

FEATURED | NEW TO MARKET



INVENTORY JANUARY 2026

DFW Freeport / Coppell



**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

PARK WEST 2

**1507 Lyndon B Johnson Fwy
Dallas, TX**

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

Lewisville



Land | For Sale or Ground Lease | 1 Acre

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

Business 121 & E Valley Ridge Blvd

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

Hyatt Thompson | 214-365-2753

FEATURED | NEW TO MARKET

West Southwest Ft Worth

West Piano



Office | For Sublease | 4,000 RSF

Pricing is Negotiable
Immediate Availability
Lease Expires: July 31, 2027
Across from Overton Park Shopping Center, Close to Hulen Mall & I-20

Luke Paterson | 214-365-2732



Office/Retail | For Sublease | 1,606 RSF

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

Luke Paterson | 214-365-2732

5200 McDERMOTT ROAD
5200 McDermott Rd
Plano, TX

OFFICE

DFW Freeport / Coppell



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**

DFW INTERNATIONAL AIRPORT

**3200 E Airfield
Dallas, TX**

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

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

OFFICE

Upper Tollway / West Plano



Office | Sublease | Up to 29,435 SF

\$19.95 NNN

Suite 400

Immediate Availability

Lease Expires: 4/30/2029

Open and Bright Collaborative Office Space with Above Standard Finishes

LEGACY CENTER
5445 Legacy Dr
Plano, TX

Dan Paterson | 214-365-2738

Matt Paterson | 214-365-2720

West Plano



Office/Retail | For Sublease | 1,606 RSF

5200 McDermott Road

5200 McDermott Rd

Plano, TX

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**

OFFICE

OFFICE | OUTSIDE DFW

San Antonio - CBD

FM 1960 / Hwy 249



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

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



Office | For Sublease | 3,455 RSF

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

9720 CYPRESSWOOD DRIVE

9720 Cypresswood Dr
Houston, TX

Hyatt Thompson | 214-365-2753

PVA MEDICAL OFFICE BUILDING

610 N Main Ave
San Antonio, TX

Swearingen Realty Group
Bruce Hecht | 214-365-2712

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

RETAIL | LAND | INVESTMENT



INVENTORY JANUARY 2026

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



Land | For Sale or Ground Lease | 1 Acre

Business 121 & E Valley Ridge Blvd

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

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:
 - 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.

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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