

SOUTHLAKE BUSINESS PARK

BANK STREET | SOUTHLAKE, TEXAS 76092

Building 1: 415 Bank Street (39,812 SF) | **Building 2:** 419 Bank Street (39,182 SF) | **Building 3:** 423 Bank Street (103,135 SF)

BUILDINGS COMPLETE!

PROPERTY HIGHLIGHTS

- 3 Buildings totaling 182,129 SF
Divisible to 13,165 SF
- 24'-28' Clear Height
- Front and Rear Load Configurations
- ESFR Sprinkler System
- West DFW Airport/Grapevine Industrial Submarket
- In-Fill Location—One of the last Industrial-Zoned Sites in Southlake
- Improved Site Access with Commerce Street Point of Entry
- Great Access, Surrounding Amenities, and Demographics
- Triple Freeport Tax Exemption



DEVELOPED, LEASED AND MANAGED BY:



CONTACT FOR LEASING

Matt Carthey

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SITE PLAN



	BUILDING 1	BUILDING 2	BUILDING 3
TOTAL SQUARE FEET	39,812	39,182	103,135
AVAILABLE SQUARE FEET	Leased	Leased	36,972
DIVISIBLE TO	Leased	Leased	36,972
BUILDING LAYOUT	Front-Load	Front-Load	Rear-Load
CLEAR HEIGHT	24'	24'	28'
TYPICAL COLUMN SPACING	60'x52'	60'x52'	60'x52'
BUILDING DIMENSIONS	324'x120'	324'x120'	572'x180'
TRUCK COURT DEPTH	190' (shared)	190' (shared)	190' (shared)
AUTO PARKING	62	50	131
AVAILABLE DOCK DOORS (9'X10')	Leased	Leased	12

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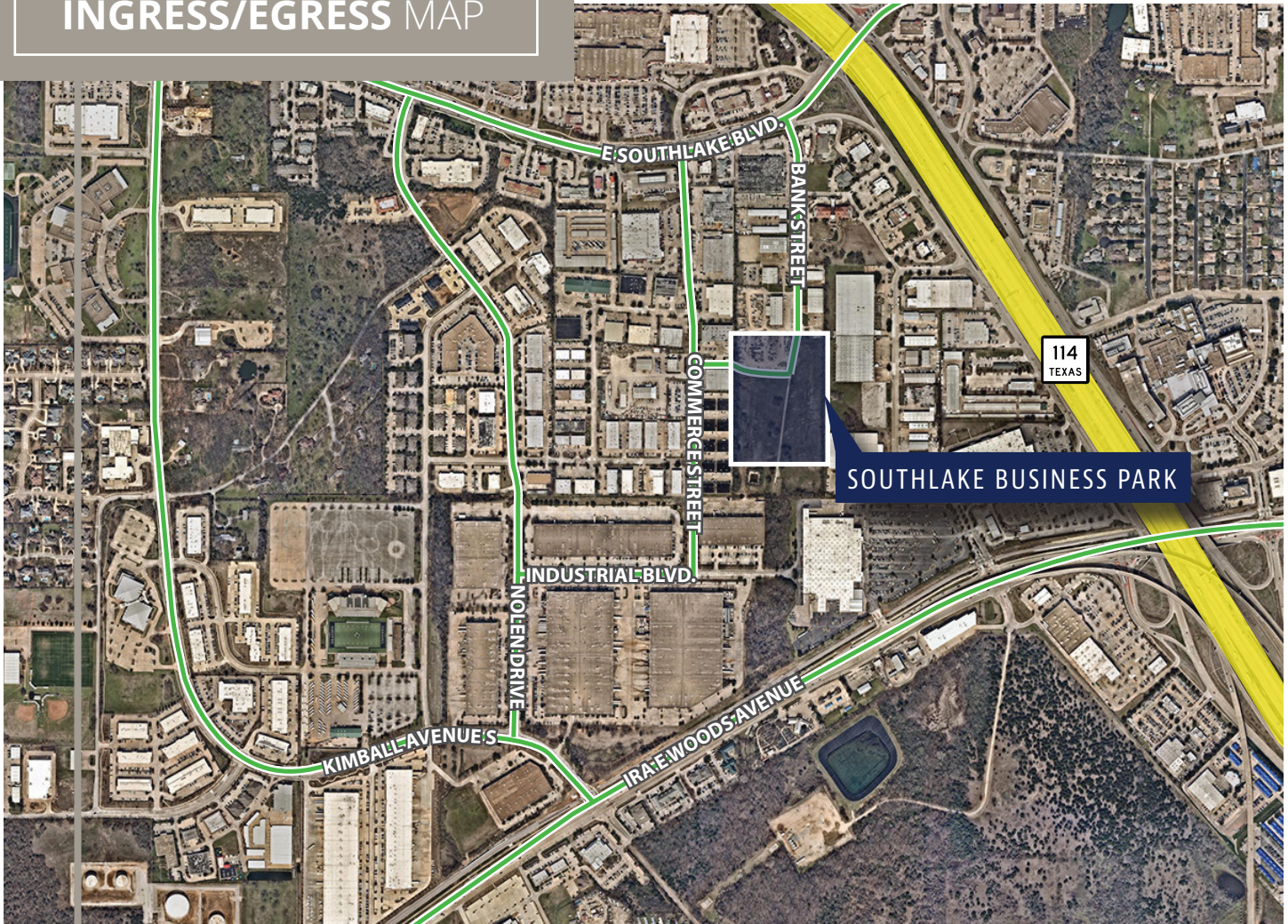
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INGRESS/EGRESS MAP



**SCAN HERE FOR
AERIAL FLYOVER VIDEO**

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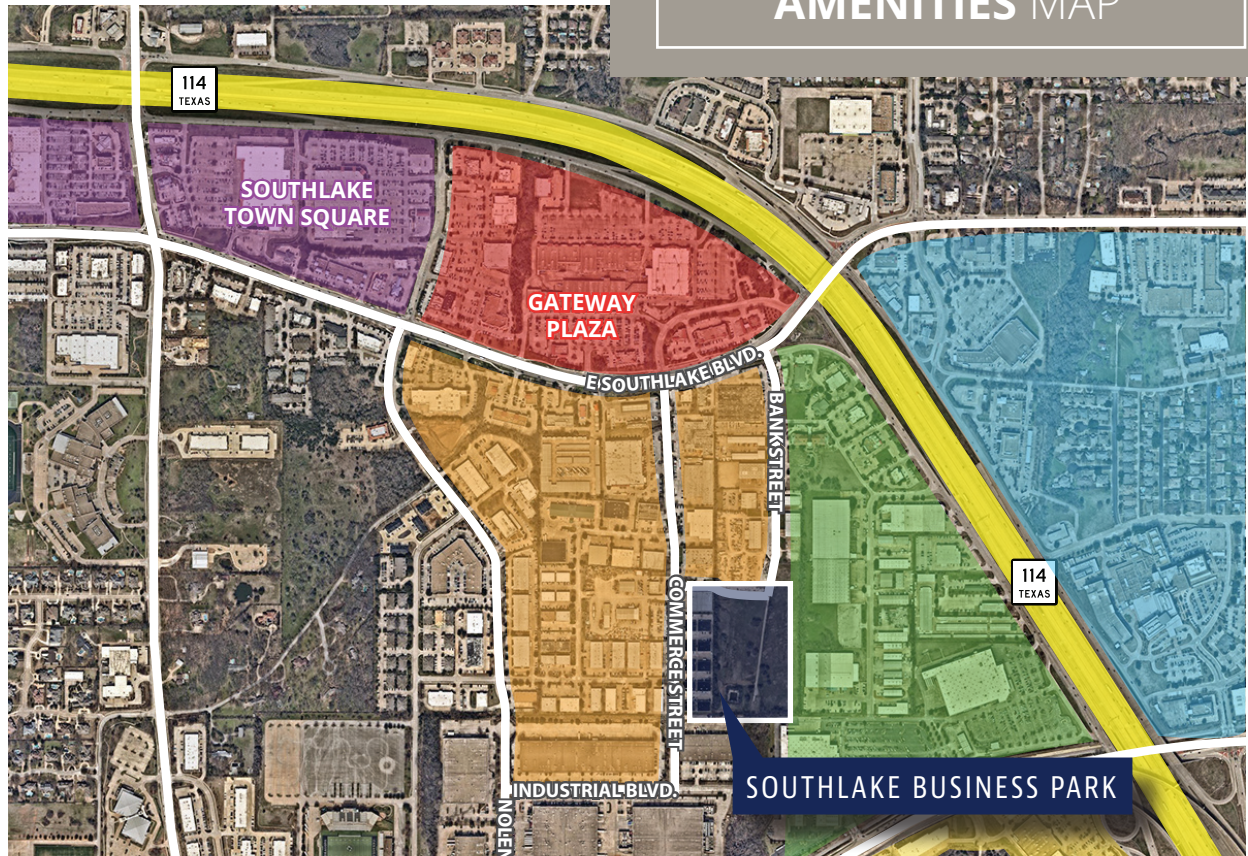
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AMENITIES MAP



Chase Bank
Chuy's
Costco Wholesale
Del Frisco's Grill
Kroger
McDonald's
Mi Cocina
Nothing Bundt Cakes
Panera Bread
PetSmart
Salata
Starbucks
The Cheesecake

Factory
The Container Store
The Home Depot
The UPS Store
Trader Joe's
Wendy's

Academy Sports + Outdoors
Best Buy
Cafe Italia
Texas Nissan
Valvoline Express Care

24 Hour Fitness
Anamia's Tex-Mex
Bank of America
Chipotle Mexican Grill
Fish City Grill
Kohl's Southlake
Old Navy
Ulta Beauty
T.J. Maxx
Weir's Furniture
Wildwood Smoke
Craft Whiskey

Allen Fly Fishing
AMC Industries
Cristina's Fine Mexican
Impact Performance & Fitness
Patterson Dental
ProCore Fitness
Public Storage
Quick Trip
Red Door Escape Room

Discount Tire
Extra Space Storage
Frezko Taco Spot
IHOP
Kirby's Steakhouse
Mughlai Fine Indian Cuisine
Sam's Club
Walmart

AutoZone Auto Parts
Cicis Pizza
CVS
Dollar General
Meat U Anywhere
O'Reilly Auto Parts
Tom Thumb
Walgreens

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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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Richard Holt Lunsford	359505	hlunsford@hldallas.com	972-241-8300
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