

MC
MUSTANG COURT
at DFW International Airport

NEW CONSTRUCTION

336,169 SF Class A Industrial Development

1825 - 1855 Mustang Court
Southlake, Texas

DEVELOPED & OWNED BY

BGRE

LEASED BY

HOLT LUNSFORD
COMMERCIAL

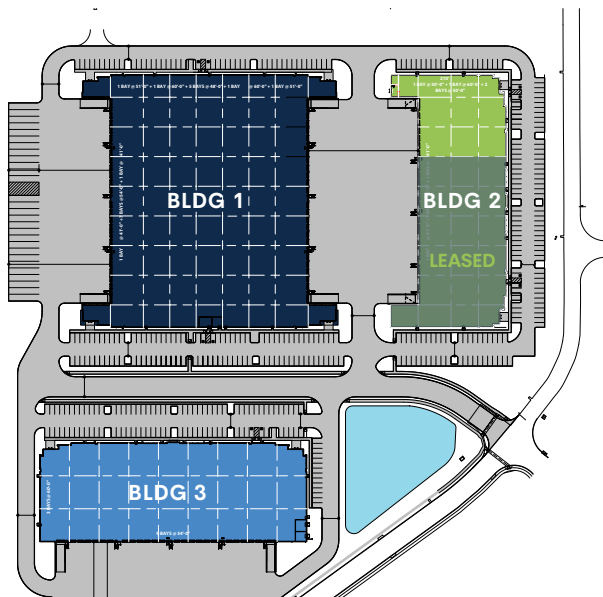
This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

PROPERTY LOCATION

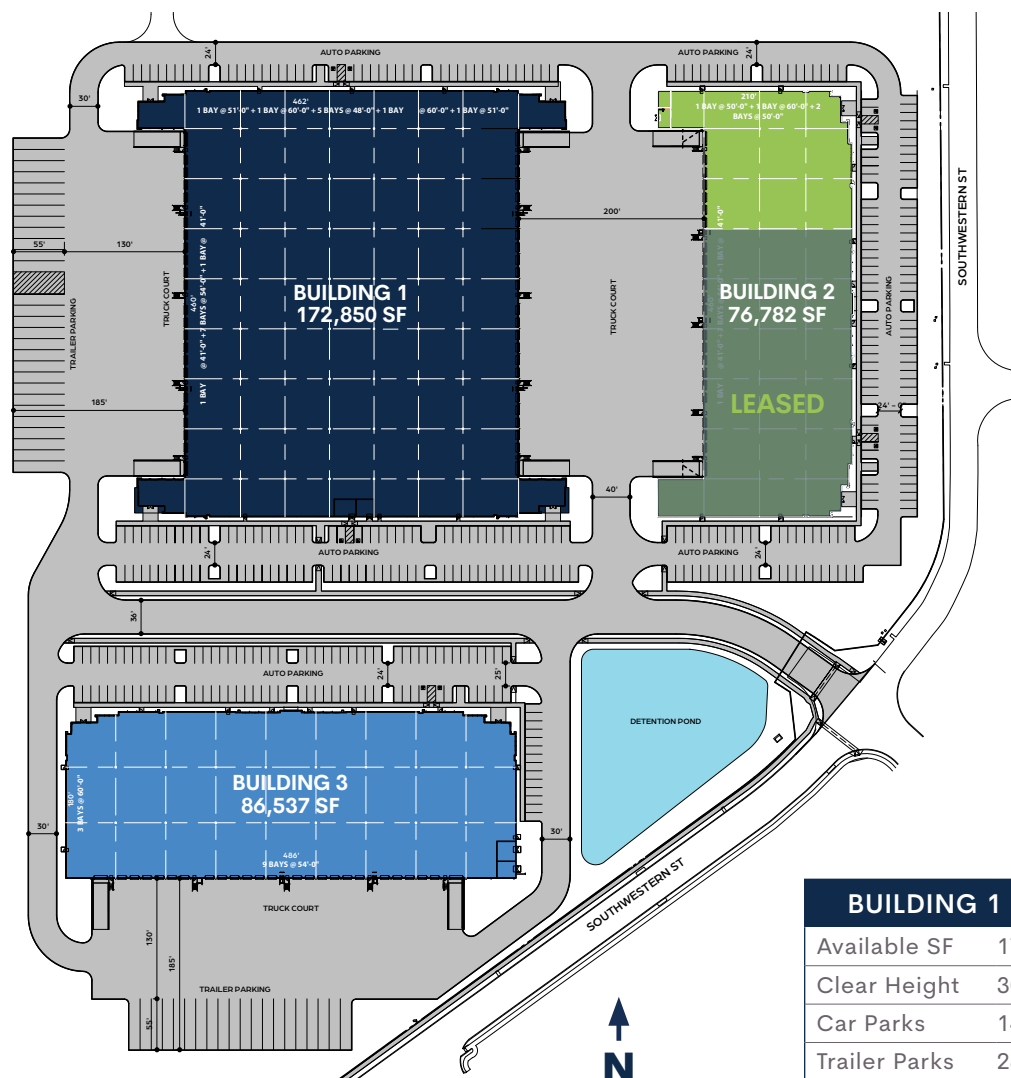
MASTER SITE PLAN

[GET DIRECTIONS](#)**PROPERTY VIDEO** 

MASTER SITE PLAN



MASTER SITE PLAN



HIGHLIGHTS

- Master-planned 26.3 acre project
- Three building project: 336,169 SF
- Offering cross dock and rear load configurations
- Ability to fence and secure
- Triple freeport tax exemption
- LEED certified
- Move-In ready (spec office, LED lighting, dock packages & dock seals)

LOCATION STRENGTHS

- Directly adjacent to DFW International Airport
- Direct access to Hwy 26, Hwy 114 and Hwy 121
- Strong corporate neighbors
- Outstanding labor pool
- Central location within DFW Metroplex
- West DFW Airport/Grapevine industrial submarket
- Great access, surrounding amenities, and demographics

BUILDING 1 SPECS

Available SF	172,850 SF
Clear Height	30'
Car Parks	144
Trailer Parks	28

BUILDING 2 SPECS

Available SF	25,504 SF
Clear Height	28'
Car Parks	147

BUILDING 3 SPECS

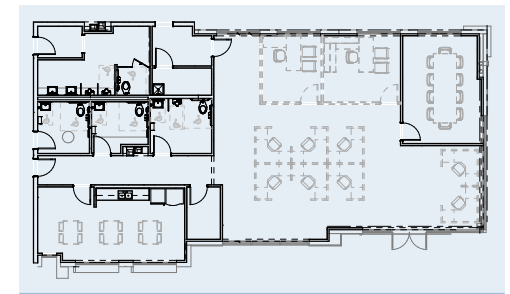
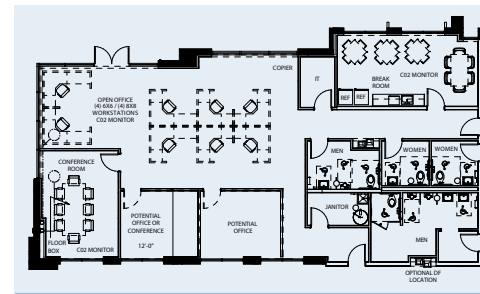
Available SF	86,537 SF
Clear Height	28'
Car Parks	107
Trailer Parks	20

SITE PLAN

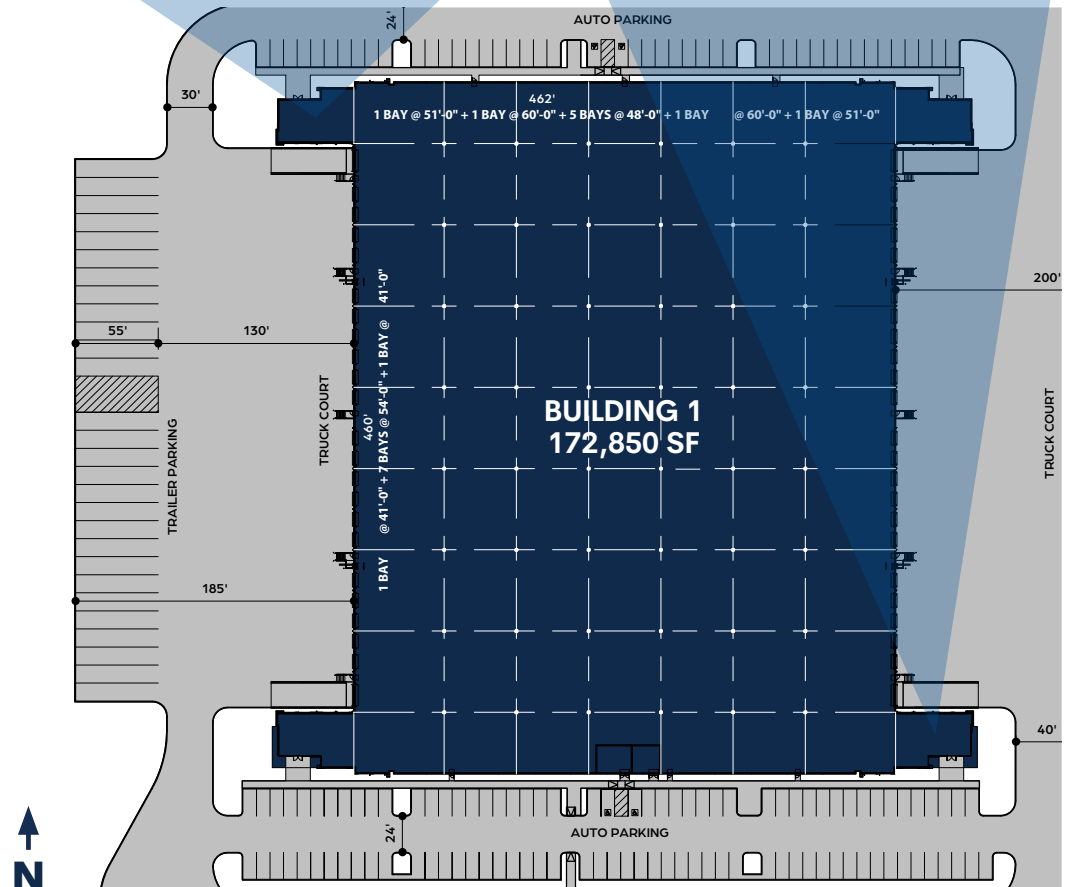
BUILDING 1 - 1855 Mustang Court

MASTER SITE PLAN | GET DIRECTIONS

SPEC OFFICE



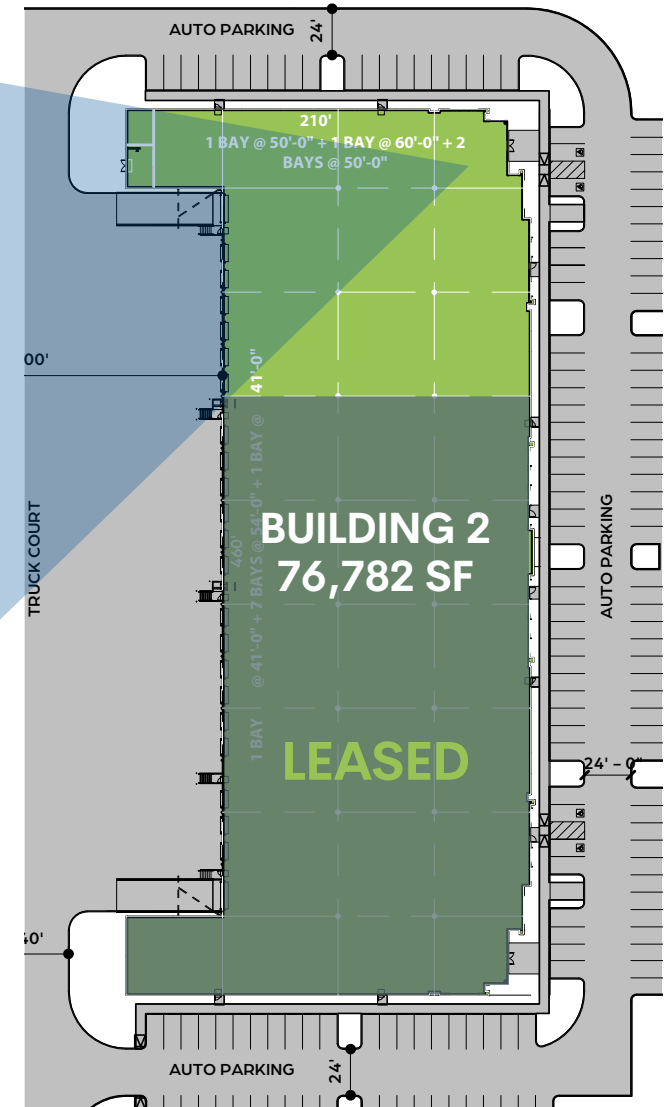
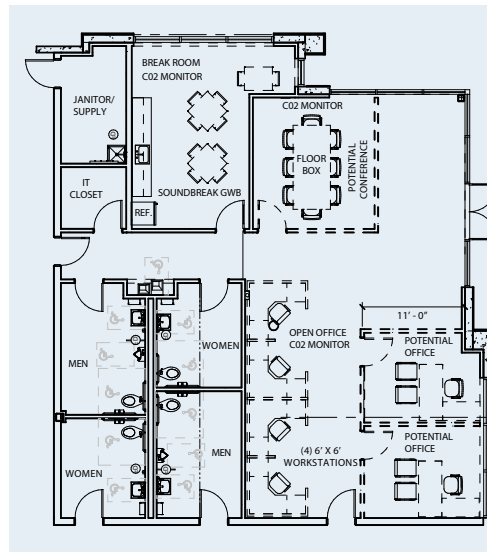
	TOTAL SIZE	172,850 SF
	OFFICE AREA	Total area: 5,681 SF NW office pod: 2,788 SF SE office pod: 2,893 SF
	BUILDING DEPTH	360'
	TYPICAL BAY SIZE	54'W X 48'D
	STAGING BAY	54'W X 60'D
	CLEAR HEIGHT	30'
	LOADING	Cross dock
	DOCK DOORS	42
	OVERSIZED RAMPED DOORS	4 - 14'x16'
	SPRINKLER SYSTEM	ESFR
	TRUCK COURT DEPTH	185' / 200' Shared
	PARKING	144
	TRAILER PARKS	28



SITE PLAN

BUILDING 2 - 1825 Mustang Court

SPEC OFFICE



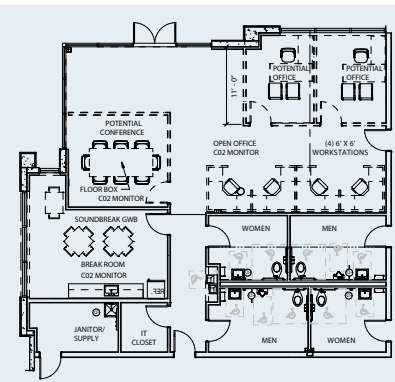
	TOTAL SIZE	76,782 SF
	SPACE AVAILABLE	25,504 SF
	OFFICE AREA	2,177 SF
	BUILDING DEPTH	160'
	TYPICAL BAY SIZE	54'W X 50'D
	STAGING BAY	54'W X 60'D
	CLEAR HEIGHT	28'
	LOADING	Rear load
	DOCK DOORS	6
	OVERSIZED RAMPED DOORS	1 - 14'x16'
	SPRINKLER SYSTEM	ESFR
	TRUCK COURT DEPTH	200' shared
	PARKING	147

SITE PLAN

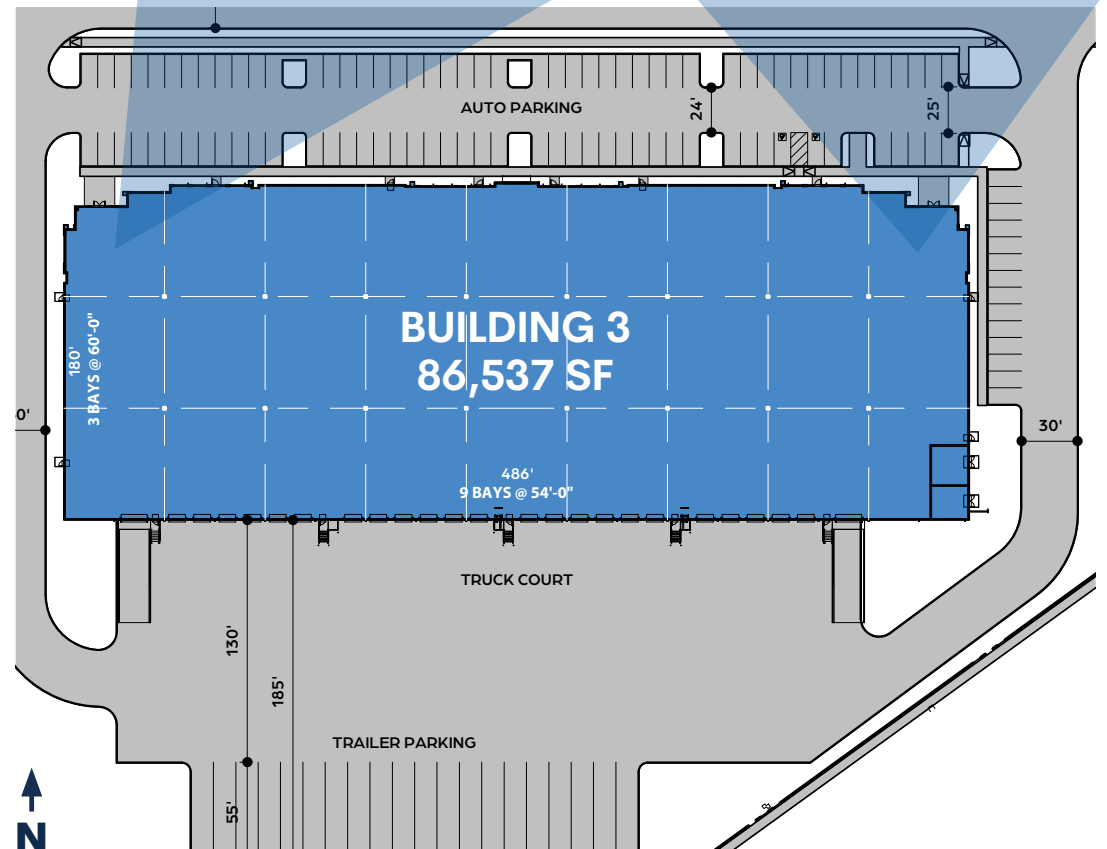
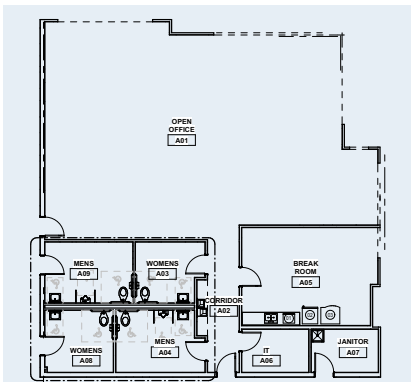
BUILDING 3 - 1850 Mustang Court

MASTER SITE PLAN | GET DIRECTIONS

EXISTING SPEC OFFICE



PLANNED SPEC OFFICE



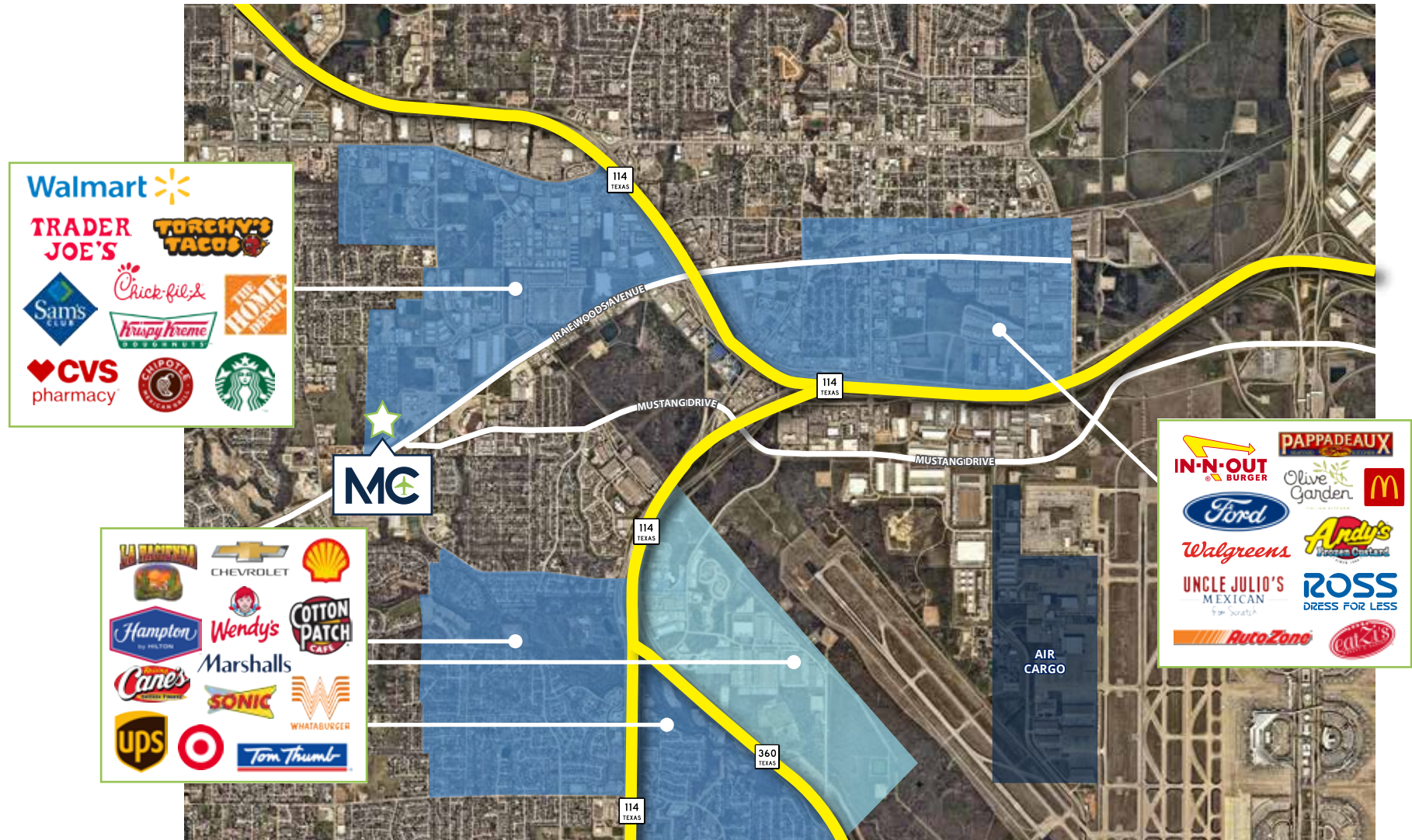
	TOTAL SIZE	86,537 SF
	DIVISIBLE TO	38,400 SF
	OFFICE AREA	2,780 SF
	BUILDING DEPTH	180'
	TYPICAL BAY SIZE	54'W X 60'D
	STAGING BAY	54'W X 60'D
	CLEAR HEIGHT	28'
	LOADING	Rear load
	DOCK DOORS	23
	OVERSIZED RAMPED DOORS	2 - 14' X 16'
	SPRINKLER SYSTEM	ESFR
	TRUCK COURT DEPTH	185'
	PARKING	107
	TRAILER PARKS	20

MAP CORPORATE NEIGHBORS



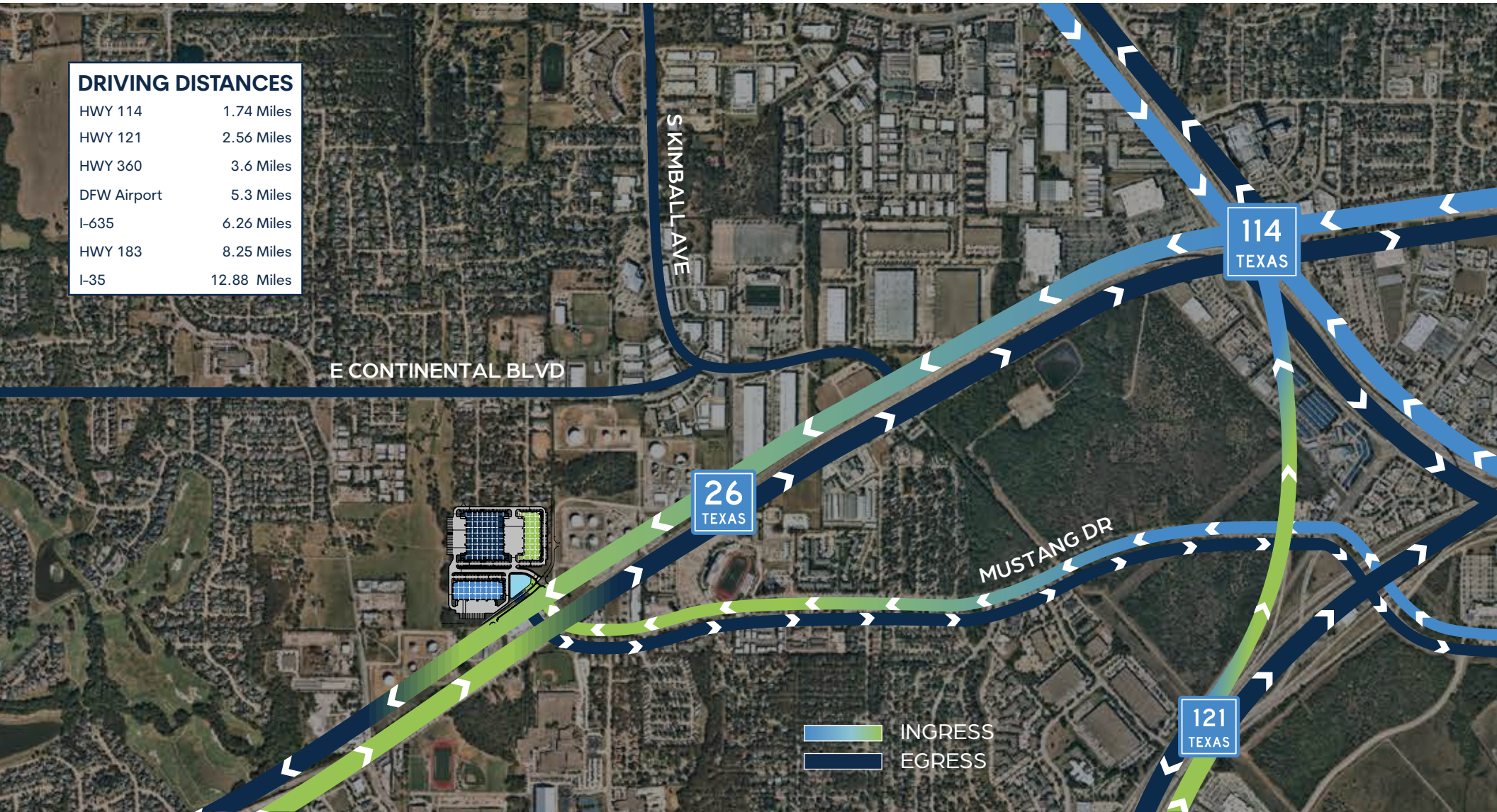
MAP

TENANT AMENITIES



DRIVING DISTANCES

HWY 114	1.74 Miles
HWY 121	2.56 Miles
HWY 360	3.6 Miles
DFW Airport	5.3 Miles
I-635	6.26 Miles
HWY 183	8.25 Miles
I-35	12.88 Miles





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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date