



336,716 SF CLASS A INDUSTRIAL DEVELOPEMENT

BUILDING 1

4300 Horizon Way
Irving, Texas 75063

BUILDING 2

4000 Horizon Way
Irving, Texas 75063

BUILDING 3

4203 W Royal Lane
Irving, Texas 75063

DEVELOPED BY

FOUNDRY
COMMERCIAL

LEASED BY

 **HOLT LUNSFORD**
COMMERCIAL



NEW CONSTRUCTION

› PROPERTY OVERVIEW

› MASTER SITE PLAN

› GET DIRECTIONS

Developed By

FOUNDRY
COMMERCIAL

Leased By

HOLT LUNSFORD
COMMERCIAL

CONTACT

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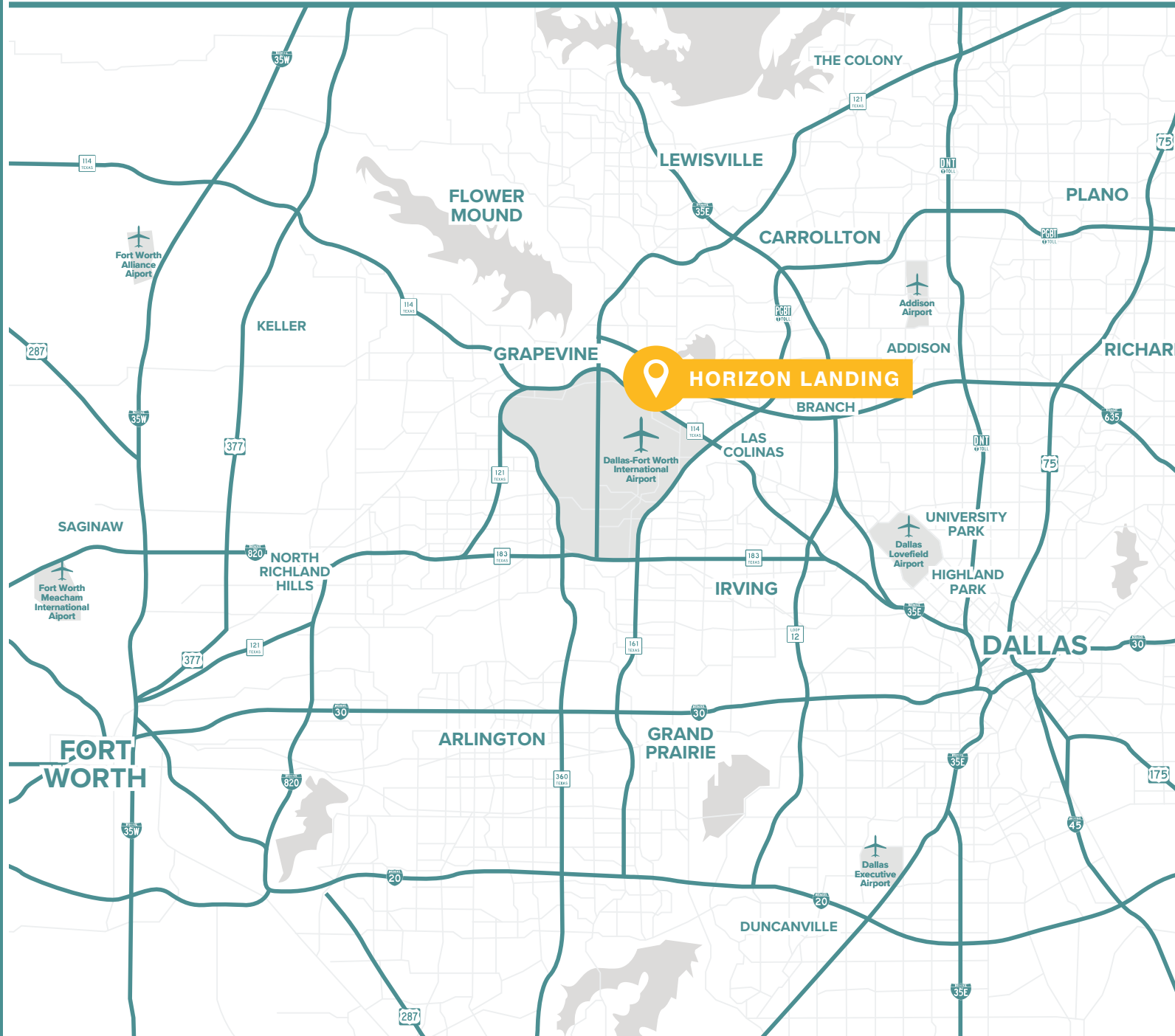
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Keaton Brice

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SITE LOCATION



PROPERTY OVERVIEW



HORIZON HIGHLIGHTS

- Master planned 24.2 acre project
- Three Class A industrial buildings: **336,716 SF**
- Leasing options ranging from **50,000-150,000 SF**
- Directly adjacent to **DFW International Airport**
- Strong corporate neighbors
- 79 trailer parks / 2.4 acres outdoor storage
- Ability to fence and secure
- Offers rear load configurations
- Immediate access to **LBJ Freeway** and **Highway 114**
- Frontage on Royal Lane
- Proximity to dense labor pool
- **Move-in ready** (spec office, LED lighting, & dock packages)

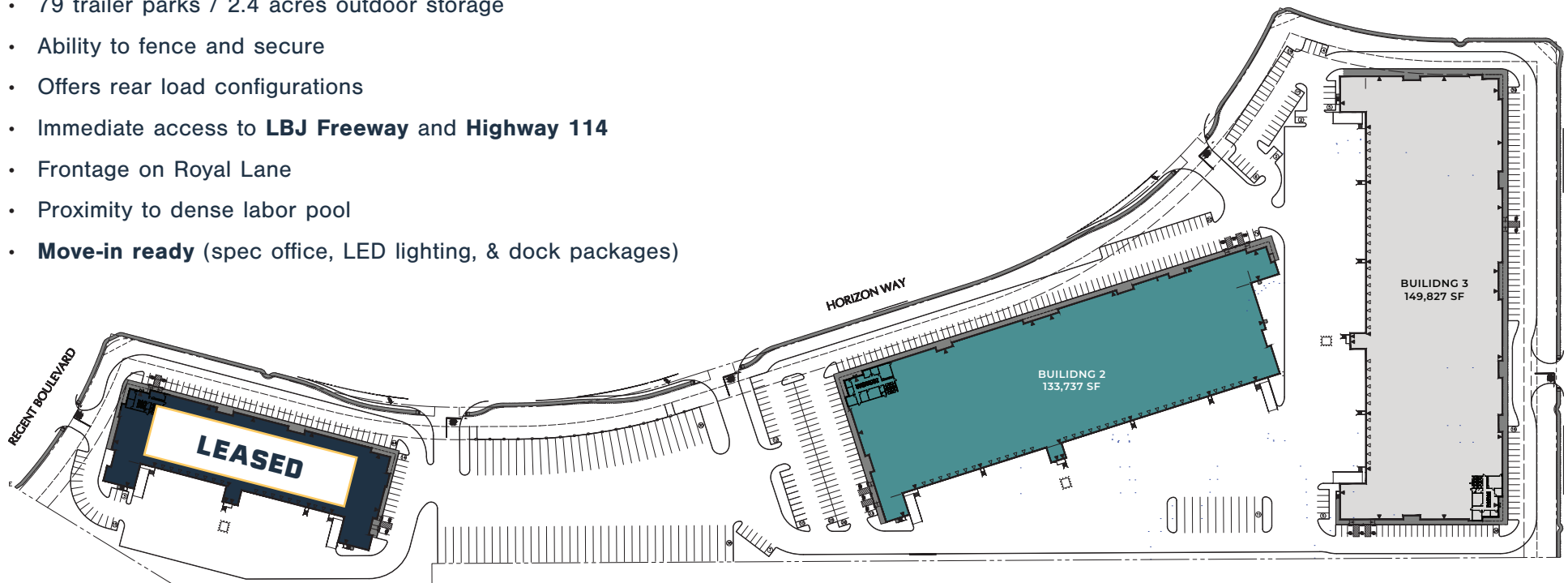
PROPERTY NAVIGATION

Master site plan

› **PROPERTY OVERVIEW**

› **MASTER SITE PLAN**

› **GET DIRECTIONS**

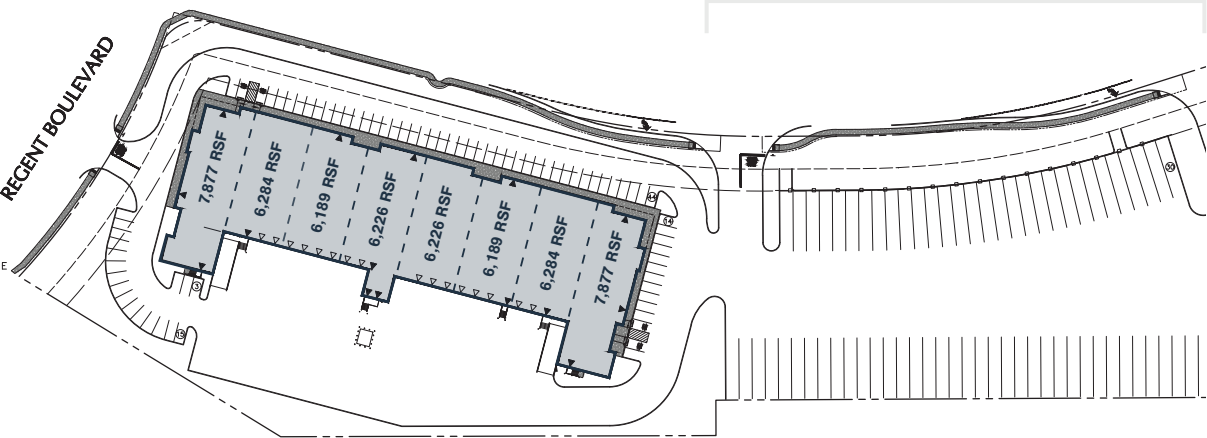


BUILDING 1



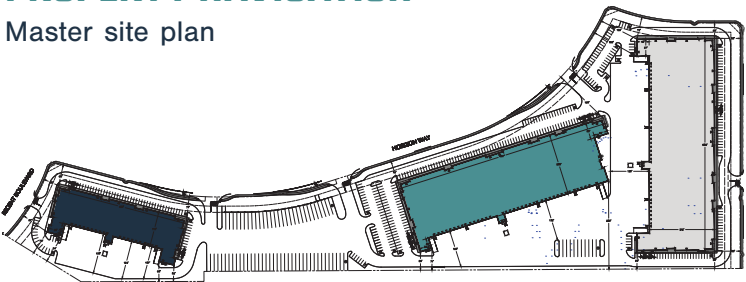
SITE PLAN | 53,152 SF

TRAILER PARKS /
OUTSIDE STORAGE



PROPERTY NAVIGATION

Master site plan



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DETAILS

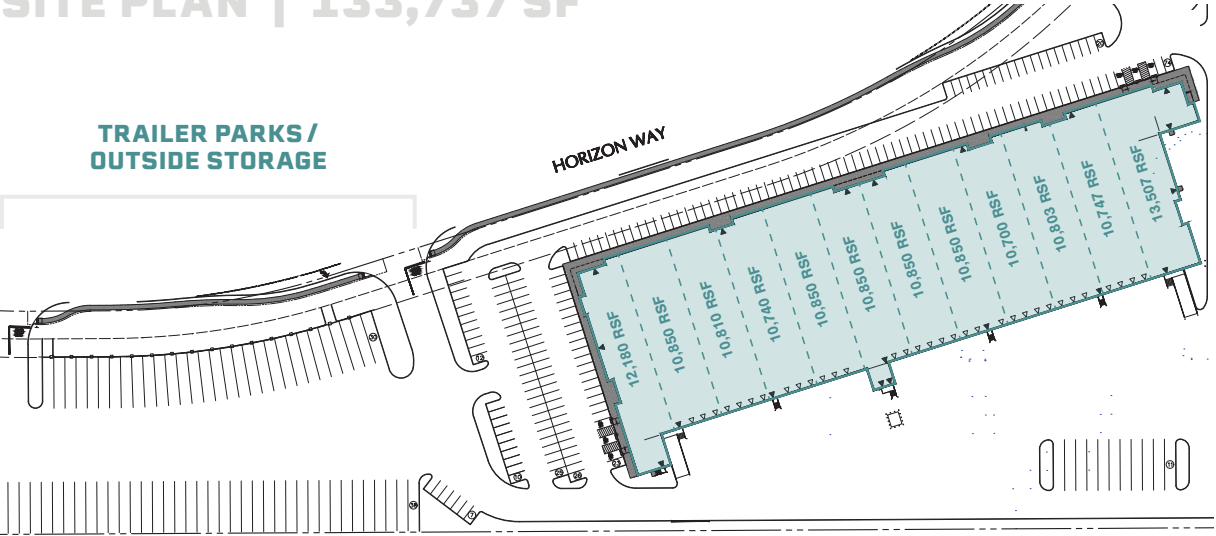
TOTAL SIZE	53,152 SF
DIVISIBLE TO	25,000 SF
OFFICE AREA	1,820 SF
BUILDING DEPTH	115'
CLEAR HEIGHT	28'
LOADING	Rear load
DOCK DOORS	16
OVERSIZED RAMPED DOORS	2 - 12' X 14'
COLUMN SPACING	60' X 54'
PARKING	73
TRAILER PARKS	Up to 68
SPRINKLER SYSTEM	ESFR
TRUCK COURT DEPTH	130'

LEASED

BUILDING 2



SITE PLAN | 133,737 SF

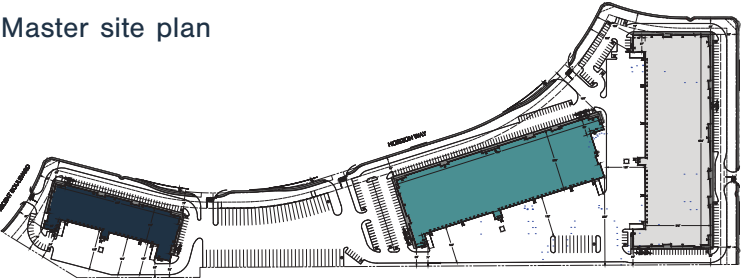


DETAILS

TOTAL SIZE	133,737 SF
DIVISIBLE TO	50,000 SF
OFFICE AREA	3,416 SF
BUILDING DEPTH	200'
CLEAR HEIGHT	32'
LOADING	Rear load
DOCK DOORS	33
OVERSIZED RAMPED DOORS	2 - 12' X 14'
COLUMN SPACING	54' X 46' 8" with 60' speed bay
PARKING	197
TRAILER PARKS	Up to 79
SPRINKLER SYSTEM	ESFR
TRUCK COURT DEPTH	132'

PROPERTY NAVIGATION

Master site plan



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BUILDING 3

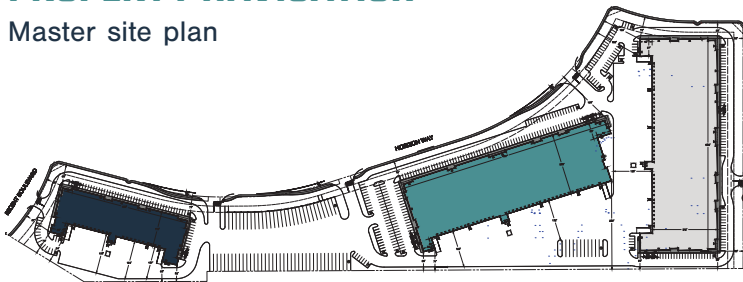


DETAILS

TOTAL SIZE	149,827 SF	DOCK DOORS	34
DIVISIBLE TO	50,000 SF	OVERSIZED RAMPED DOORS	2 - 12' X 14'
OFFICE AREA	2,859 SF	COLUMN SPACING	52' X 50' 8" with 60' speed bay
BUILDING DEPTH	212'	PARKING	135
CLEAR HEIGHT	32'	SPRINKLER SYSTEM	ESFR
LOADING	Rear load	TRUCK COURT DEPTH	125'

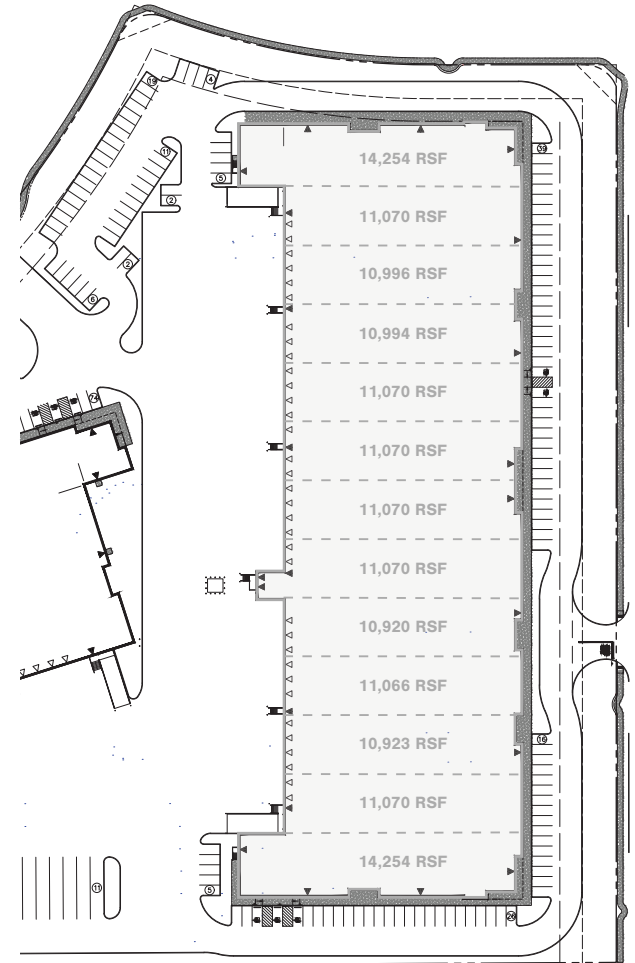
PROPERTY NAVIGATION

Master site plan

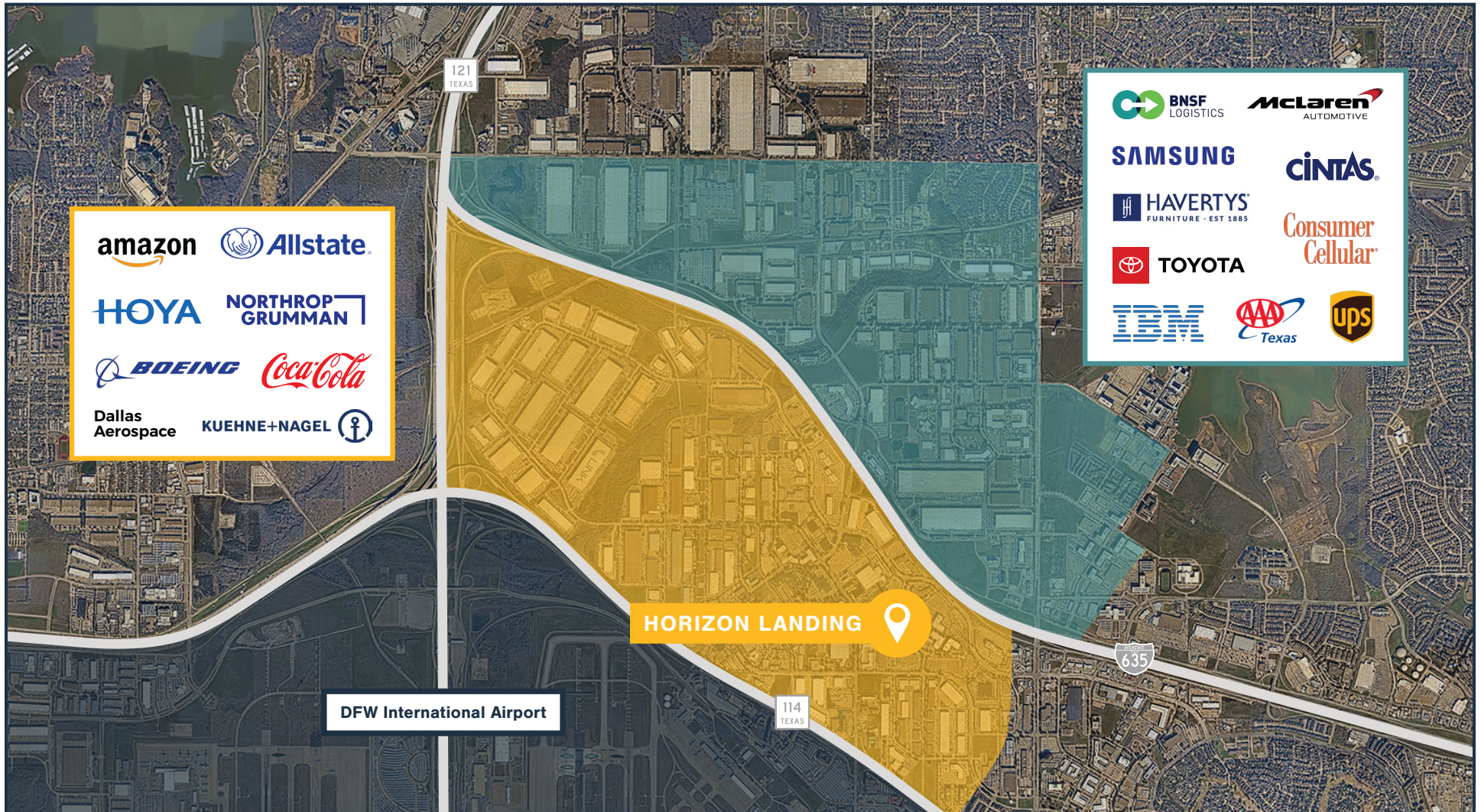


- › PROPERTY OVERVIEW
- › MASTER SITE PLAN
- › GET DIRECTIONS

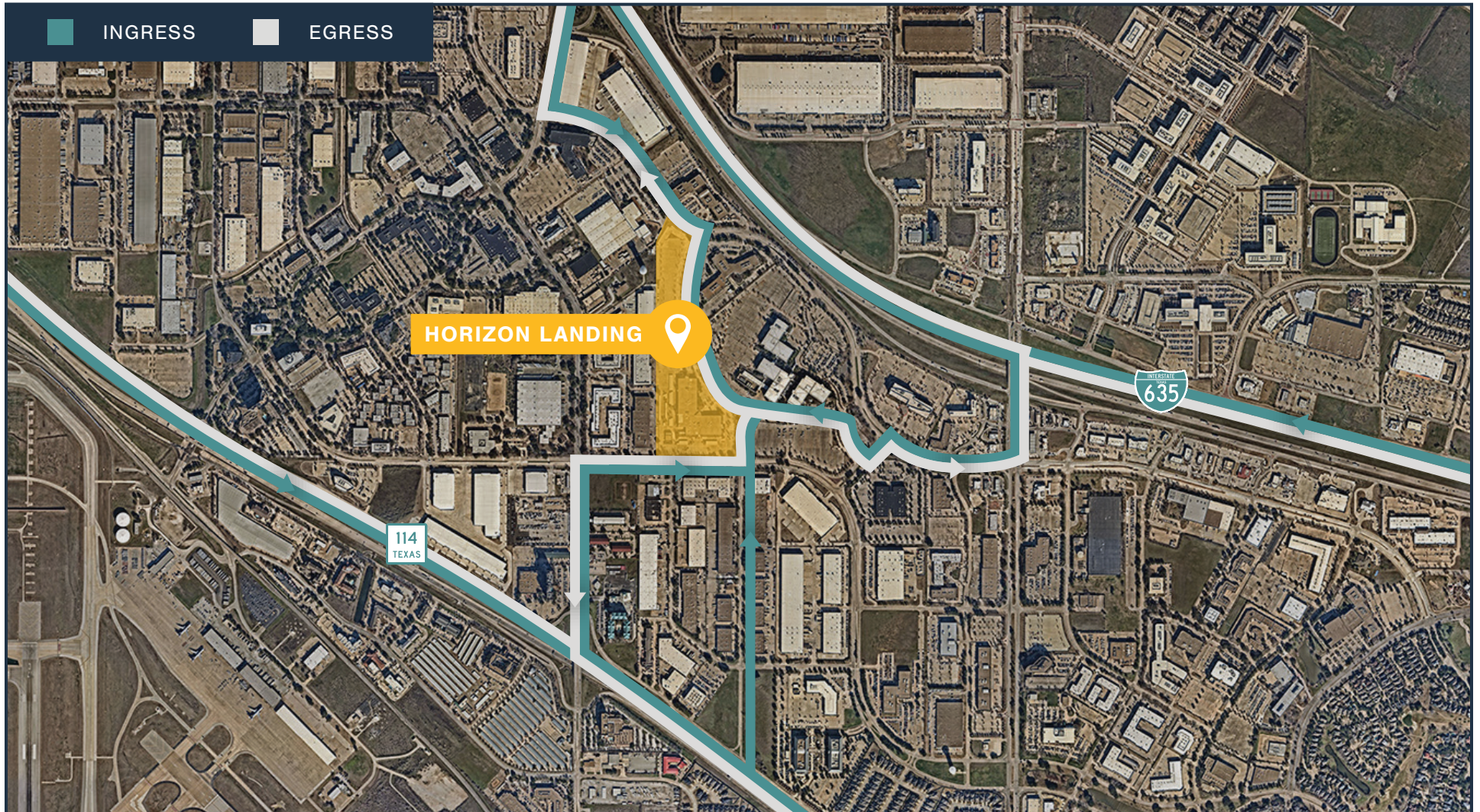
SITE PLAN | 149,827 SF



CORPORATE NEIGHBORS



INGRESS/EGRESS MAP



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Information About Brokerage Services

2-10-2025



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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. **An owner's agent fees are not set by law and are fully negotiable.**

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.

A buyer/tenant's agent fees are not set by law and are fully negotiable.

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 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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Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

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Designated Broker of Firm

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Sales Agent/Associate's Name

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