



# Hwy 114 Industrial Investment Sale

167 LION CT & 181 LION CT RHOME, TX 76078

8.83 AC ★ 72,000 SF ★ 100% LEASED ★ BUILT IN 2025

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# Property Description



LanCarte Commercial is pleased to present 167 Lion Court and 181 Lion Court, two newly constructed Class A industrial assets strategically positioned along the high-growth SH 114 corridor in Rhome, Texas. Delivered in 2025, the properties offers 72,000 SF of premium warehouse space (within two [2] buildings) designed to meet the needs of modern industrial users, making it an attractive opportunity for investors seeking durable, long-term demand drivers. The buildings feature best-in-class specifications including 30'-42' clear heights, no interior columns, heavy 480V 3-phase power, LED lighting, and a combination of dock-high and grade-level loading. The flexible design supports a wide range of tenants, from logistics and distribution to light manufacturing, enhancing long-term leasing optionality and tenant retention.

Situated on 8.83 acres with no zoning restrictions, the site provides significant operational advantages, including a deceleration/acceleration lane along SH 114, strong visibility, and ample room for circulation and parking. The property also benefits from proximity to Alliance, Texas, one of the nation's premier industrial hubs, and convenient access to I-35W, US-287, and Loop 820.

Positioned directly across from a 10,000-home master-planned community and within one of the fastest-growing submarkets in North Texas, 167 Lion Court & Lion Court is well-located to capitalize on continued population growth, industrial expansion, and tenant demand. For investors, the opportunity offers modern construction, institutional-quality features, and a prime location in a supply-constrained corridor poised for sustained growth.

# Property Features

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RENTABLE SF  
 167 LION CT **31,500 SF**  
 181 LION CT **40,500 SF**

PERCENT LEASE **100%**

CLEAR HEIGHT **30-42'**

GRADE LEVEL  
 LOADING  
 167 LION CT **2 16'x14' doors**  
 181 LION CT **2 16'x14' doors**

DOCK HIGH DOORS  
 167 LION CT **2 10'x9' doors**  
 181 LION CT **2 10'x9' doors**

LAND SIZE **8.83 AC**

BUILDING DEPTH **150'**

ZONING  
 RESTRICTIONS **None/ ETJ**



# Location Overview

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Situated along the State Highway 114 corridor in Rhome, Texas, this property occupies a strategic position within one of the most rapidly expanding industrial submarkets in the Dallas-Fort Worth Metroplex. Located just 10 minutes from AllianceTexas—an 18,000-acre master-planned development by Hillwood—the site benefits from immediate proximity to one of the nation’s premier logistics and distribution hubs. Direct access to SH 114, U.S. Highway 287, Interstate 35W, and Loop 820 provides seamless connectivity across DFW and beyond, supporting efficient regional and national distribution.

The property offers exceptional visibility along SH 114 and sits directly across from Reunion, a 10,000-home master-planned community that continues to drive population growth and workforce density in the area. This convergence of residential expansion and industrial development positions the corridor for sustained demand from both tenants and investors alike.

Located within one of the fastest-growing regions in Texas, the area has become a nationally recognized hub for industrial growth, fueled by strong infrastructure, business-friendly policies, and continued corporate migration. For investors, this location represents a compelling opportunity to capitalize on long-term growth dynamics in a high-demand, supply-constrained corridor.

# Pictures

167 LION CT

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# Pictures

181 LION CT: BAMCO

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*Relentlessly Pursuing What Matters*

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