



Lone Star Commerce Center II

3269 Buda Lane, Ft. Worth, TX 76135

Owned & Developed by



Leasing & Marketing by



Todd Hubbard, SIOR
817.872.3901
thubbard@nairl.com

Michael Newsome
817.872.3903
mnewsome@nairl.com

Jeff Jackson, SIOR, CCIM
817.872.3910
jjackson@nairl.com

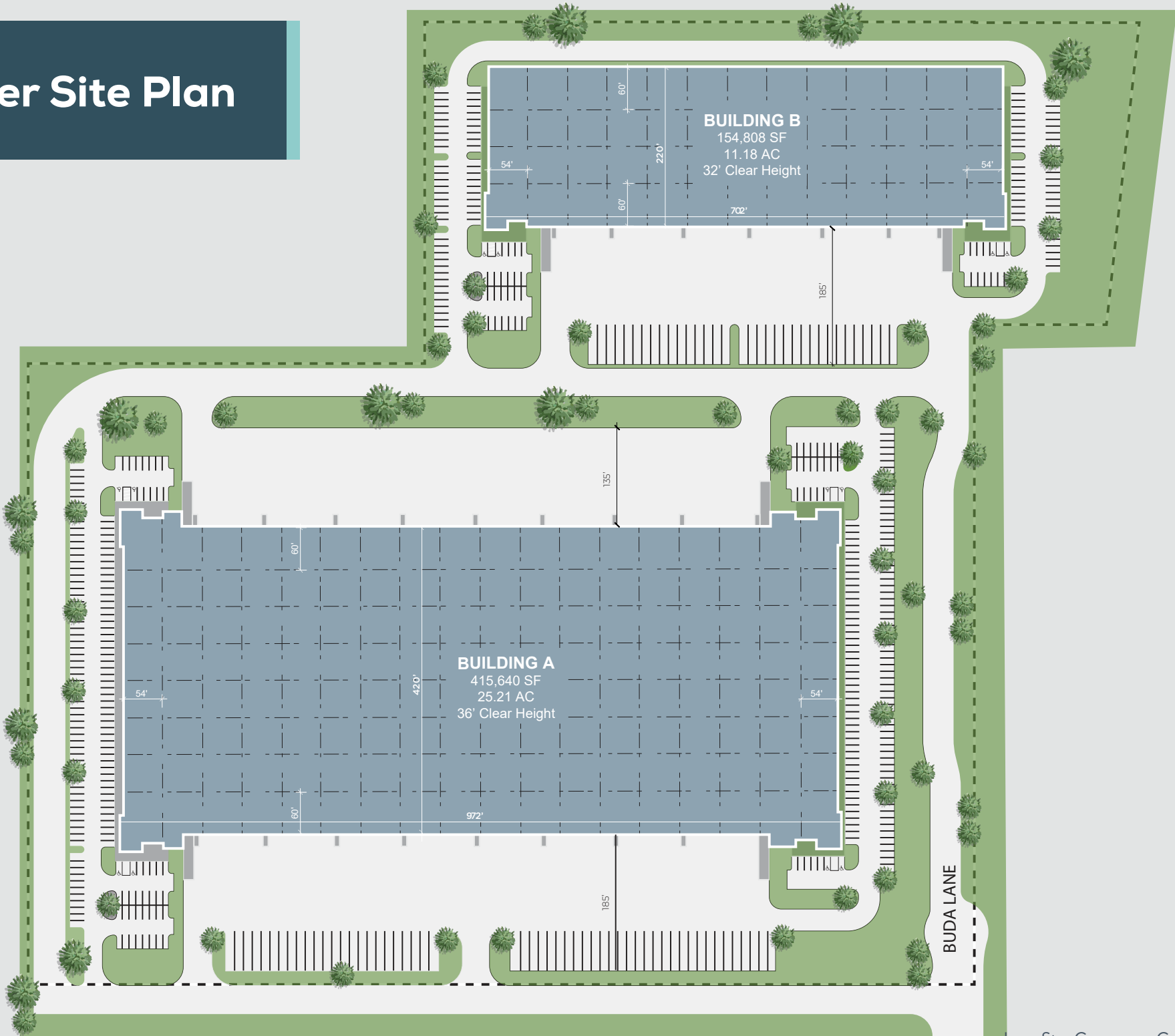
Lone Star Commerce Center II

Overview

Lone Star Commerce Center Phase II features two buildings in a prime infill location just north of Fort Worth, Texas. With immediate access to Interstate 820, the site is surrounded by 45.6 million square feet of modern, institutionally owned industrial space. Just two minutes away, tenants enjoy unmatched proximity to the area's largest concentration of amenities—including restaurants, hotels, retail, services, and entertainment. The buildings are designed for maximum flexibility, accommodating tenants from 50,000 to 571,000 square feet.



Master Site Plan



BUILDING A

Specifications

BUILDING SIZE

416,000 SF

DIVISIBILITY

110,000 SF

CLEAR HEIGHT

36'

BUILDING DEPTH

420'-0"

COLUMN SPACING

54' x 50'

STAGING BAY

60'-0"

DOCK DOORS (9' X 10')

94

DRIVE-IN RAMPS (12' x 14')

4

TRUCK COURT (SOUTH / NORTH)

185' / 135'

TRAILER / AUTO PARKING

54 / 302 spaces

ROOFING / SPRINKLERED

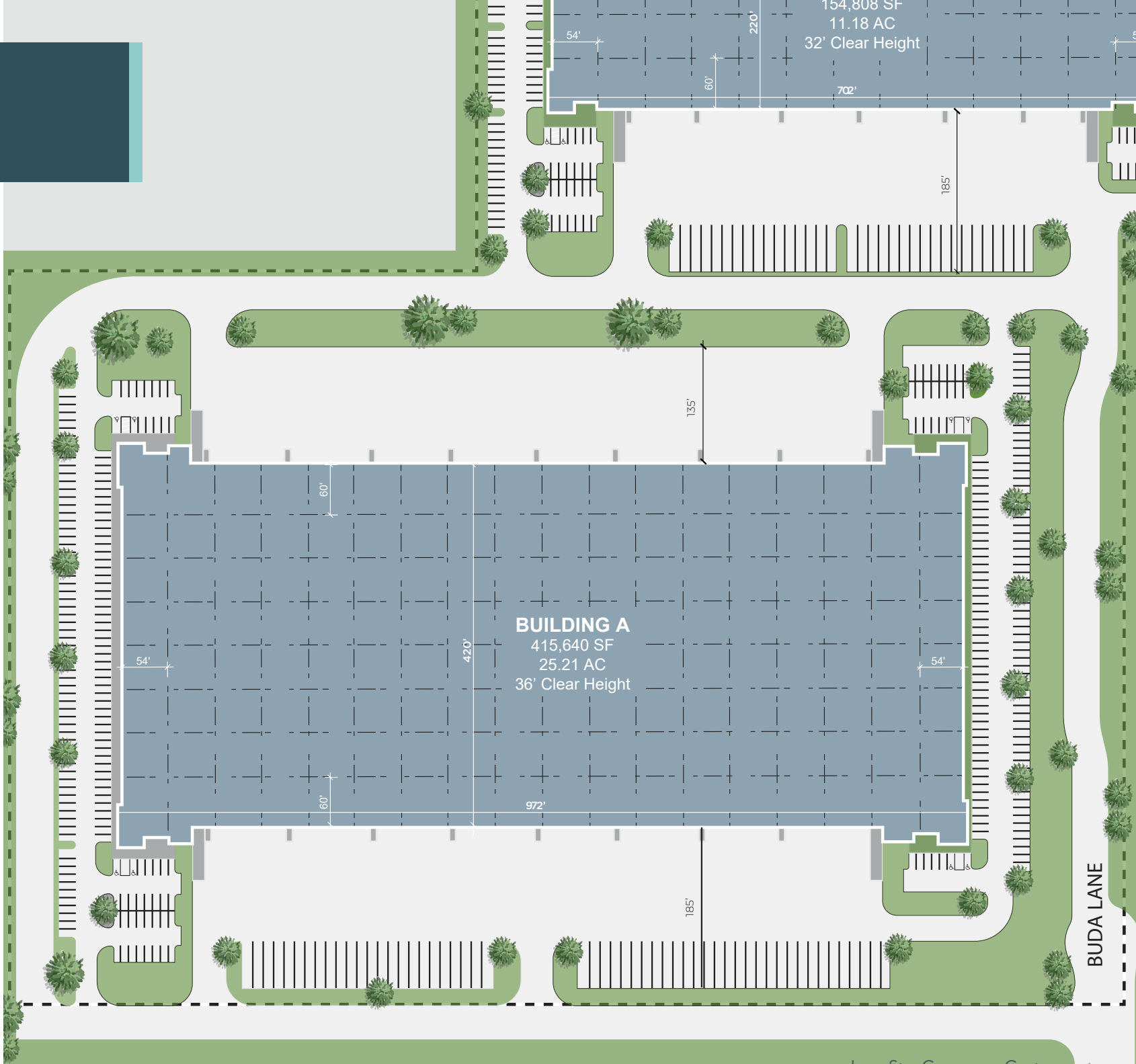
60 MII TPO / ESFR

REINFORCED FLOOR SLAB

7"

LIGHTING

LED Throughout



BUILDING B

Specifications

BUILDING SIZE
155,038 SF

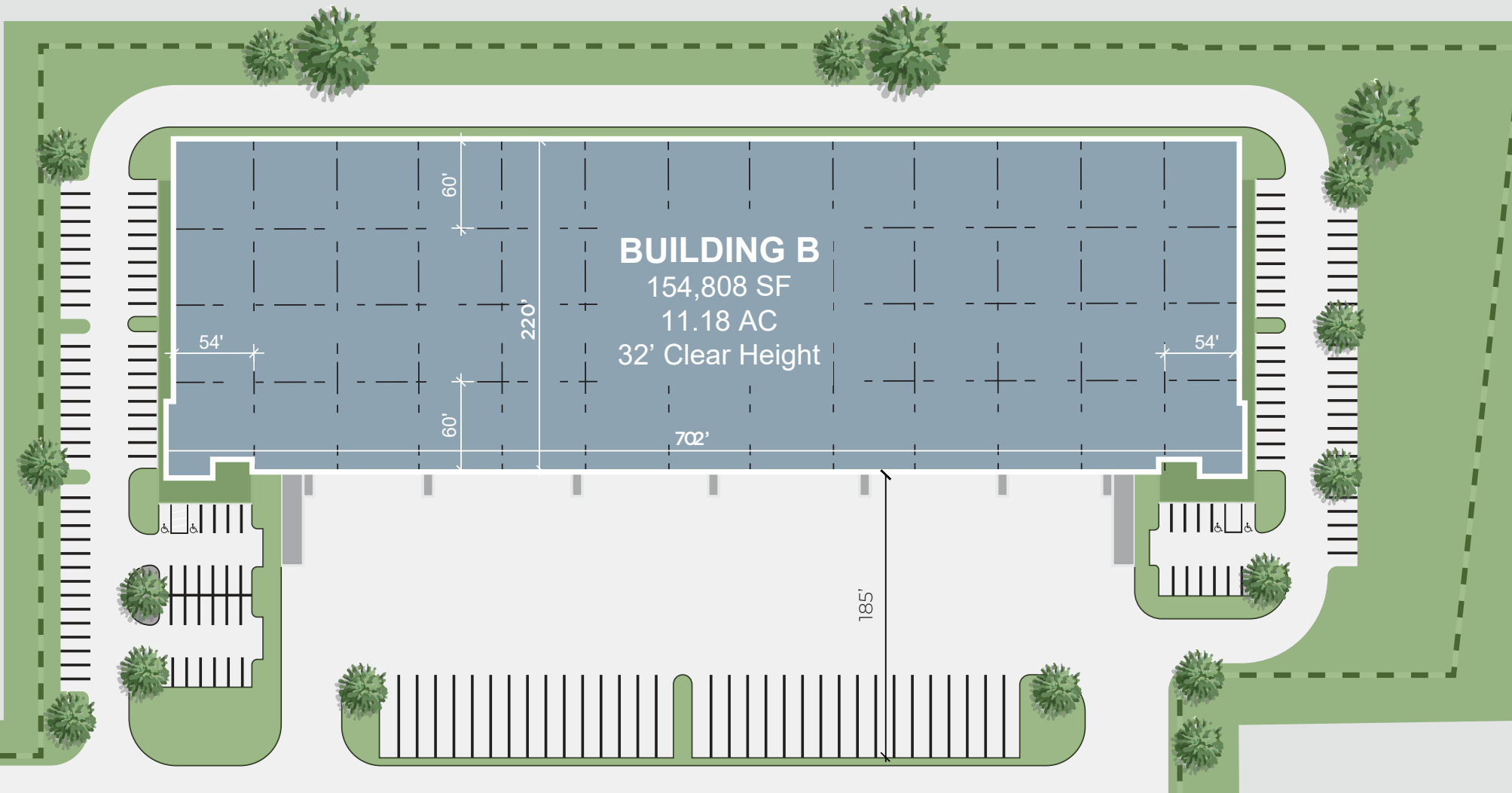
DIVISIBILITY
47,819 SF

CLEAR HEIGHT
32'

BUILDING DEPTH
220'-0"

COLUMN SPACING
54' x 50'

STAGING BAY
60'-0"



DOCK DOORS
(9' X 10')
31

DRIVE-IN RAMPS
(12' x 14')
2

TRUCK COURT
185'

TRAILER /
AUTO PARKING
34 / 138 spaces

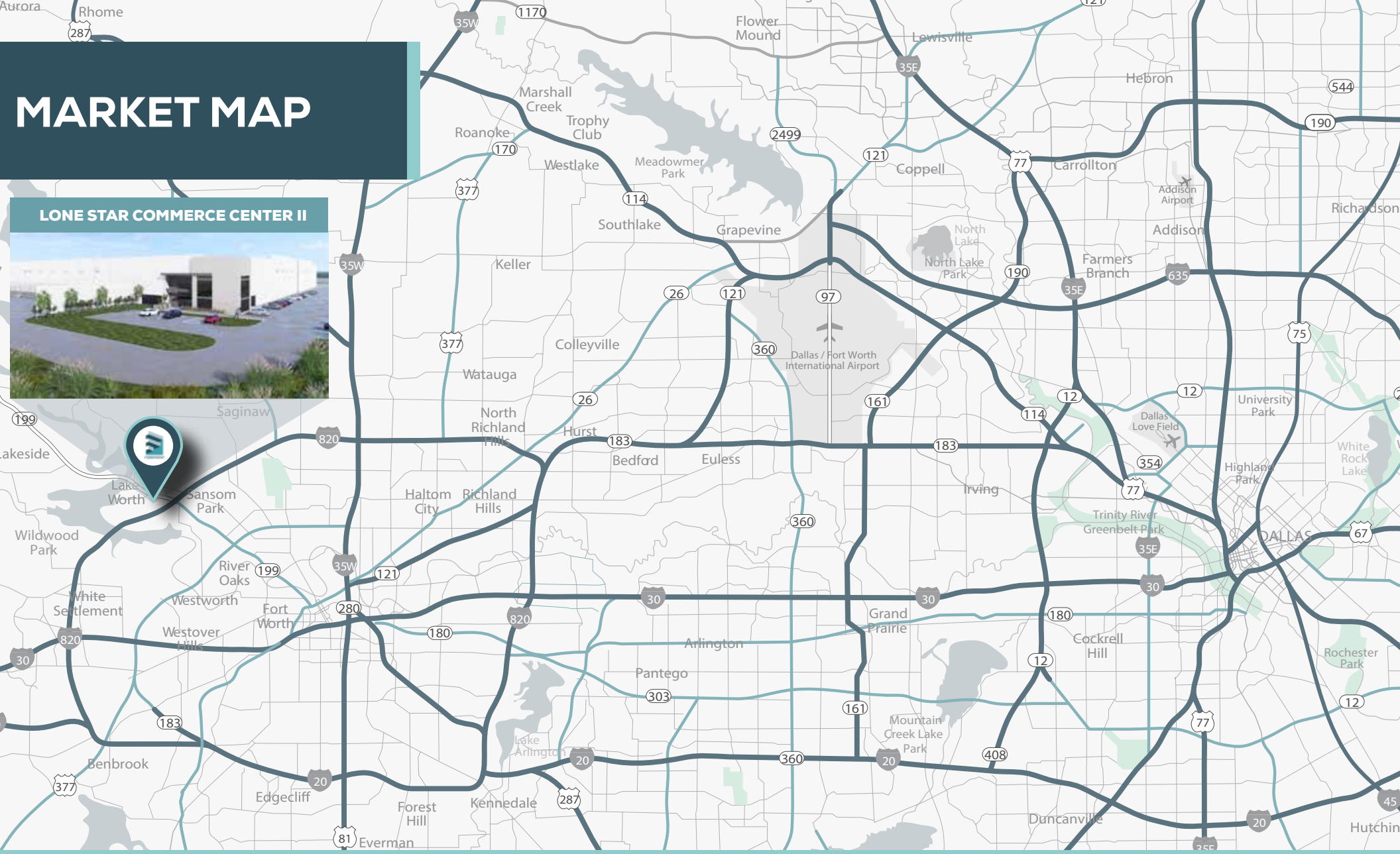
ROOFING /
SPRINKLERED
60 MII TPO / ESRF

REINFORCED
FLOOR SLAB
7"

LIGHTING
LED Throughout

MARKET MAP

LONE STAR COMMERCE CENTER II



<1
MILE



5
MILES



8
MILES



8
MILES TO
BNSF
RAILROAD



18
MILES TO
ALLIANCE
AIRPORT



25
MILES TO
DFW AIRPORT

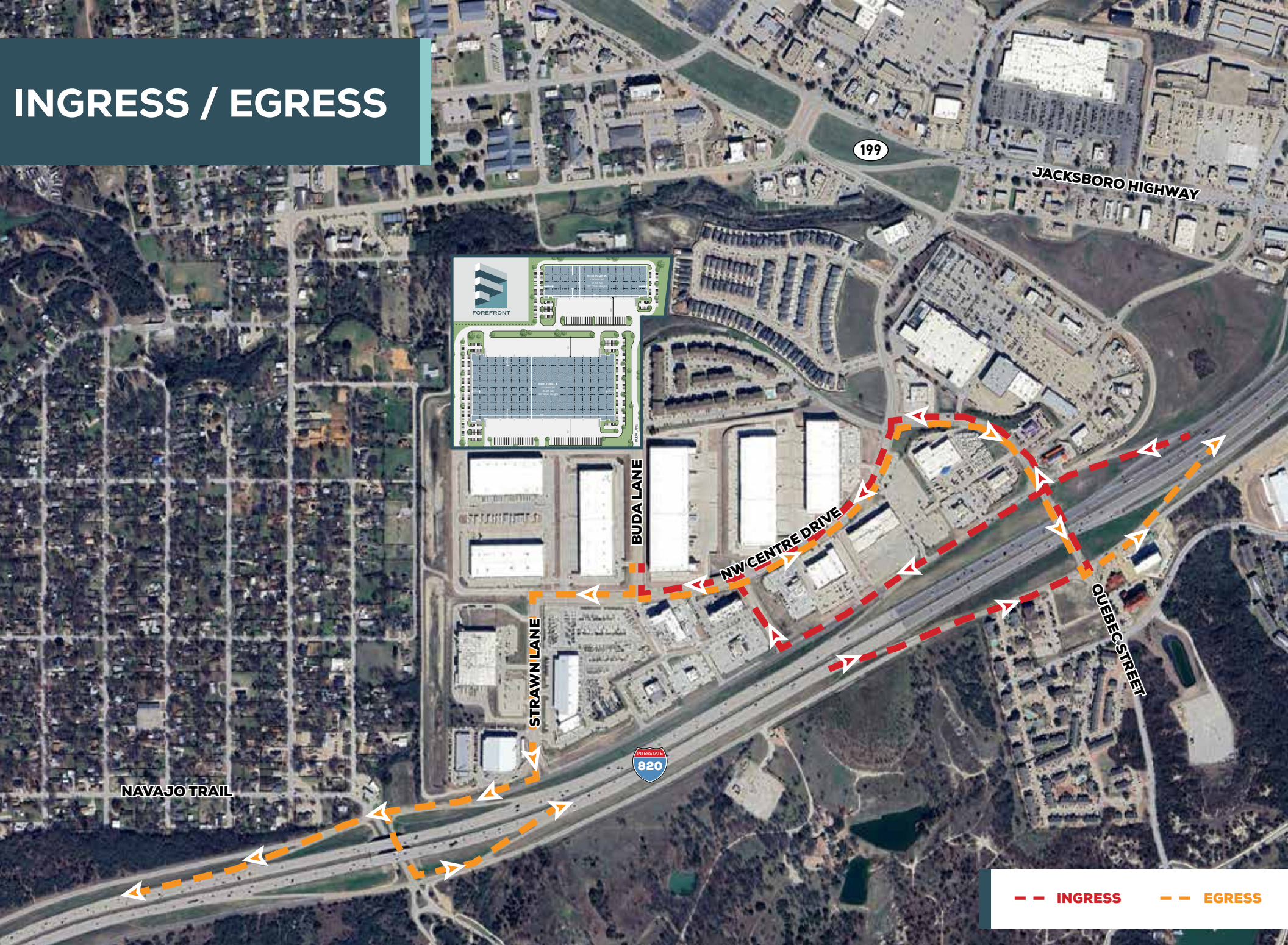


8
MILES TO
DOWNTOWN
FT.WORTH



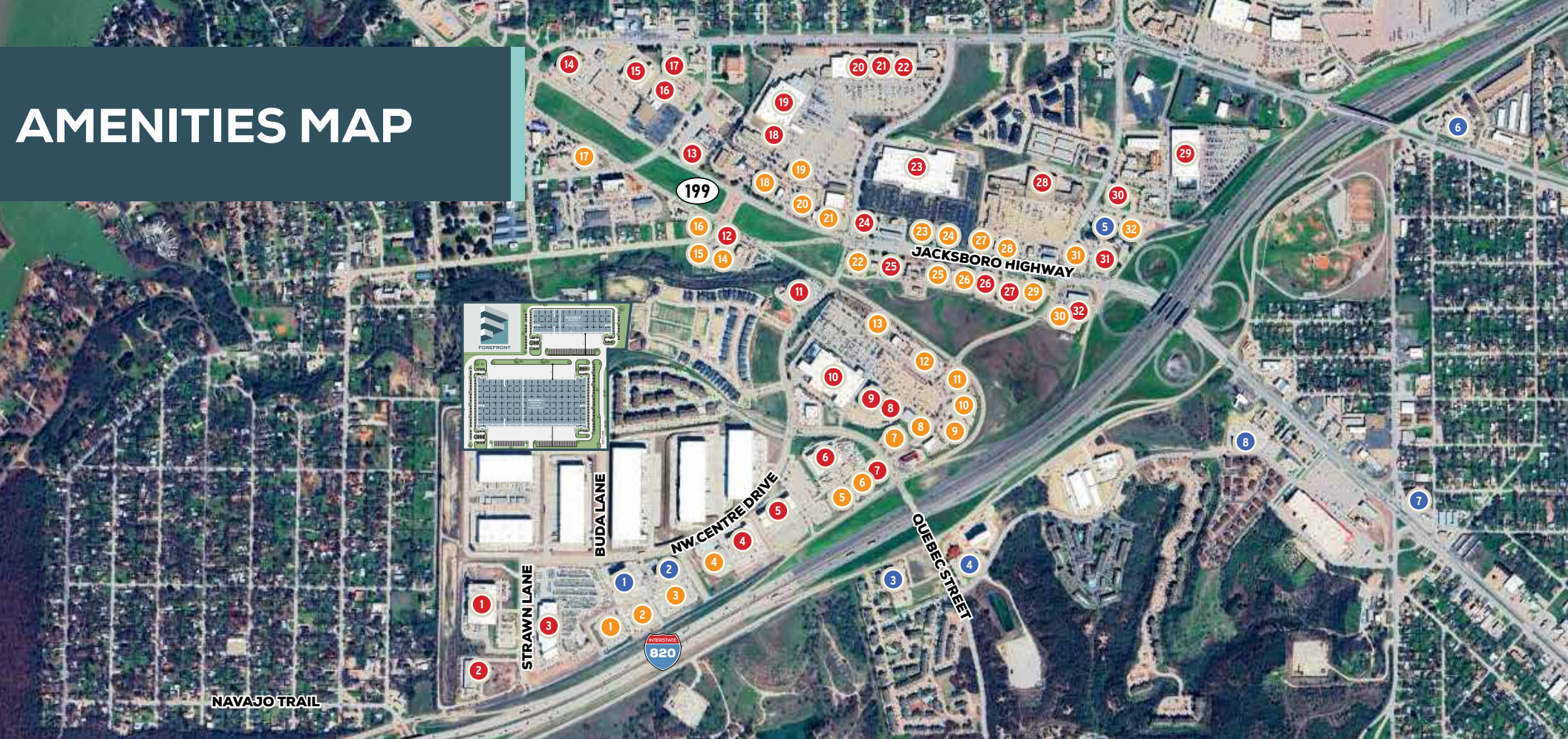
40
MILES TO
DOWNTOWN
DALLAS

INGRESS / EGRESS



--- INGRESS --- EGRESS

AMENITIES MAP



DINING Total of 72

- | | | | |
|----------------------|------------------------|-------------------------|---------------------------|
| 1 Boomer Jack's | 9 Buffalo Wild Wings | 17 Spring Creek BBQ | 25 Taco Bell |
| 2 Outback Steakhouse | 10 Japan House | 18 Chick-Fil-A | 26 Sonic Drive-In |
| 3 Cheddar's | 11 In-N-Out-Burger | 19 Mulan Japanese | 27 Jack In The Box |
| 4 Texas Roadhouse | 12 Genghis Grill | 20 Chili's Grill & Bar | 28 Wendy's |
| 5 Man vs Fries | 13 Nothing Bundt Cakes | 21 Pizza Hut | 29 Applebee's Grill & Bar |
| 6 Jason's Deli | 14 Starbucks | 22 Braum's ice Cream | 30 Arby's |
| 7 IHOP | 15 Chiptole | 23 Little Caesars Pizza | 31 Waffle House |
| 8 Mama's Pizza | 16 Popeyes | 24 McDonald's | 32 Cotton Patch Cafe |



RETAIL Total of 80+

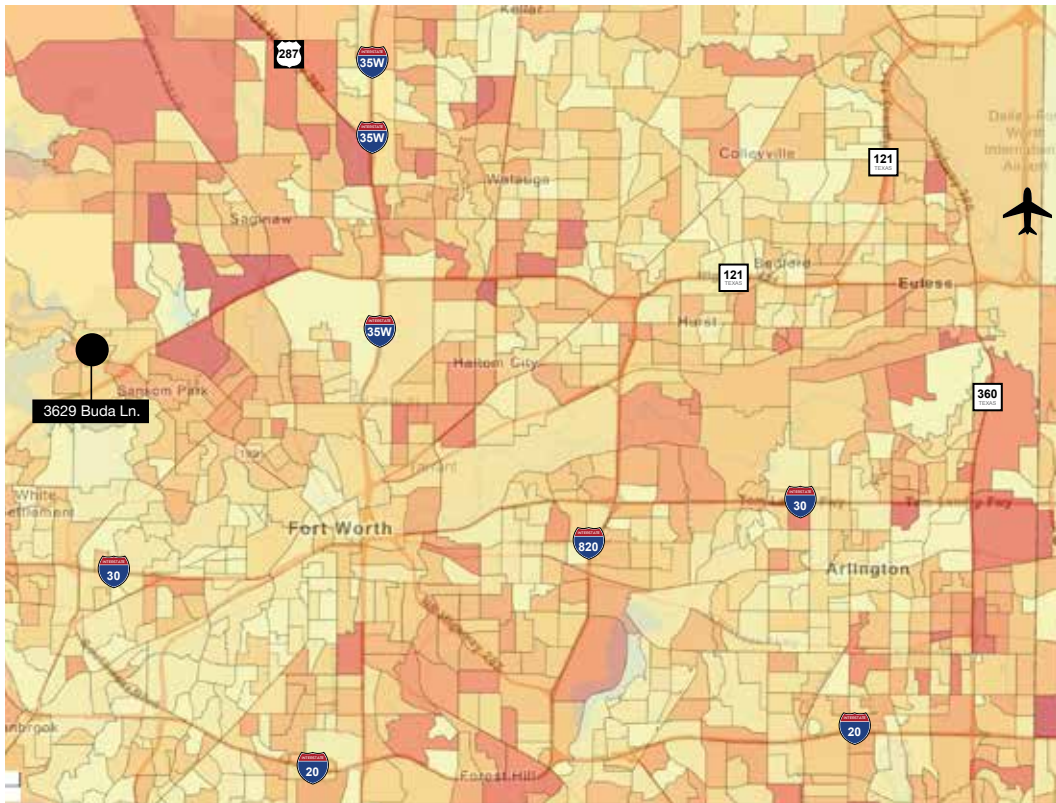
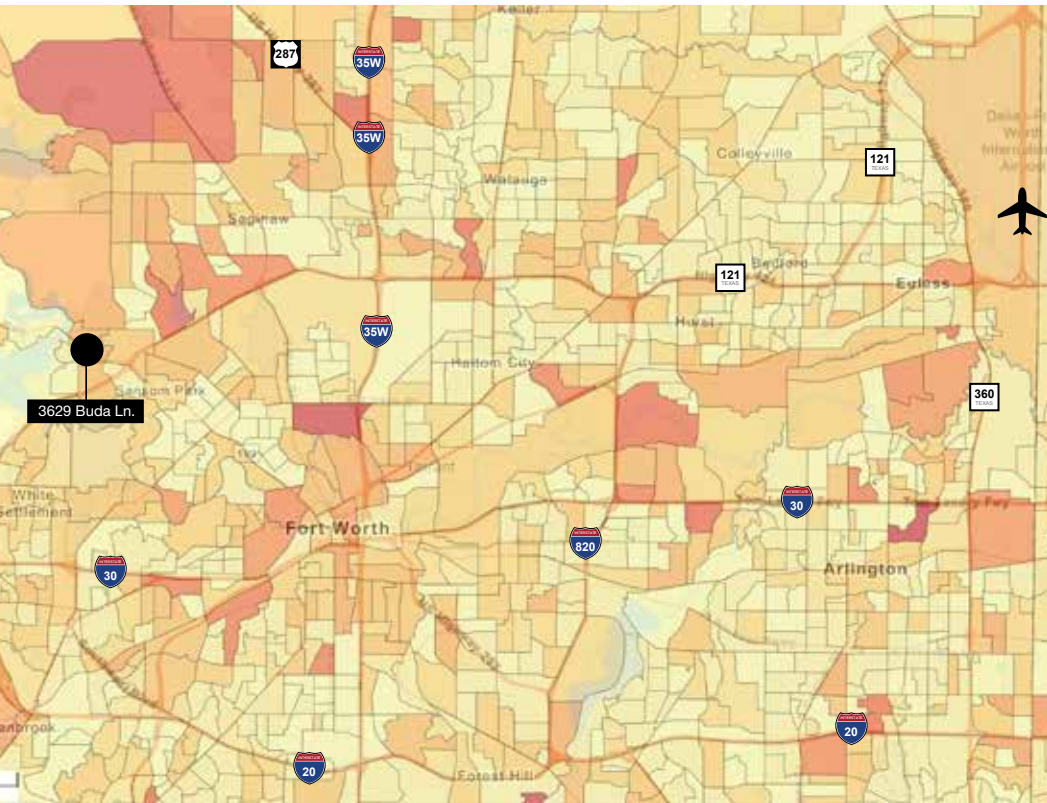
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|-------------------|-------------------|--------------------|------------------------|
| 1 Parker Products | 9 Best Buy | 17 Goodwill Store | 25 O'Reilly Auto Parts |
| 2 Crash Champions | 10 Lowe's | 18 Ulta Beauty | 26 Discount Tires |
| 3 Premier Truck | 11 Harbor Freight | 19 Target | 27 Staples |
| 4 Home Zone | 12 Chase Bank | 20 Ross | 28 Albertson's |
| 5 AMC Theaters | 13 CVS | 21 Hobby Lobby | 29 Home Depot |
| 6 Camping World | 14 Auto Zone | 22 PetsMart | 30 Community Bank |
| 7 PNC Bank | 15 Planet Fitness | 23 Walmart | 31 Walgreens |
| 8 4 Wheel Parts | 16 Tractor Supply | 24 Bank Of America | 32 QuickTrip |



HOTELS

- | |
|------------------------|
| 1 Home 2 Suites Hilton |
| 2 Towne Place Marriott |
| 3 Comfort Suites Inn |
| 4 La Quinta Inn |
| 5 Best Western Plus |
| 6 Holiday Inn Express |
| 7 Great Western Inn |
| 8 Motel 6 |

DEMOGRAPHICS





4010 Maple Avenue, Suite 550
Dallas, TX 75219
214.956.4123
forefront-re.com



201 S Adams St.
Fort Worth, TX 76104 ■ nairl.com

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817.872.3901
thubbard@nairl.com

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