

Allen / McKinney



**207 North Church Street**

**207 N Church St  
McKinney, TX**

**Office | For Sublease | Up to 3,328 RSF**

**Jim Buddrus | P: 214-365-2791**

**Pricing is Negotiable  
2-Story Office Space on 0.23 Acres  
Private Parking with 10 Spaces  
Available in 30 Days  
Lease Thru April 30, 2028**

Dallas CBD



**1217 MAIN STREET**

**1217 Main St  
Dallas, TX**

**Office | For Sublease | Up to 13,353 RSF**

**Alan Thomas | C: 214-673-3663**

**\$30.00 Full Service  
Suites are Creative, Modern Space  
Furniture Negotiable in Certain Suites  
Located in the Center of Downtown Dallas**

DFW Freeport / Coppell



**PARK WEST 2**

1507 Lyndon B Johnson Fwy  
Dallas, TX

Office | For Sublease | 7,500 - 38,754 RSF

~~\$23.50 FS +E~~

**New Rate! \$18.75 Full Service + E**

Lease Expires: June 30, 2030

Newly Built Out Office Space with Above  
Standard Finishes

Includes FF&E

Direct Access to LBJ Freeway & PGBT

**Dan Paterson | 214-365-2738**

**Matt Paterson | 214-365-2720**

Lewisville



**Business 121 & E Valley Ridge Blvd**

SWQ of Business 121 &  
E Valley Ridge Blvd  
Lewisville, TX

Land | For Sale or Ground Lease | 2.28 Acres

**Hyatt Thompson | 214-365-2753**

Contact Broker for Pricing

Located at the High Trafficked Intersection of E  
State Hwy 121 & E Valley Ridge Blvd (41,700 VPD)  
Raw Land

West Plano



**5200 MCDERMOTT ROAD**

**5200 McDermott Rd**  
**Plano, TX**

**Office/Retail | For Sublease | 1,606 RSF**

**Luke Paterson | 214-365-2732**

**Pricing is Negotiable**

**Immediate Availability**

**Lease Expires: Sept 30, 2026**

**Close to Sam Rayburn Tollway with  
Frontage on Preston Rd**

**Across from the Preston Village Shopping  
Center & Preston Creek Shopping Center**

Allen / McKinney



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Located in the Center of Downtown Dallas**



DFW Freeport / Coppell

**DFW INTERNATIONAL AIRPORT**

3200 E Airfield  
Dallas, TX

**Office | For Sale | 80,965 RSF | 15+ Acres**

Development Opportunity  
Ground Lease Until 2075  
Corporate Office Setting  
Floor to Ceiling Windows  
Signage  
Contact Broker for Pricing

**Dan Paterson | 214-365-2738**  
**Gregory McLane | 214-365-2701**  
**Luke Paterson | 214-365-2732**

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Standard Finishes**

**Includes FF&E**

**Direct Access to LBJ Freeway & PGBT**

**Dan Paterson | 214-365-2738**  
**Matt Paterson | 214-365-2720**

Upper Tollway / West Plano



### LEGACY CENTER

5445 Legacy Dr  
Plano, TX

Office | Sublease | Up to 29,435 SF

Dan Paterson | 214-365-2738

Matt Paterson | 214-365-2720

\$19.95 NNN

Suite 400

Immediate Availability

Lease Expires: 4/30/2029

Open and Bright Collaborative Office  
Space with Above Standard Finishes

West Plano



### 5200 MCDERMOTT ROAD

5200 McDermott Rd  
Plano, TX

Office/Retail | For Sublease | 1,606 RSF

Luke Paterson | 214-365-2732

Pricing is Negotiable

Immediate Availability

Lease Expires: Sept 30, 2026

Close to Sam Rayburn Tollway with  
Frontage on Preston Rd

Across from the Preston Village Shopping  
Center & Preston Creek Shopping Center

FM 1960 / Hwy 249

Guadalupe County



**9720 CYPRESSWOOD DRIVE**

**9720 Cypresswood Dr  
Houston, TX**

**Office | For Sublease | 3,455 RSF**

**Hyatt Thompson | 214-365-2753**

**Pricing is Negotiable  
Availability is Negotiable  
Lease Expiration: June 30, 2026  
Primely Located at the Intersection of  
Cypresswood Dr & Cutten Rd,  
Just off of Hwy 249  
Near St Luke's Hospital**



**955 WEST KINGSBURY STREET**

**955 W Kingsbury St  
Seguin, TX**

**Retail/ Warehouse / Land | For Sale |  
21,095 SF | 8.049 Acres**

**Danny Muse | 214-365-2726  
Cell: | 972-849-2464**

**Contact Broker for Pricing  
Development Opportunity  
Existing Auto Business & Former Salvage Yard  
has been in Business since 1947  
Frontage on E Kingsbury St**

## Northeast

**ONE DE ZAVALA CENTER**

12746 Cimarron Path  
San Antonio, TX

**Office/Flex | Sublease | 8,491 RSF**

**Dan Paterson | 214-365-2738**

**Luke Paterson | 214-365-2732**

**Pricing is Negotiable**

**Availability is Negotiable**

**Lease Expiration: Oct. 31, 2026**

**Located in the Heart of the I-10 West  
Corridor**

**Surrounded by Upscale Retail**

**Close to the South Texas Medical Center**

## Northeast Butterfield Trail

**BUTTERFIELD TRAIL INDUSTRIAL PARK**

32 Celerity Wagon St  
El Paso, TX

**Office | Sublease | 6,400 SF**

**Joe Arata | 214-365-2730**

**\$10.11 NNN**

**Suite C**

**Lease Expires: 4/30/2026**

**Fully Furnished**

**Breakroom**

**In-Suite Restrooms**



### San Antonio - CBD



#### PVA MEDICAL OFFICE BUILDING

**610 N Main Ave  
San Antonio, TX**

**Med Office | For Sale or Lease |  
39,518 SF | 1.25 AC**

**Swearingen Realty Group  
Bruce Hecht | 214-365-2712**

**Contact Broker for Pricing  
Lease Back Opportunity  
Built Out as a Surgery Center  
Minutes Away from Downtown San Antonio,  
IH-10 & I-35**

**Site Selection Group, LLC  
Alex English | 210-347-5447**

### Southwest



#### GATEWAY TO FALCONHEAD - BLDG A

**3500 Ranch Road 620 S  
Bee Caves, TX**

**Office/Retail | For Sublease | 4,200 RSF**

**Luke Paterson | 214-365-2732**

**Pricing is Negotiable  
Availability is Negotiable  
Lease Expiration: March 31, 2026  
Stand-Alone Building  
Close to I-620 & Retail  
\*PLEASE DO NOT DISTURB TENANT\***

DFW Freeport / Coppell



## DFW INTERNATIONAL AIRPORT

3200 E Airfield  
Dallas, TX

**Land | For Sale | 15+ Acres**

**Logistics Development Site for up to  
265,000 SF Building  
Freeport Available  
Ground Lease from Airport Until 2075  
Contact Broker for Pricing**

**Dan Paterson | 214-365-2738  
Gregory McLane | 214-365-2701  
Luke Paterson | 214-365-2732**

Lewisville



**Business 121 & E Valley Ridge Blvd  
SWQ of Business 121 &  
E Valley Ridge Blvd  
Lewisville, TX**

**Land | For Sale or Ground Lease | 2.28 Acres**

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Located at the High Trafficked Intersection of E  
State Hwy 121 & E Valley Ridge Blvd (41,700 VPD)  
Raw Land**

**Hyatt Thompson | 214-365-2753**



## 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.*



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

Swearingen Realty Group, LLC	0443604	<a href="mailto:cparker@swearingen.com">cparker@swearingen.com</a>	214-365-2700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bruce M. Hecht	342820	<a href="mailto:bhecht@swearingen.com">bhecht@swearingen.com</a>	214-365-2712
Designated Broker of Firm	License No.	Email	Phone
Bruce M. Hecht	342820	<a href="mailto:bhecht@swearingen.com">bhecht@swearingen.com</a>	214-365-2712
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0

SWEARINGEN REALTY GROUP, L.L.C. | 5400 Lyndon B. Johnson Freeway, Suite 1300 | Dallas, TX 75240 | 214.365.2700

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