



PROPERTY SUMMARY

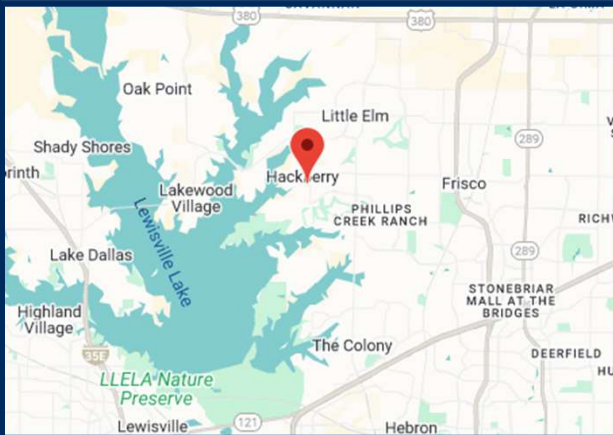
Space Available:	1,500 – 8,000 SF
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Area:	47,900 SF
Year Built:	2016
Rental Rate:	Upon Request
Lease Term:	Negotiable

PROPERTY OVERVIEW

Set up shop in a thriving and affluent area by leasing one of the high-quality, exceptionally functional spaces at Hackberry Business Park, presented by Americo Real Estate. Established in 2016, this industrial facility features five buildings with stylish brick exteriors, newly refreshed finishes, and local, responsive ownership. Choose from move-in-ready spaces or those allowing for extensive customization.

PROPERTY HIGHLIGHTS

- MODERN INDUSTRIAL WAREHOUSE**
 Featuring air-conditioned units with oversized overhead doors, office space, private restrooms, mezzanines, and an 18-foot clear height
- AFFLUENT CLIENT BASE**
 Client-based businesses can serve a robust base, with an average household income of \$154,214, contributing to \$2.9B in annual consumer spending within a 5-mile radius
- STRATEGIC LOCATION**
 Multi-city connectivity, within a 30-minute drive of Denton, Plano, McKinney, Lewisville, The Colony, Prosper, Celina, and Carrollton
- PROXIMITY TO AMINITIES**
 Target, Aldi, Gold's Gym, H-E-B, Walmart Supercenter, Flix Brewhouse, and 50+ restaurants are within a 10-minute drive
- GROWTH FORECASTED AREA**
 Located in a rapidly growing area; the number of residents within a 3-mile radius is projected to rise by 12% from 2023 to 2028



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