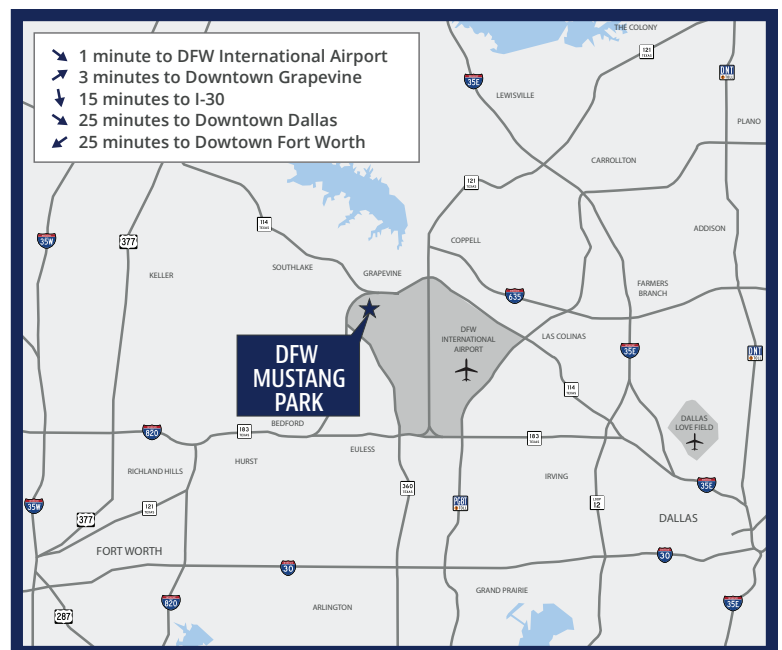


**1051 MUSTANG DRIVE | GRAPEVINE, TEXAS**



- Front Park/Rear Load
- 23,507 SF Available
- BTS Office Finish
- 28' Clear Height
- 150' Building Depth
- 130' Truck Court Depth
- 10 (9' x 10') Dock Doors
- 52' x 50' Column Spacing
- ESFR Fire Protection System
- Directly adjacent to DFW Air Cargo facilities and UPS facility (last UPS pickup zone in DFW)
- Great access to Hwy 121, Hwy 114, I-635
- Great proximity to retail/restaurants in Grapevine and Southlake
- Foreign Trade Zone
- Triple Freeport



## Canon Shoult's

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## Maddy Canty

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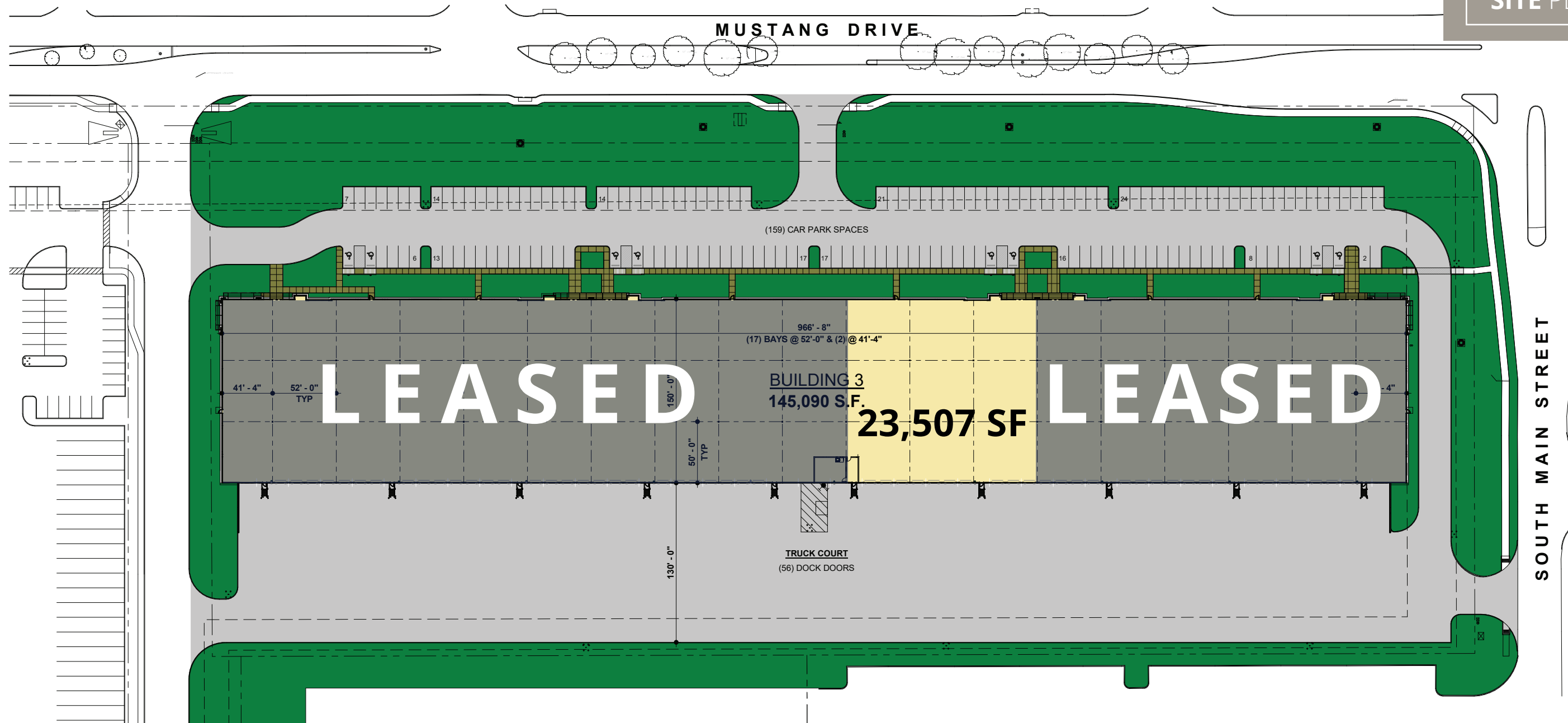
[mcanty@holtlunsford.com](mailto:mcanty@holtlunsford.com)

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

# DFW MUSTANG PARK

1051 MUSTANG DRIVE | GRAPEVINE, TEXAS

## SITE PLAN



### CONTACT FOR LEASING

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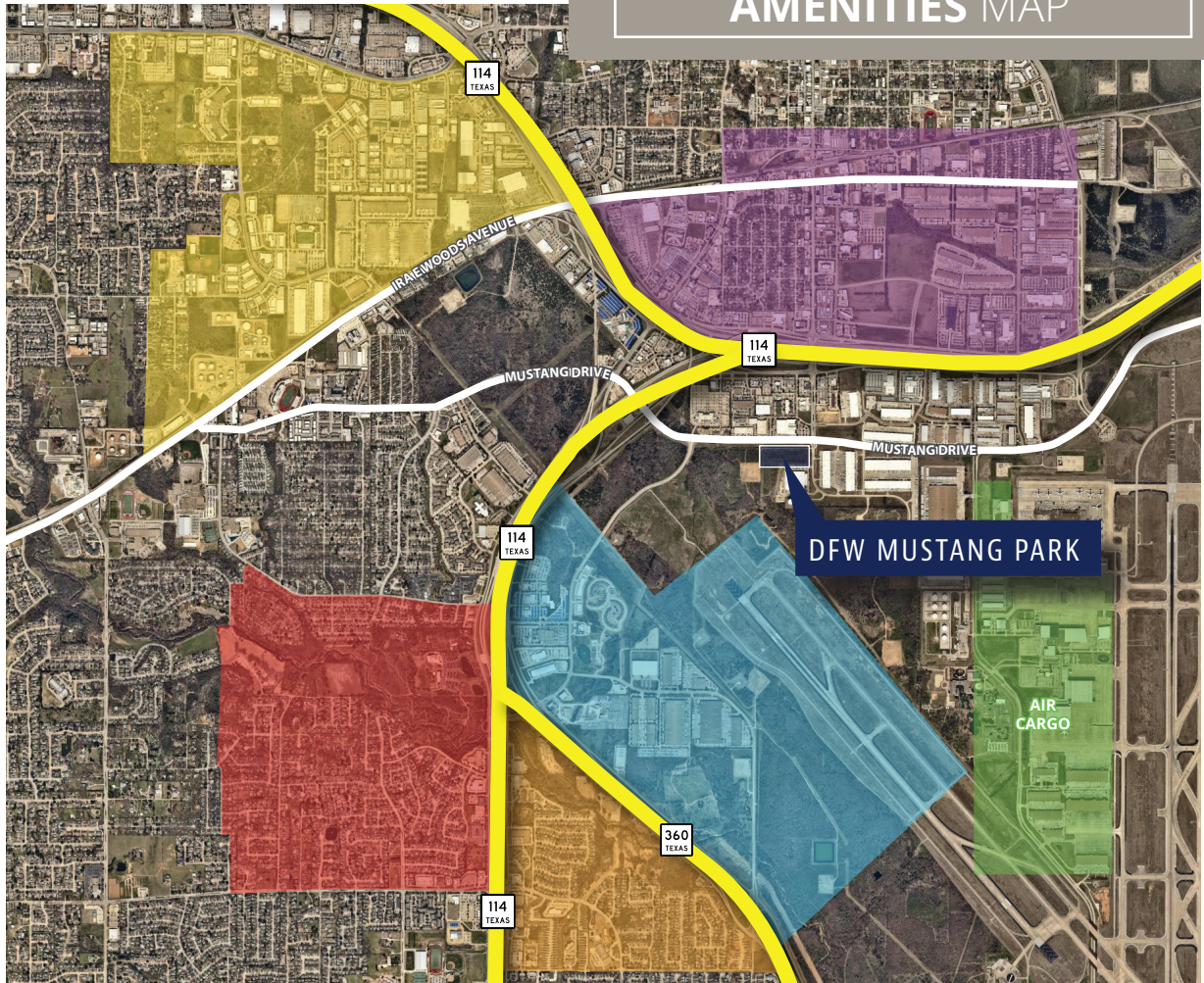
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# DFW MUSTANG PARK

1051 MUSTANG DRIVE | GRAPEVINE, TEXAS

## AMENITIES MAP



CVS  
Boi Na Braza  
Brazilian  
Steakhouse  
Sagecrest Hospital  
Encompass Health  
InterBank  
Grapevine Fire  
Station

UPS Store  
Starbucks  
Shell Gas Station  
Cotton Patch Café  
Wendy's  
Tom Thumb  
La Hacienda Ranch  
The Londoner  
Hampton Inn  
Colleyville Heritage  
Highschool

DFW Airport  
Classic Chevrolet  
Grapevine Dodge  
Chrysler Jeep  
Ram  
Classic Collision  
Center  
Associated Aircraft  
Supply Co  
U.S Water  
Eaton Corporation  
Vitas Healthcare  
Home Medical  
Equipment

Logisticorp  
Dimerco Express  
USA  
DHL Global  
Forwarding  
Saltgrass Steak  
House  
Schlotzsky's

Chick-fil-a  
Jason's Deli  
Uncle Julio's  
Pappadeaux  
Seafood Kitchen  
Eatzi's Market  
Bakery  
Target  
Joann Fabrics  
Seagate Freight  
Fastenal  
Flying Food Group  
Comfort Inn  
Bank of America

Sam's Club  
Walmart  
Supercenter  
Costco  
Superior Pool  
Production  
GotPrint Texas  
Chipotle Mexican  
Grill  
Kirby's Steakhouse  
Starbucks  
IHOP  
Torchy's Tacos



**HOLT LUNSFORD**  
COMMERCIAL



**CLARION PARTNERS**

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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:
  - 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.

**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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Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

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

\_\_\_\_\_  
Date