SWEARINGEN
REALTY GROUP | EST 1972

INVENTORY NOVEMBER 2026

FEATURED | NEW TO MARKET

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

Quorum/Bent Tree



ONE HANOVER

16633 N Dallas Pkwy
Addison, TX

Office | For Sublease | 3,331 RSF

$24.00 NNN
Lease Expires: November 30, 2030 with Options to Extend Lease Term
Existing Office Space
Includes FF&E
Direct Access to Dallas North Tollway
Minutes to I-635 & I-90

Tristan Laborde | 214-365-2711

SWEARINGEN
REALTY GROUP | EST 1972

INVENTORY NOVEMBER 2026

FEATURED | NEW TO MARKET

Southwest Dallas



3571 WHEATLAND ROAD

3571 W Wheatland Rd
Dallas, TX

Med Office | For Sublease | 2,775 RSF

Matt Paterson | 214-365-2720

Pricing is Negotiable
Immediate Availability
Lease Expires: December 31, 2028
End Cap Medical Office
Adjacent to Methodist Charlton Medical Center
Frontage on Wheatland Rd

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

SWEARINGEN
REALTY GROUP | EST 1972

INVENTORY
NOVEMBER 2026

FEATURED | NEW TO MARKET

West Southwest Ft Worth



OVERTON PARK PROFESSIONAL CENTER

4305-4325 S Hulen St
Fort 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

SWEARINGEN
REALTY GROUP | EST 1972

INVENTORY
NOVEMBER 2026

OFFICE

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

Swearingen Realty Group
Dan Paterson | 214-365-2738
Luke Paterson | 214-365-2732

Corban Realty Corp
Greg McLane | 214-923-0076

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

SWEARINGEN
REALTY GROUP | EST 1972

INVENTORY
NOVEMBER 2026

OFFICE

Quorum/Bent Tree



ONE HANOVER

16633 N Dallas Pkwy
Addison, TX

Office | For Sublease | 3,331 RSF

Tristan Laborde | 214-365-2711

$24.00 NNN
Lease Expires: November 30, 2030 with Options to Extend Lease Term
Existing Office Space
Includes FF&E
Direct Access to Dallas North Tollway
Minutes to I-635 & I-90

Southwest Dallas



3571 WHEATLAND ROAD

3571 W Wheatland Rd
Dallas, TX

Med Office | For Sublease | 2,775 RSF

Matt Paterson | 214-365-2720

Pricing is Negotiable
Immediate Availability
Lease Expires: December 31, 2028
End Cap Medical Office
Adjacent to Methodist Charlton Medical Center
Frontage on Wheatland Rd

SWEARINGEN
REALTY GROUP | EST 1972

INVENTORY
NOVEMBER 2026

OFFICE

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

SWEARINGEN
REALTY GROUP | EST 1972

INVENTORY
NOVEMBER 2026

OFFICE

West Southwest Ft Worth



OVERTON PARK PROFESSIONAL CENTER

4305-4325 S Hulen St
Fort 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

SWEARINGEN
REALTY GROUP | EST 1972

INVENTORY
NOVEMBER 2026

RETAIL | LAND | INVESTMENT

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

Swearingen Realty Group
Dan Paterson | 214-365-2738
Luke Paterson | 214-365-2732

Corban Realty Corp
Greg McLane | 214-923-0076

INVENTORY NOVEMBER 2026

OUTSIDE THE DFW AREA

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

North Outer Lubbock



6035 45TH STREET

6035 45TH St
Lubbock, TX

Office/Flex | For Sublease | 4,100 SF

Matt Paterson | 214-365-2720

$10.00 NNN
Immediate Availability
Lease Expiration: February 28, 2028
Office/Warehouse
Just West of Loop 289 & Hwy 62

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

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