

DFW Freeport / Coppell



PARK WEST 2

1507 Lyndon B Johnson Fwy
Dallas, TX

Office | For Sublease | 32,000 - 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 | 1 Acre

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**

West Southwest Ft Worth



**OVERTON PARK
PROFESSIONAL CENTER**

**4305-4325 S Hulen St
Forth Worth, TX**

Office | For Sublease | 4,000 RSF

Luke Paterson | 214-365-2732

Pricing is Negotiable

Immediate Availability

Lease Expires: July 31, 2027

**Across from Overton Park Shopping
Center, Close to Hulen Mall & I-20**

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

DFW Freeport / Coppell



PARK WEST 2

1507 Lyndon B Johnson Fwy
Dallas, TX

Office | For Sublease | 32,000 - 38,754 RSF

~~\$23.50 FS + E~~

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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

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**

West Southwest Ft Worth



**OVERTON PARK
PROFESSIONAL CENTER**
4305-4325 S Hulen St
Forth Worth, TX

Office | For Sublease | 4,000 RSF

Luke Paterson | 214-365-2732

Pricing is Negotiable

Immediate Availability

Lease Expires: July 31, 2027

**Across from Overton Park Shopping
Center, close to Hulen Mall & I-20**

FM 1960 / Hwy 249



9720 CYPRESSWOOD DRIVE

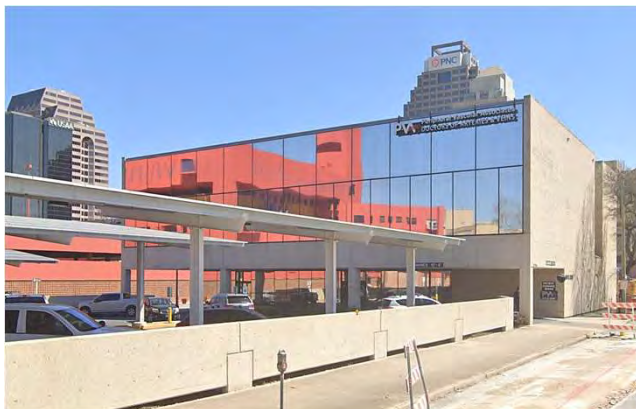
**9720 Cypresswood Dr
Houston, TX**

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**

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**

Central Texas Area



MECOM PLAZA

2600 Becker Dr
Brenham, TX

Office/Retail | For Sublease | 5,000 SF

Luke Paterson | 214-365-2732

\$21.50 NNN

Immediate Availability

Lease Expiration: December 30, 2033

Suite is in Shell Condition

Positioned Near a High-Trafficked

Intersection with Major Retailers Close By

DFW Freeport / Coppell



DFW INTERNATIONAL AIRPORT

3200 E Airfield
Dallas, TX

Land | For Sale | 15+ Acres

Dan Paterson | 214-365-2738

Gregory McLane | 214-365-2701

Luke Paterson | 214-365-2732

**Logistics Development Site for up to
265,000 SF Building**

Freeport Available

Ground Lease from Airport Until 2075

Contact Broker for Pricing

Lewisville



Business 121 & E Valley Ridge Blvd

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

Land | For Sale or Ground Lease | 1 Acre

Hyatt Thompson | 214-365-2753

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



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.

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|--|-------------|--|--------------|
| Swearingen Realty Group, LLC | 0443604 | cparker@swearingen.com | 214-365-2700 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Bruce M. Hecht | 342820 | bhecht@swearingen.com | 214-365-2712 |
| Designated Broker of Firm | License No. | Email | Phone |
| Bruce M. Hecht | 342820 | bhecht@swearingen.com | 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

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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