



For Lease

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Premier Flex Ponder

1630 Seaborn Rd, Ponder, TX 76259

Property Features

- 1,240 – 6,000 SF space available
- Yard storage 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 and 2023

Property Overview

Building Information

Premier Flex Ponder is an attractive ten-building flex/industrial property located at 1630 Seaborn Road in Ponder, Texas. Recently constructed in 2020-2021, the subject property collectively measures 57,960 SF total and sits on a 10-acre lot. Two additional 5,000 SF buildings delivered October 2023 featuring 1,250 SF units with restrooms and full HVAC. The 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.

- Full building opportunity with full HVAC
- Adjacent to Hillwood's new 3,500 AC Landmark development
- Variety of sizes available
- Large 10-acre lot with plenty of access for trucks

Location

1630 Seaborn Rd, Ponder, TX

Rentable Building Area

57,960 SF

Available Space

1,240 – 6,000 SF

Lot Size

10 AC

Asking Rate

Contact Agent

Year Built

2020/2021/2023

Submarket

Denton



Available Spaces

Building 2

Suite 200

6,000 SF
Full HVAC

Building 3

Suite 320

3,000 SF

Building 9

Suite 940

1,240 SF
Full HVAC

Location Details

Nestled in Denton County, Ponder offers an idyllic setting for warehouse space, combining a relaxed atmosphere with immediate access to North Fort Worth's thriving business community.

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.

Highlights

- High Growth area with Upscale Residential Nearby
- Convenient Transportation to Surrounding High Growth Area
- Positioned in Growth Path of Denton, Northlake, and Justin
- Near Hillwood's new 3,500 AC Landmark development
- Easy access to I-35
- Home to the University of North Texas







Suite 200

Available Now

- 6,000 SF
- Four 14' Bay Doors
- Four brand new 4-Ton HVAC units providing full HVAC to the warehouse area
- One Office (±120 SF)
- One Restroom
- Signage Exposure to Seaborn Rd being located at the front entrance

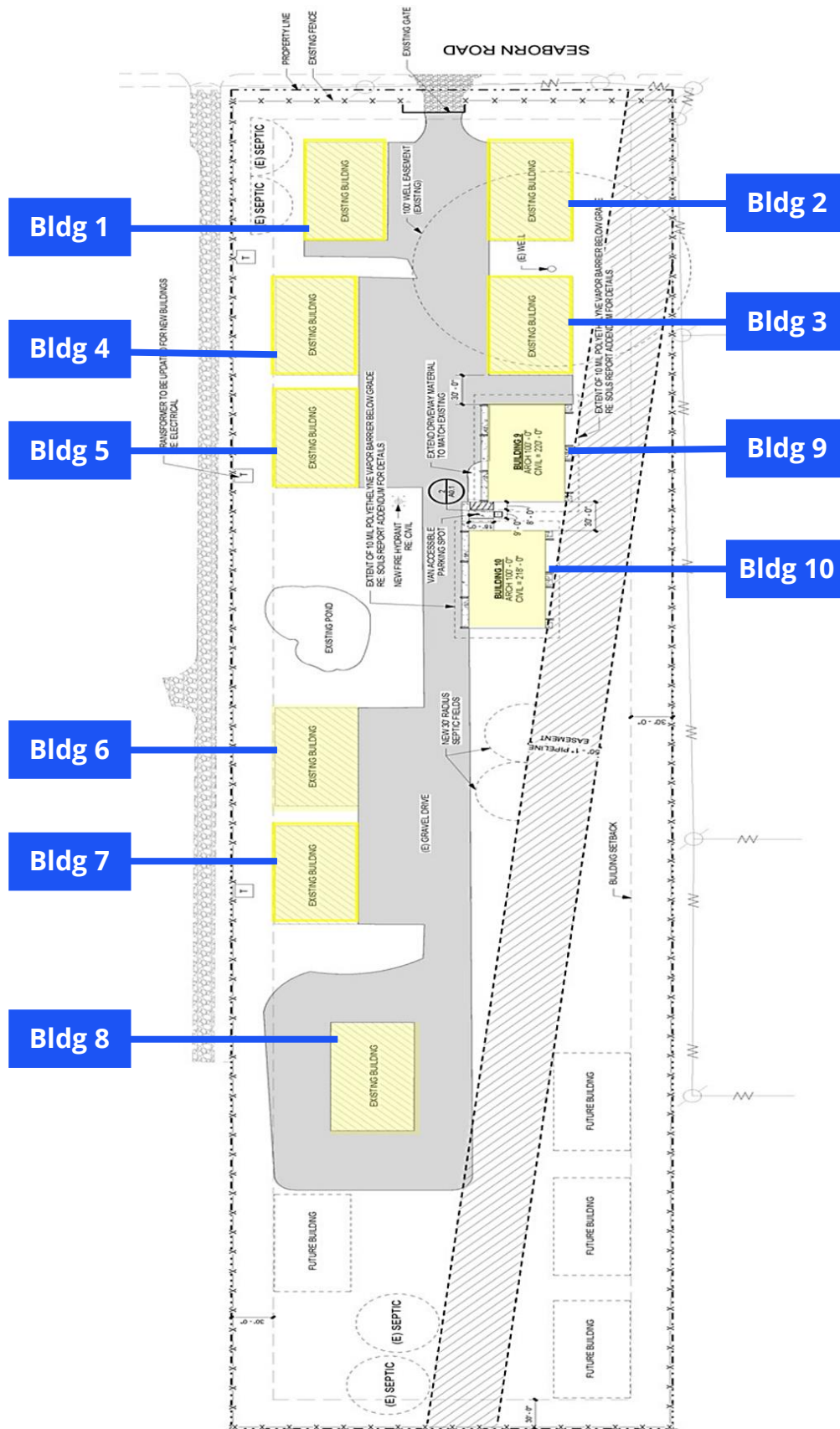


Suite 200



Suite 200

Site Plan



DFW Market Overview



Easy travel
to all parts
of the US



Competitive
housing prices



No state
income tax



Top-tier
research
universities



Diversity of
cultural
experiences



Lower cost of
doing business
than national
average

3.2%

(#3 in the Annual Growth Rate
Nation)

3.4%

DFW Unemployment Rate

127,600

Annual New Jobs
(#1 in the Nation)

1st

Largest Metro
(in Southern US)

7.7M

Current DFW Residents

132,000

Annual Population Growth
(#1 in the Nation)



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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.

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Buyer/Tenant/Seller/Landlord Initials

Date