

Lavon Flex Industrial Park

**1,500 - 12,000 SF SHOWROOM / FLEX DEVELOPMENT
AVAILABLE FOR LEASE**

SEQ of FM 2755 & CR 541, Lavon, TX



Jakob Nunez

Partner
+1 972 348 0702
jakob@flexparksusa.com

Michael Tran

Managing Principal
+1 817 501 0024
Michael@flexparksusa.com

FLEX PARKS
USA

Lavon Flex Industrial Park

SEQ OF FM 2755 & CR 541, LAVON, TX

Located at the edge of the 1,600-acre Eleven master-planned community, Lavon Flex Industrial Park positions flex-industrial and showroom users in one of the fastest-growing markets in North Texas. With 5,000-plus homes planned and residential, retail, and lifestyle development building out around it, tenants benefit from rooftop-driven demand.

Project Type:	Showroom Flex / Flex
Project Size	244,200 SF
Building Size	Bldg. 100: 8,400 SF Bldg. 200: 10,800 SF Bldg. 201: 10,800 SF Bldg. 300: 12,000 SF
Available Space	From 1,500 SF to 12,000 SF
Availability Date	Phase 1 - Q1 2027
Clear Height	18' - 30'
Drive-In Doors	12' x 14'
Parking	2.30/1,000 SF
Construction	Pre-engineered metal
Zoning	ETJ
Asking Rate	Contact Broker



Property Highlights



- New master-planned flex park - 244,200 SF across 28 buildings and 152 units
- Phase I: ±42,000 SF, 25 units, four buildings - delivery estimated Q1 2027
- Unit sizes 1,500 SF, 1,680 SF, and 1,800 SF - combinable up to 12,000 SF full-building
- One 12' x 14' grade-level roll-up door per unit
- Warm shell with lights and restroom - office and HVAC build-out negotiable
- Parking at 2.4 per 1,000 SF in Phase I
- Direct FM 2755 frontage with building and monument signage
- Minutes from SH 78 — connecting to US 380, SH 205, PGBT, and greater DFW
- Adjacent to the Elevon master-planned community

Site Plan



Site Plan | Phase 1

BUILDING 100

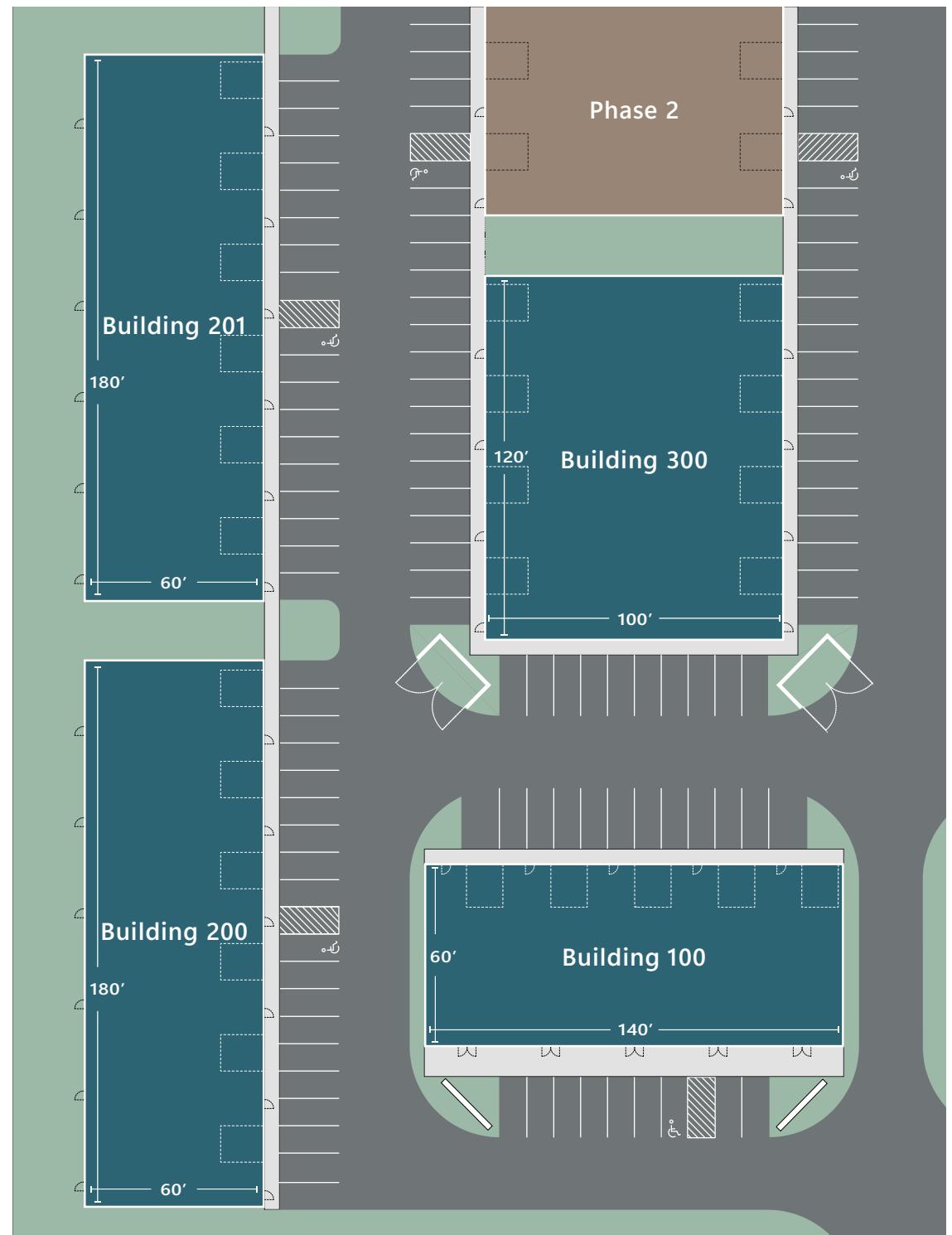
Building Type	Showroom / Retail
Total Building SF	8,400 SF
Dimensions	60' x 140'
Clear Height	16' eave / ±26' ridge
Parking	±2.4/1,000 SF

BUILDING 200 & 201

Building Type	Flex
Total Building SF	10,800 SF
Dimensions	60' x 180'
Clear Height	±20' eave / ±26-30' ridge
Parking	±1.8/1,000 SF

BUILDING 300

Building Type	Flex
Total Building SF	12,000 SF
Dimensions	100' X 120'
Clear Height	±20' eave / ±26-30' ridge
Parking	±2.4/1,000 SF



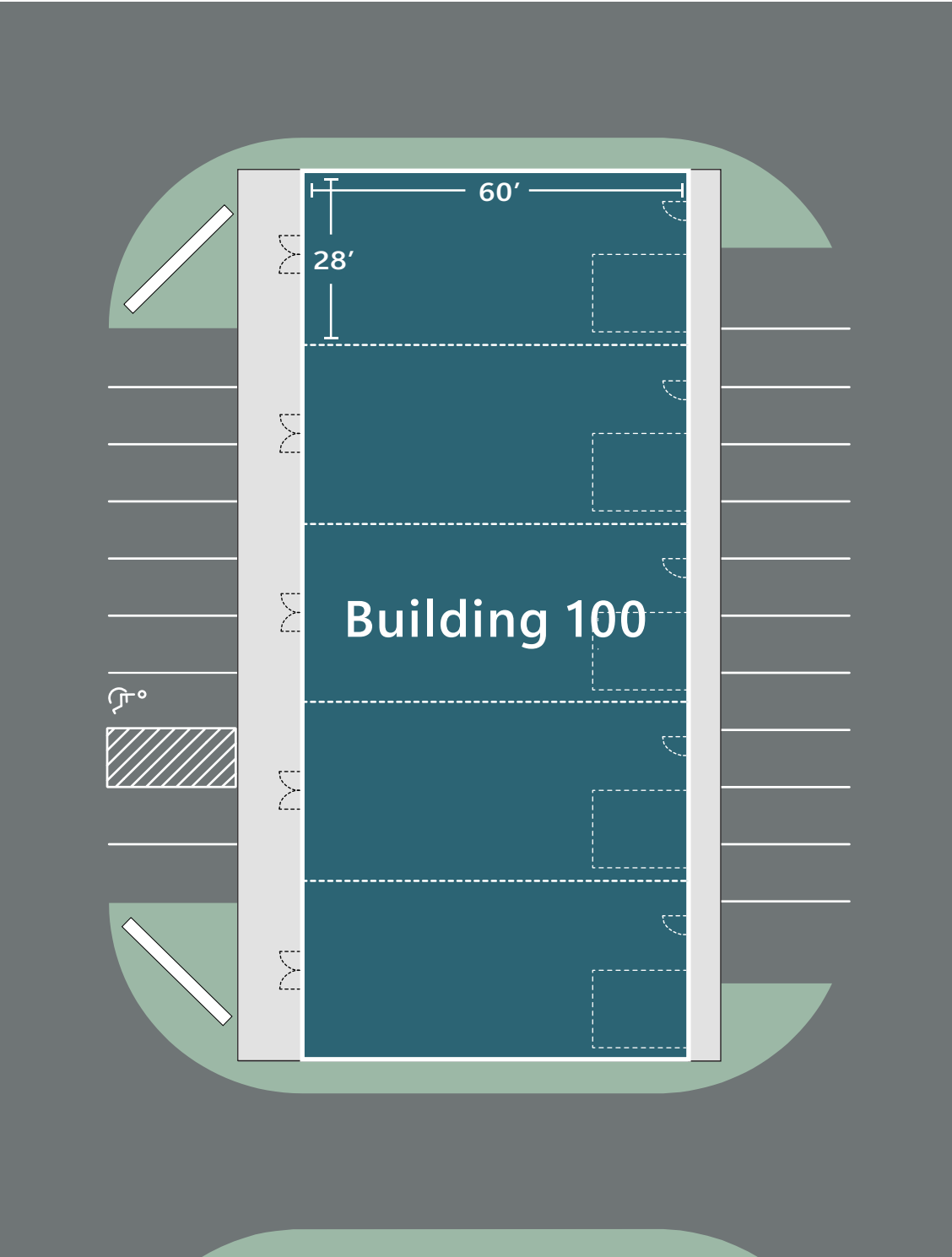
Site Plan | Bldg. 100

BUILDING SPECS

Building Type	Showroom / Retail
Building Size	8,400 SF
Available SF	1,680 – 8,400 SF
Office	Negotiable
Frontage	28'
Depth	60'
Clear Height	16' eave / ±26 ridge
Drive-In Doors	Rear Drive-In (12' x 14')
Signage	Monument & Building Signage
Car Parks	21 Spaces



SEQ of FM 2755 & CR 541, Lavon, TX



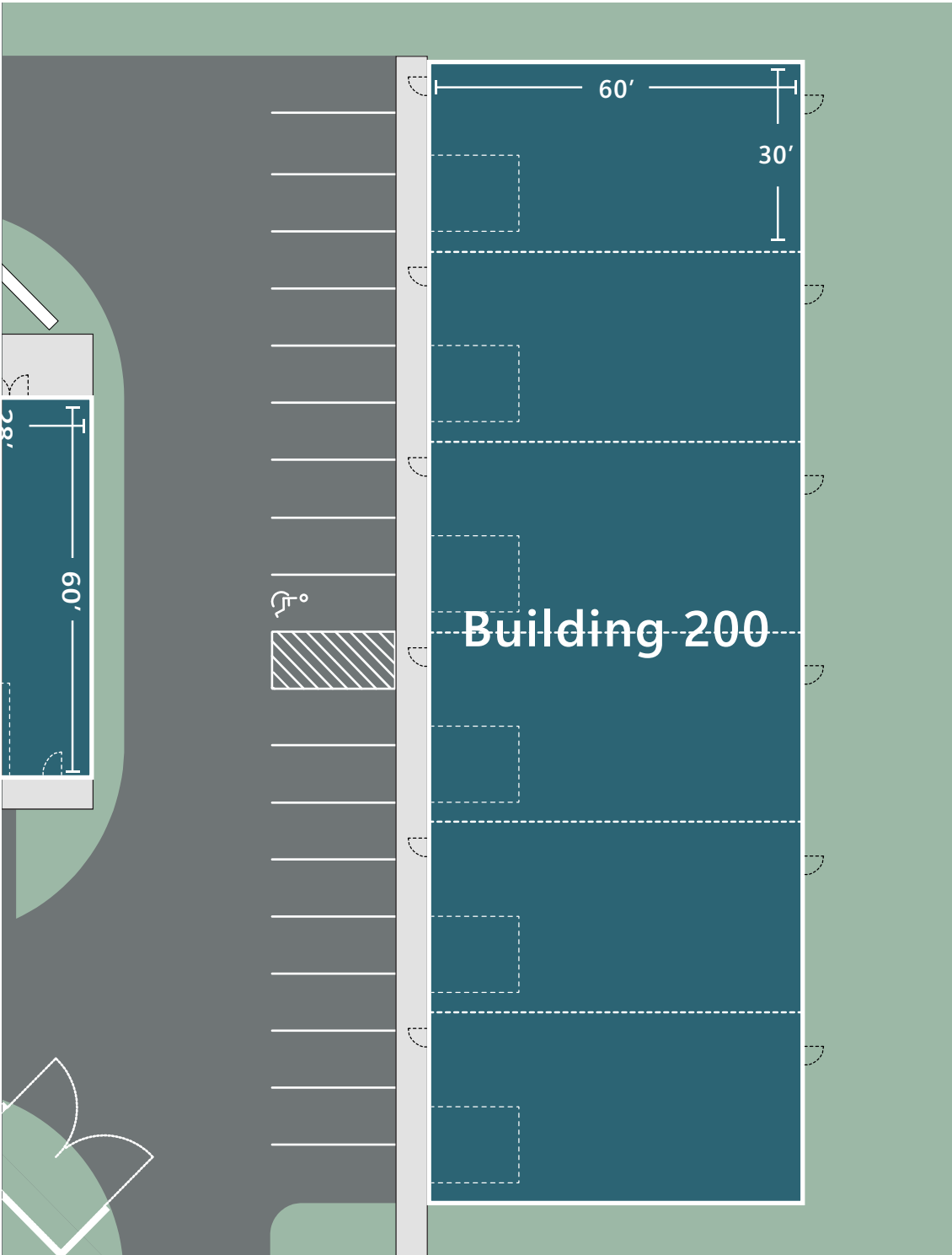
Site Plan | Bldg. 200

BUILDING SPECS

Building Type	Flex
Building Size	10,800 SF
Available SF	1,800 – 10,800 SF
Office	Negotiable
Depth	60'
Clear Height	±26-30' Ridge
Drive-In Doors	(1) per 1,800 SF (12' x 14')
Signage	Building Signage
Car Parks	19 Spaces



SEQ of FM 2755 & CR 541, Lavon, TX



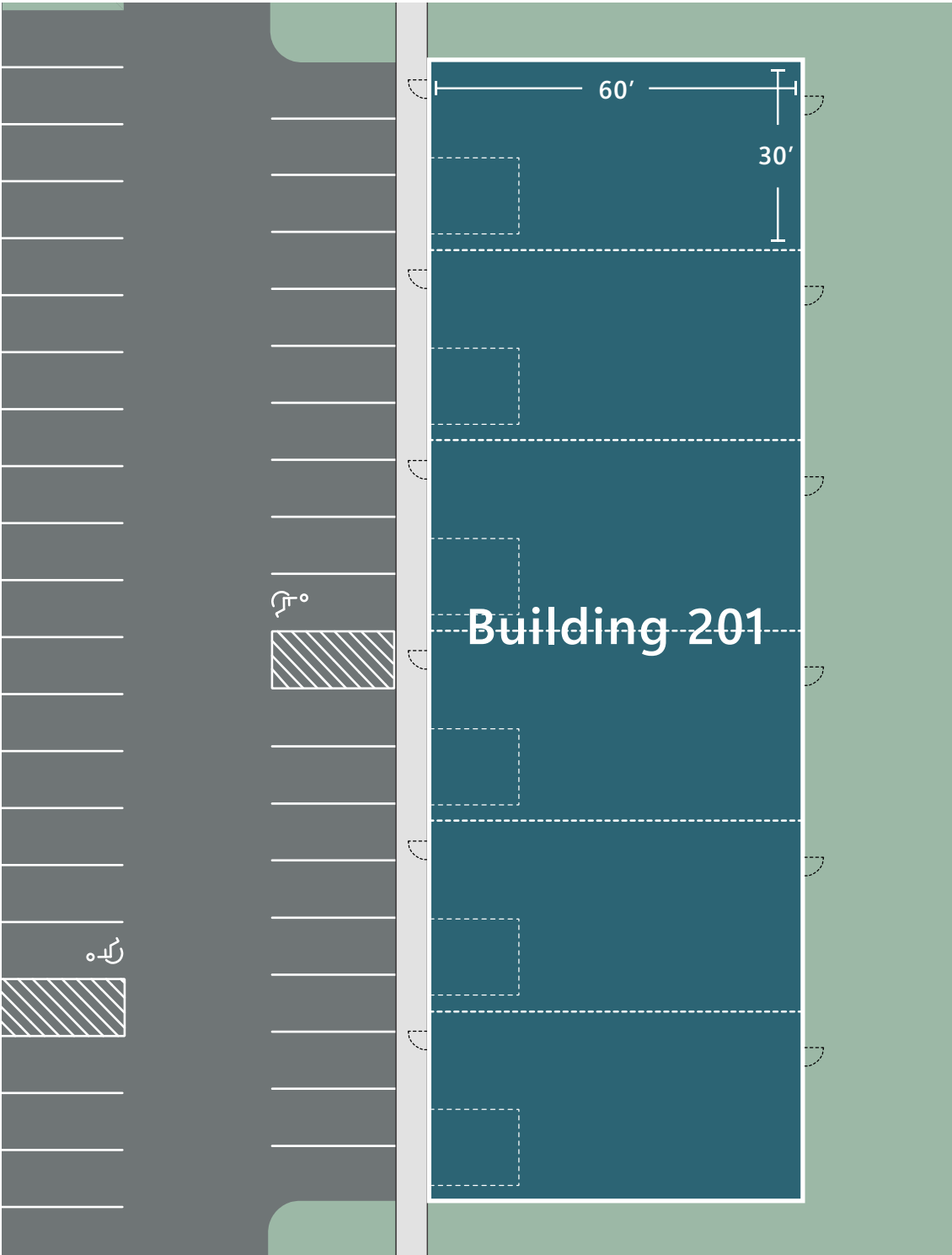
Site Plan | Bldg. 201

BUILDING SPECS

Building Type	Flex
Building Size	10,800 SF
Available SF	1,800 – 10,800 SF
Office	Negotiable
Depth	60'
Clear Height	±26-30' Ridge
Drive-In Doors	(1) per 1,800 SF (12' x 14')
Signage	Building Signage
Car Parks	19 Spaces



SEQ of FM 2755 & CR 541, Lavon, TX



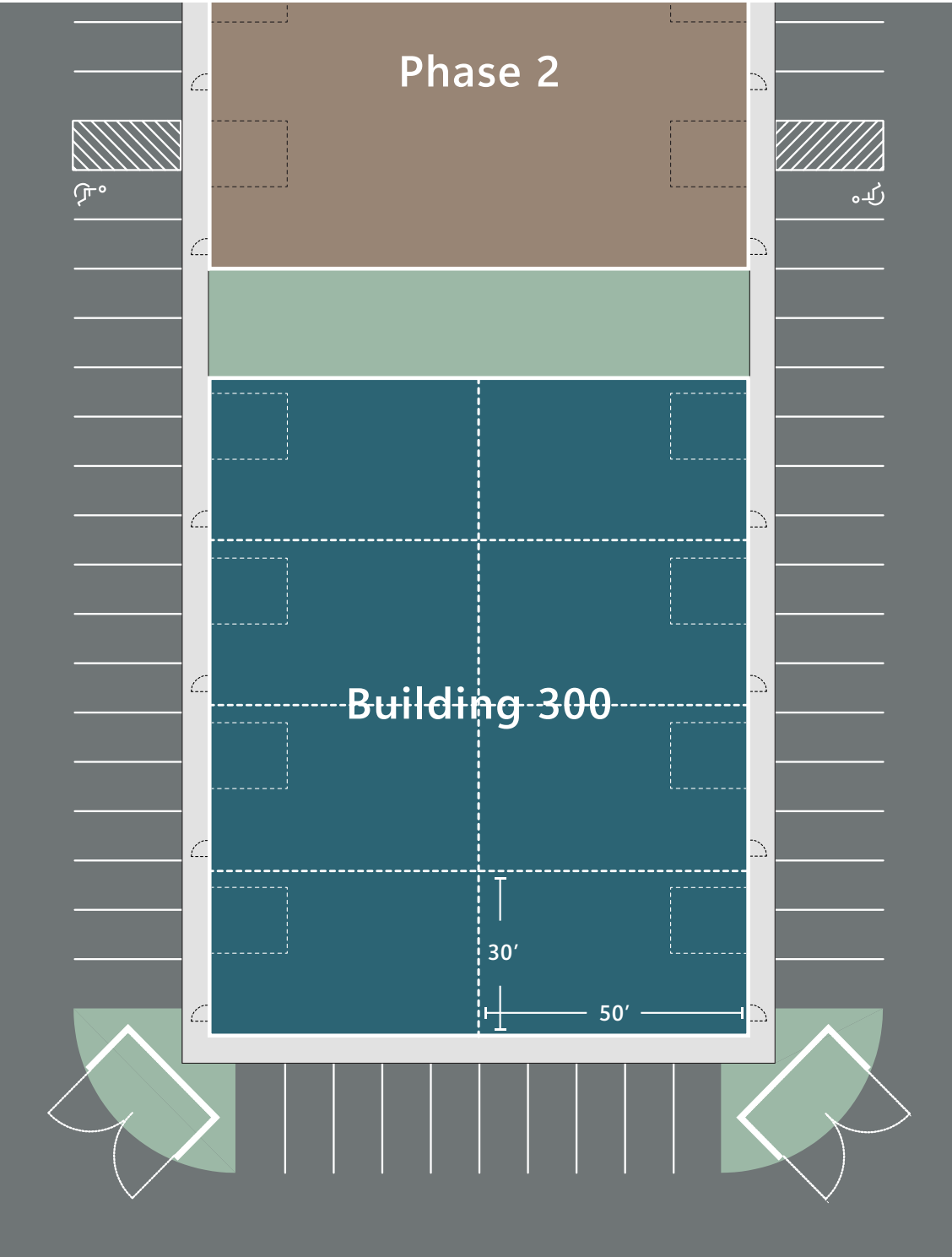
Site Plan | Bldg. 300

BUILDING SPECS

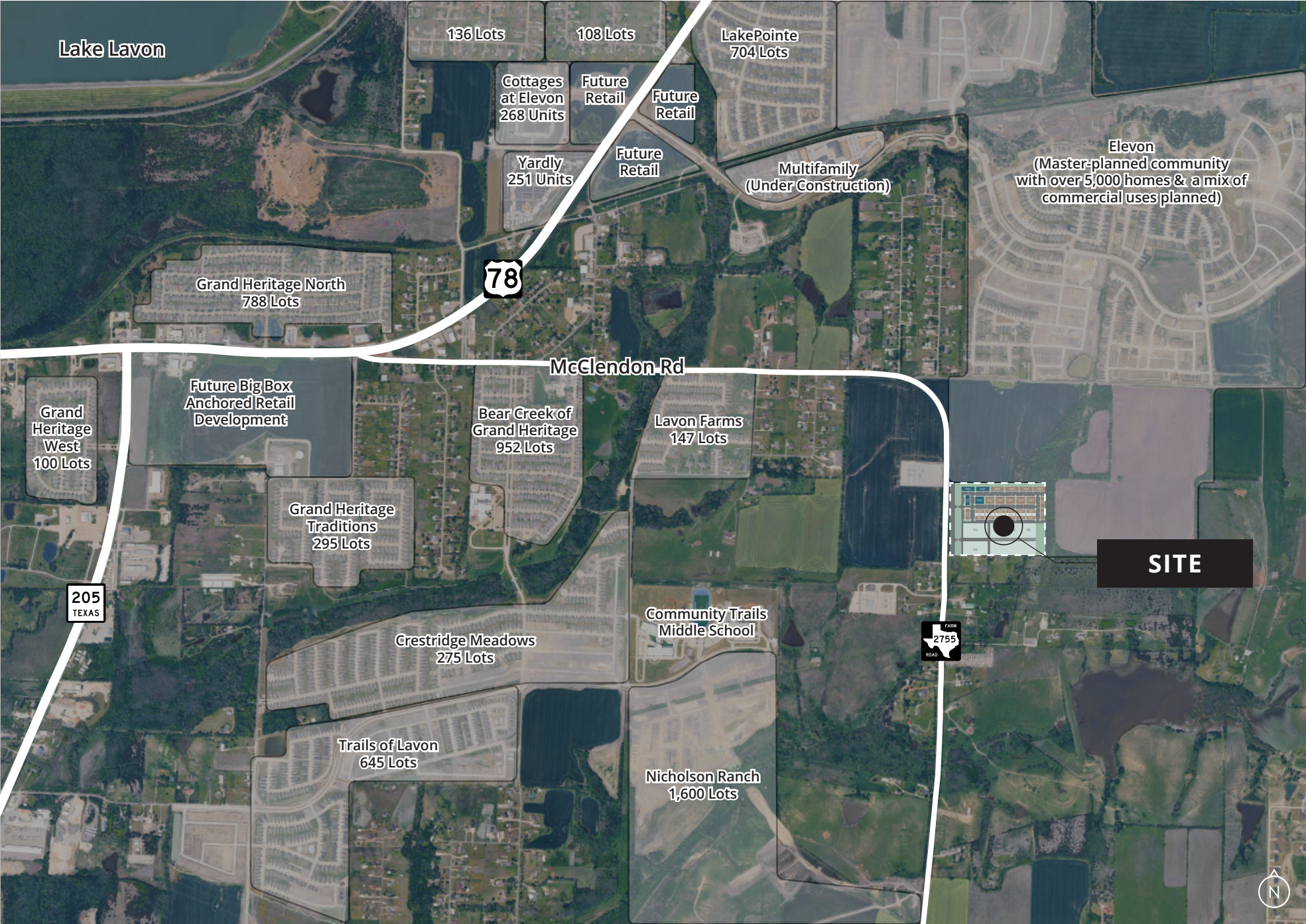
Building Type	Flex
Building Size	12,000 SF
Available SF	1,500 – 12,000 SF
Office	Negotiable
Depth	50'-100'
Clear Height	±26-30' Ridge
Drive-In Doors	(1) per 1,500 SF (12' x 14')
Signage	Building Signage
Car Parks	30 Spaces



SEQ of FM 2755 & CR 541, Lavon, TX



Area Map



Site Location



Site Renderings





For more information, contact:

Jakob Nunez

Partner
+1 972 348 0702
jakob@flexparksusa.com

Michael Tran

Managing Principal
+1 817 501 0024
michael@flexparksusa.com

Flex Parks USA

6115 Camp Bowie Blvd
Suite 288
Fort Worth, TX 76116

This document/email has been prepared by Flex Parks USA for advertising and general informational purposes only. Flex Parks USA makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding any information contained herein, including but not limited to accuracy, completeness, reliability, or suitability. All recipients are strongly encouraged to conduct their own independent investigations, inspections, and verifications as to the accuracy of all information provided. Flex Parks USA expressly disclaims all liability for any loss, damages, or claims arising out of or in connection with the use of, reliance on, or interpretation of this communication. Nothing herein shall be construed as legal, financial, tax, or investment advice, and no agency, partnership, or fiduciary relationship is created by the distribution of this material.