPTH</b>	200' Shared
	<b>PARKING</b>	147

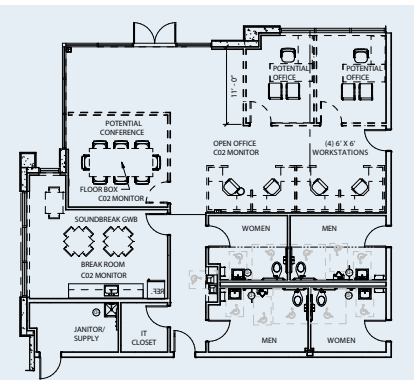
**SPEC OFFICE**



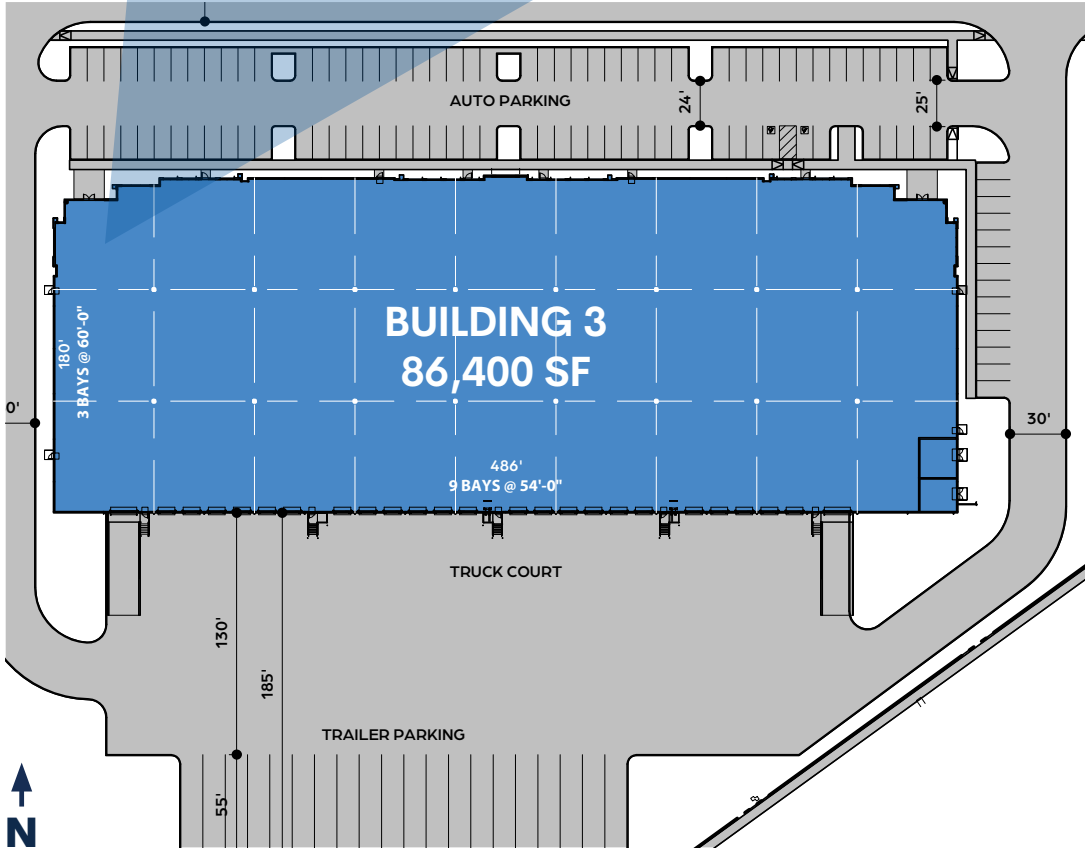
# SITE PLAN

## BUILDING 3 - 1850 Mustang Court

### SPEC OFFICE



	<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



# 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



