

**For Lease**

# Premier Flex Ponder

1630 Seaborn Rd, Ponder, TX 76259

## Features

- 1,250 - 3,000 SF Spaces Available
- Strategically Positioned in the Growth Path of Denton, Northlake and Justin as North Fort Worth Continues to Expand
- Buildings 1-7 Clear Height of 18' & Building 8 Clear Height of 20'
- Situated in High Growth Area with Upscale Residential Nearby
- High Quality Construction Recently Completed in 2020 & 2023

## Building Information

Premier Flex Ponder is an attractive ten-building flex/industrial property located at 1630 Seaborn Road in Ponder, Texas. The subject property collectively measures 57,960 square feet total, was recently constructed in 2020-2021 and sits on a 10.00-acre lot. Two additional 5,000 SF buildings delivered October 2023 featuring 1,250 SF units with restrooms and full HVAC. The subject property is strategically located on a heavily traversed corridor offering excellent visibility and easy access to surrounding highways and is strategically positioned on the Northwest side of the Dallas / Fort Worth Metroplex.

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International North Texas, LLC

## Contact us:

**Nick Miller, CCIM**

Senior Associate

+1 214 717 9484

[nick.miller@colliers.com](mailto:nick.miller@colliers.com)

**3 Months Free Rent  
for Qualified Tenants  
(OpEx only)**

**Colliers**

707 W. Vickery Blvd, Suite 104

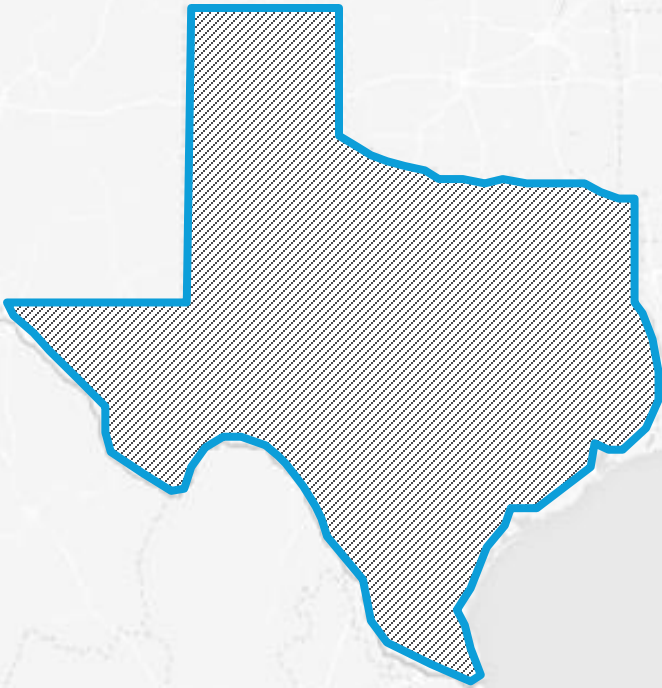
Fort Worth, TX 76104

[colliers.com/dallasfortworth](https://colliers.com/dallasfortworth)

# Representation

## DFW MARKET LEADERS WITH GLOBAL REACH

Based in the Dallas/Fort Worth Metroplex, our team represents a vast and growing network. Our extensive experience in office and industrial product types, along with our network of over 100,000 Investors, offers our clients the opportunity to maximize their investment. That experience, alongside Colliers' invaluable resources that stretch across every major market nationally and globally, creates a platform designed to reach our client's goals.



**Nick Miller, CCIM**

Senior Associate

+1 214 717 9484

[nick.miller@colliers.com](mailto:nick.miller@colliers.com)





# Area Highlights

Nestled in Denton County, Ponder offers an idyllic setting for warehouse space, combining a relaxed atmosphere with a thriving business community. Ponder's vibrant business community provides an excellent networking environment, with opportunities to collaborate and connect with like-minded professionals.

Ponder's proximity to larger cities such as Denton and Fort Worth provides residents with the best of both worlds. Enjoy the tranquility of small-town living while having easy access to a wide range of shopping centers, dining options, and cultural attractions. Ponder may be small, but it boasts big opportunities. The town's favorable business climate, low taxes, and supportive local government make it an attractive destination for businesses of all sizes. Ponder's growth potential is evident in its expanding infrastructure, with new commercial developments and office spaces emerging to meet the needs of the thriving business community.



Asking Rate	Contact Agent
RBA	57,960 SF
Available SF	1,250 - 3,000 SF
Built	2020/2021/2023
Lot Size	10.0 Acres
Submarket	Denton



## Available Spaces

<b>Suite 310</b>	3,000 SF
<b>Suite 930 (1/1/2026)</b>	1,250 SF
<b>Suite 1010</b>	1,240 SF

## Features



**High Growth Area with Upscale Residential Nearby**



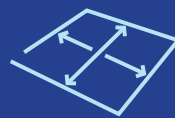
**High Quality Construction Recently Completed**



**Home to The University of North Texas and Easily Accessible by I-35**



**Positioned in Growth Path of Denton, Northlake and Justin**



**Large 10-acre lot with Plenty of Access for Trucks**



**Convenient Transportation to Surrounding High Growth Area**



**Nick Miller, CCIM**  
Senior Associate  
+1 214 717 9484  
[nick.miller@colliers.com](mailto:nick.miller@colliers.com)

707 W Vickery Blvd,  
Suite 104  
Fort Worth, TX 76104  
[colliers.com](http://colliers.com)

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International North Texas, LLC



Premier Flex Ponder

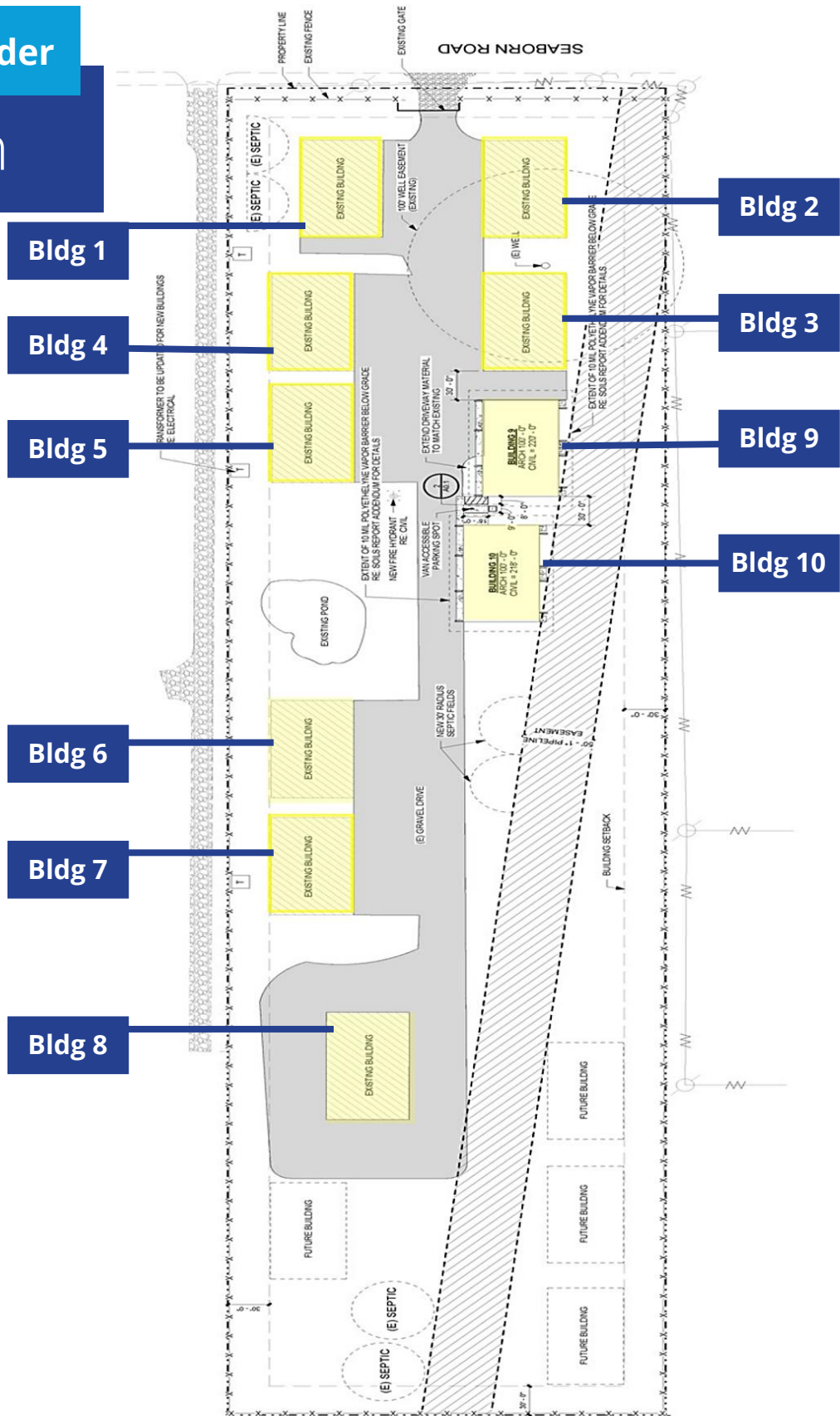
# Property Photos



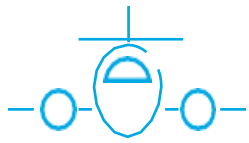
**Nick Miller, CCIM**  
Senior Associate  
+1 214 717 9484  
[nick.miller@colliers.com](mailto:nick.miller@colliers.com)

707 W Vickery Blvd,  
Suite 104  
Fort Worth, TX 76104  
[colliers.com](http://colliers.com)

# Site Plan



# DFW Market Overview



Easy Travel to  
all parts of the  
U.S.



Competitive  
housing prices



No state  
income tax



Top-tier  
research  
universities



Diversity of  
cultural  
experiences



Cost of doing  
business lower  
than national  
average

## Employment Highlights

127,600

Annual New  
Jobs  
(#1 in the nation)

3.2%

Annual Growth  
Rate  
(#3 in the nation)

3.4%

DFW  
Unemployment  
Rate

4.0%

U.S.  
Unemployment  
Rate

## Population Highlights

7.7M

Current DFW  
Residents

1st

Largest Metro  
(in southern U.S.)

4th

Largest Metro  
(in the Nation)

132,000

Annual Population  
Growth in DFW  
(#1 in the nation)

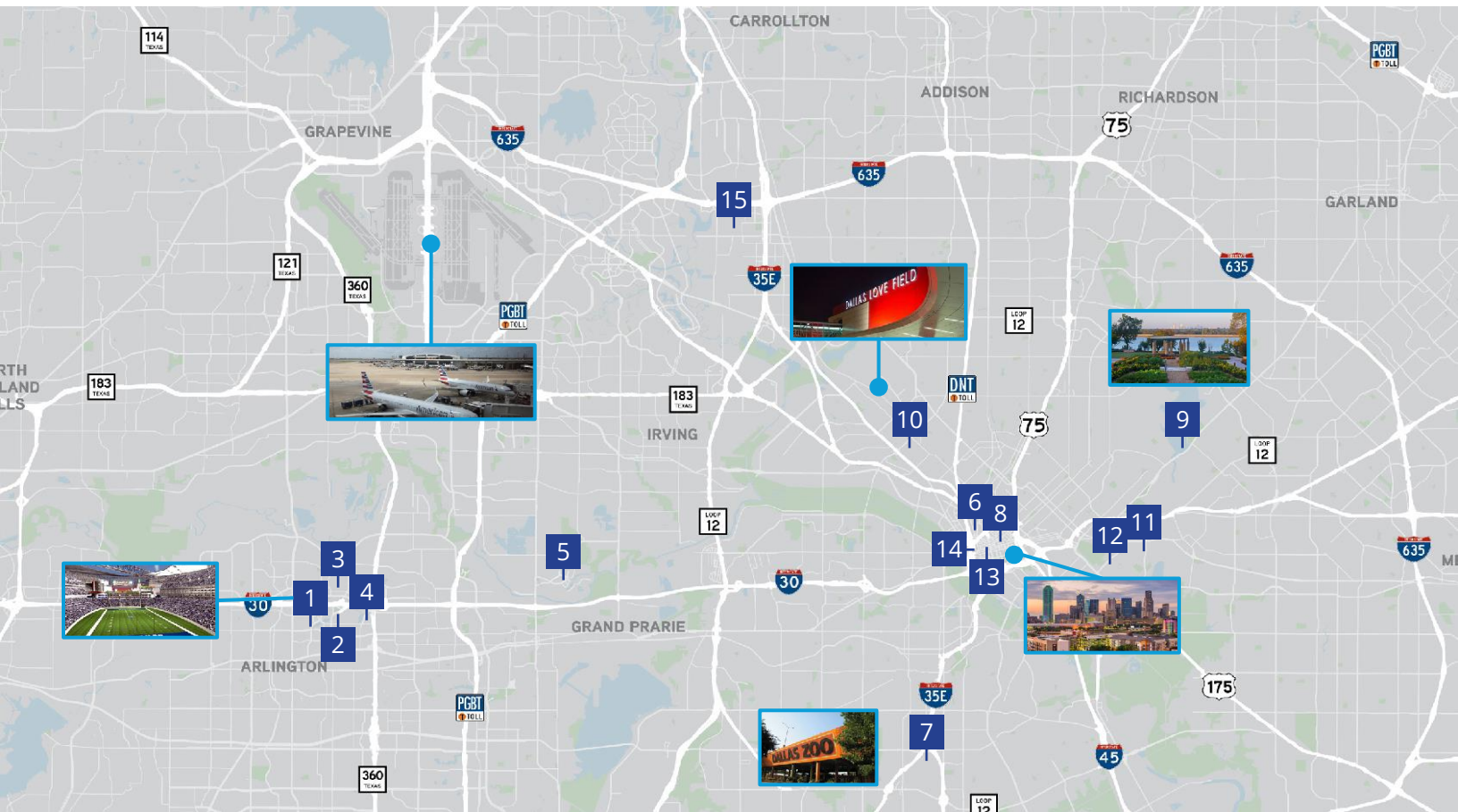


**Nick Miller, CCIM**  
Senior Associate  
+1 214 717 9484  
[nick.miller@colliers.com](mailto:nick.miller@colliers.com)

707 W Vickery Blvd,  
Suite 104  
Fort Worth, TX 76104  
[colliers.com](http://colliers.com)



# DFW Area Points of Interest



- |                                     |  |                              |
|-------------------------------------|--|------------------------------|
| 1. AT&T Stadium/Dallas Cowboys      | 7. Dallas Zoo                          | 13. Sixth Floor Museum       |
| 2. Globe Life Stadium/Texas Rangers | 8. The Dallas World Aquarium           | 14. Dallas Museum of Art     |
| 3. Six Flags Over Texas             | 9. Dallas Arboretum & Botanical Garden | 15. Zero Gravity Thrill Park |
| 4. Six Flags Hurricane Harbor       | 10. UT Southwestern Medical Center     |                              |
| 5. Lone Star Park                   | 11. State Fair of Texas                |                              |
| 6. American Airlines Center         | 12. Cotton Bowl Stadium                |                              |



**Nick Miller, CCIM**  
Senior Associate  
+1 214 717 9484  
nick.miller@colliers.com

707 W Vickery Blvd,  
Suite 104  
Fort Worth, TX 76104  
colliers.com





For Flex/Industrial Leasing and  
Investments, give us a call:

**Nick Miller, CCIM**

Senior Associate

+1 214 717 9484

[nick.miller@colliers.com](mailto:nick.miller@colliers.com)



707 W Vickery Blvd, Suite 104  
Fort Worth, TX 76104  
[colliers.com/dallasfortworth](http://colliers.com/dallasfortworth)



# Information About Brokerage Services

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

11-2-2015



## 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.

**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.

**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 place 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.

Colliers International North Texas, LLC	522575	<a href="mailto:Dallas.Marketing@colliers.com">Dallas.Marketing@colliers.com</a>	214-692-1100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Taylor	474735	<a href="mailto:daniel.d.taylor@colliers.com">daniel.d.taylor@colliers.com</a>	214-217-1254
Designated Broker of Firm	License No.		Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Nick Miller	700332	<a href="mailto:Nick.miller@colliers.com">Nick.miller@colliers.com</a>	214-717-9484
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date