



# LONE STAR COMMERCE CENTER

BEST-IN-CLASS LOGISTICS PARK  
I 820 & SH 199, FORT WORTH, TEXAS

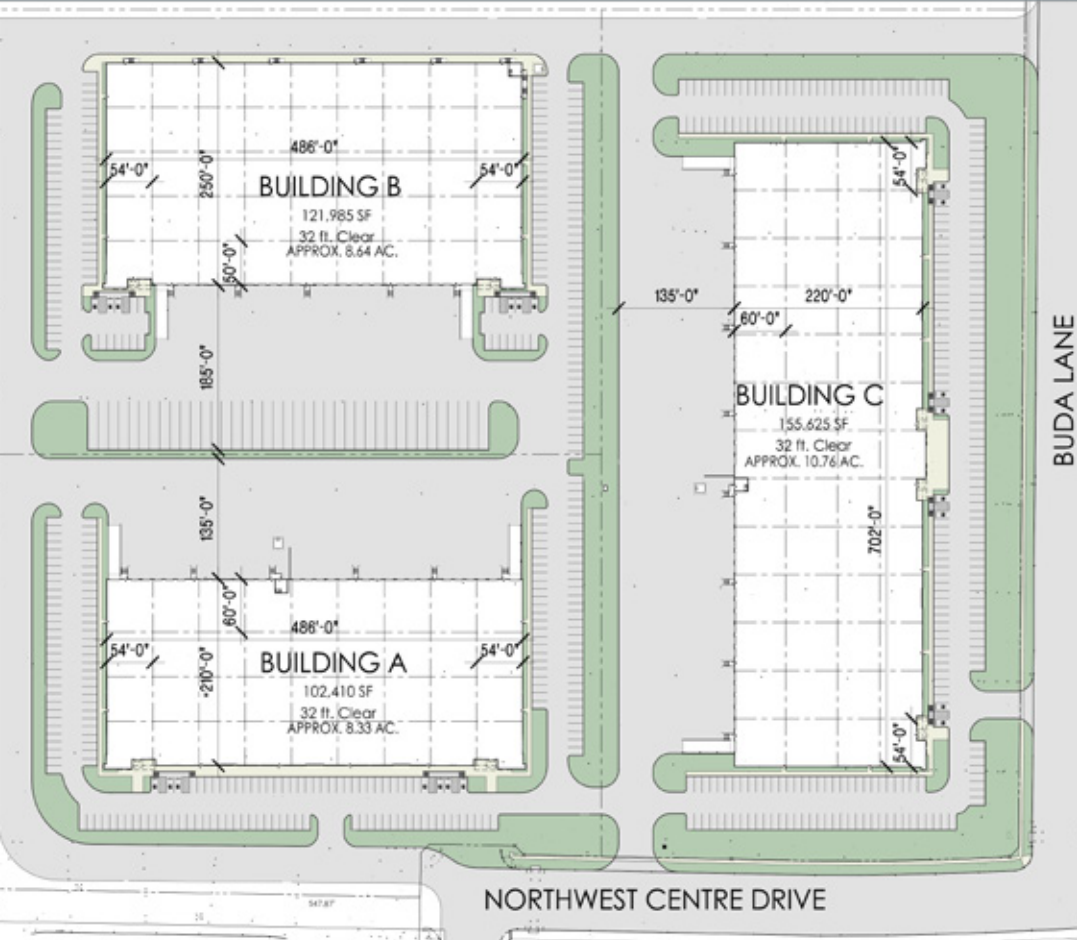


A DEVELOPMENT BY



FOR LEASING INFORMATION





**LONE STAR  
COMMERCE CENTER**

Phase I  
**380,020 SF**

2901 NW Centre  
**102,410 SF**

3233 Buda Lane  
**121,985 SF**

3101 Buda Lane  
**155,625 SF**

**TODD HUBBARD, SIOR**  
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# DEVELOPMENT HIGHLIGHTS



+ 64 acre master planned industrial park with a total build out of up to 1,000,000 SF within the mixed-use Landmark Quebec development.

+ 27 acre Phase I development of three state-of-the-art, shallow bay industrial buildings totaling 380,020 square feet.

+ Abundant tenant amenities including dozens of restaurants, five hotels, movie theater, retail and shopping.

+ Central location at the high volume intersection of I-820 (85,00 cars per day) and SH-199/Jacksboro Highway (52,000 cars per day).

+ Visibility from I-820 and immediate highway access with two, four-way intersections at Quebec Street and Navajo Trail.

+ Located 8 miles from downtown Fort Worth, 5 miles from I-30, 8 miles from I-35W and 18 miles from the BNSF Intermodal Facility.



# AMENITIES

## DINING

- 1 BOOMER JACK'S
- 2 CHEDDAR'S SCRATCH KITCHEN
- 3 ON THE BORDER
- 4 JASON'S DELI
- 5 BUFFALO WILD WINGS
- 6 LOGAN'S ROADHOUSE
- 7 IN-N-OUT BURGER
- 8 SCHLOTZSKY'S
- 9 GENGHIS GRILL
- 10 PANERA BREAD
- 11 STARBUCKS
- 12 CHIPOTLE
- 13 POPEYES
- 14 BURGER KING
- 15 SPRING CREEK BBQ
- 16 CHICK-FIL-A
- 17 CHILI'S
- 18 PIZZA HUT
- 19 BRAUM'S
- 20 SONIC
- 21 MCDONALD'S
- 22 SUBWAY
- 23 TACO BUENO
- 24 WENDY'S
- 25 ARBY'S
- 26 COTTON PATCH CAFE
- 27 ROSA'S CAFE & TORTILLA
- 28 PANDA BUFFET
- 29 MCALISTER'S DELI
- 30 FIREHOUSE SUBS
- 31 THAI ORANGE
- 32 WHATABURGER
- 33 TACO CASA
- 34 LONG JOHN SILVER'S

## RETAIL

- 1 GANDER OUTDOORS
- 2 BBVA COMPASS
- 3 BEST BUY
- 4 LOWE'S
- 5 QUICK TRIP
- 6 STAPLES
- 7 O'REILLY'S AUTO PARTS
- 8 DOLLAR GENERAL
- 9 AUTOZONE
- 10 GOODWILL
- 11 TRACTOR SUPPLY
- 12 CVS
- 13 WELLS FARGO
- 14 PARTY CITY
- 15 ULTA
- 16 TARGET
- 17 MICHAEL'S
- 18 SALLY BEAUTY
- 19 HOBBY LOBBY
- 20 WALMART
- 21 BANK OF AMERICA
- 22 AT&T
- 23 DOLLAR TREE
- 24 ALBERTSON'S
- 25 GAMESTOP
- 26 POSH NAILS SPA
- 27 RACE TRAC
- 28 WALGREENS
- 29 CUBESMART STORAGE
- 30 HOME DEPOT
- 31 KOHL'S
- 32 MARSHALLS
- 33 SLEEP EXPERTS
- 34 ATWOOD'S

## HOTELS

- 1 TOWNE PLACE MARRIOTT
- 2 COMFORT SUITES
- 3 LA QUINTA
- 4 BEST WESTERN
- 5 HOLIDAY INN EXPRESS

## FITNESS

- 1 24 HOUR FITNESS

## ENTERTAINMENT

- 1 AMC THEATRES

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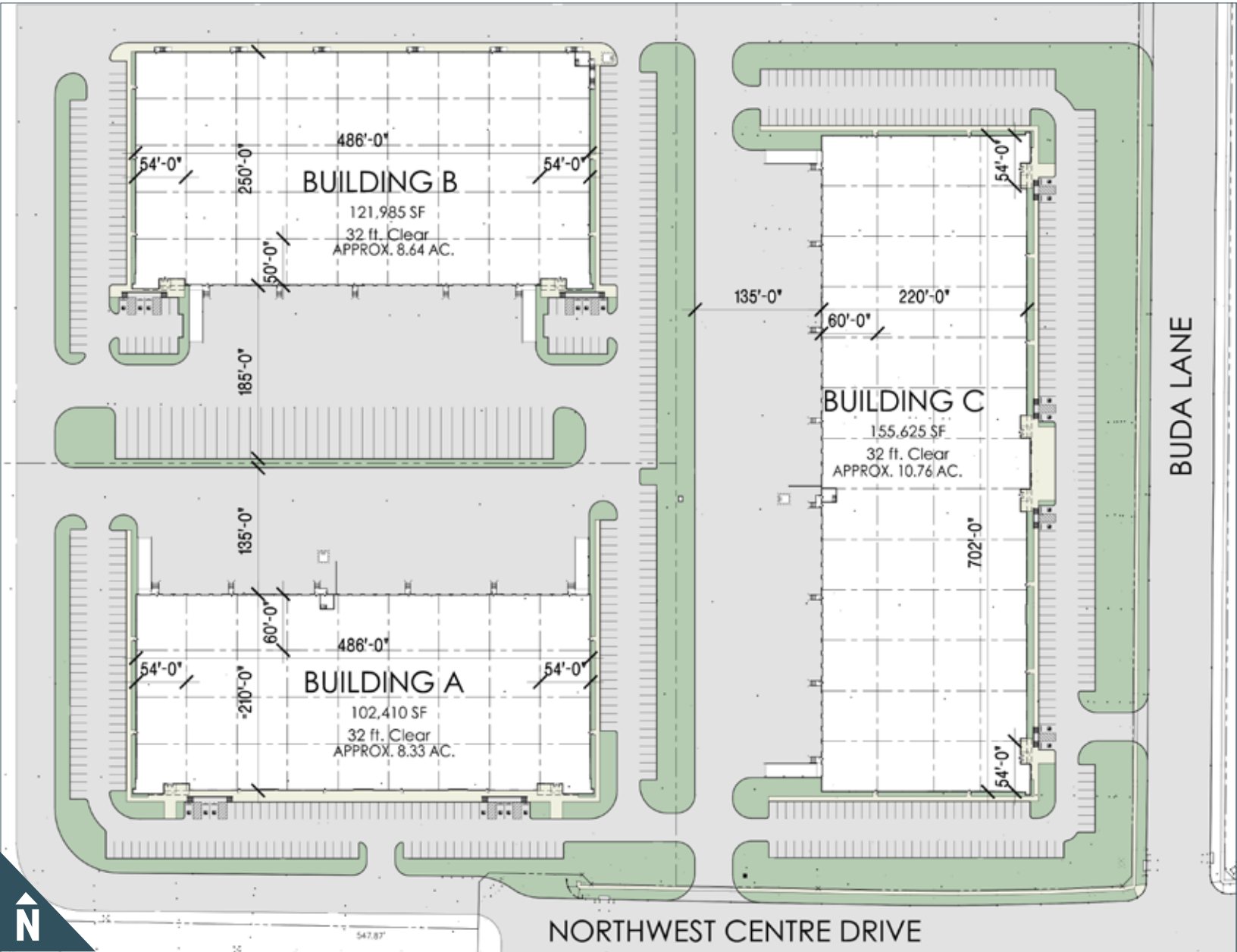
# DEVELOPMENT MASTER PLAN

## PHASE II 36.4 Acres

50,000 - 475,000 SF  
Available for BTS



# PHASE I - MASTER PLAN



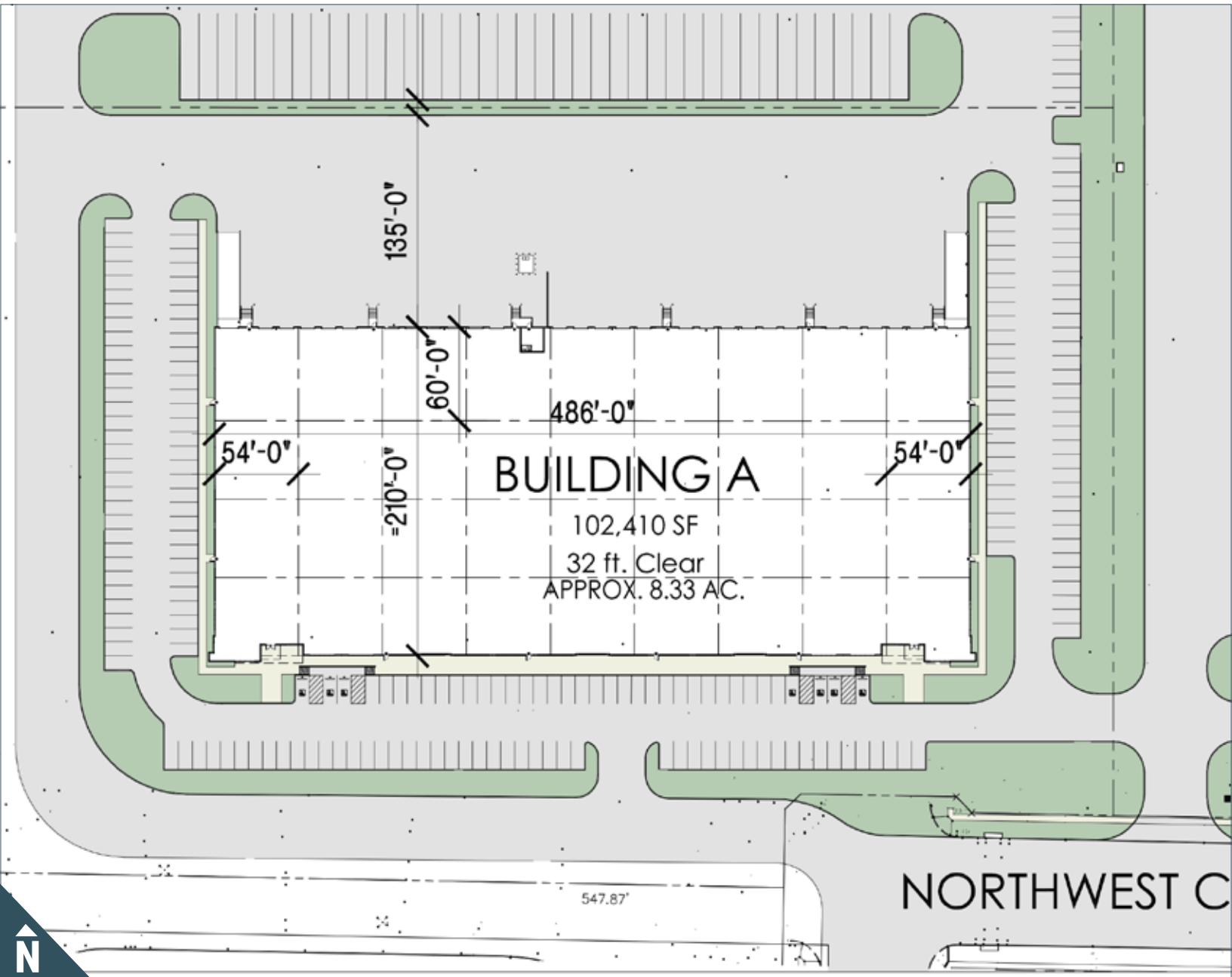
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# 2901 NW CENTRE DRIVE



## BUILDING DETAILS:

Site Acreage: 8.34 Acres  
Building Size: 102,410 SF

Clear Height: 32'  
Column Spacing: 54'x 50' with 60' staging bay  
Building Depth: 210'  
Truck Court Depth: 135'

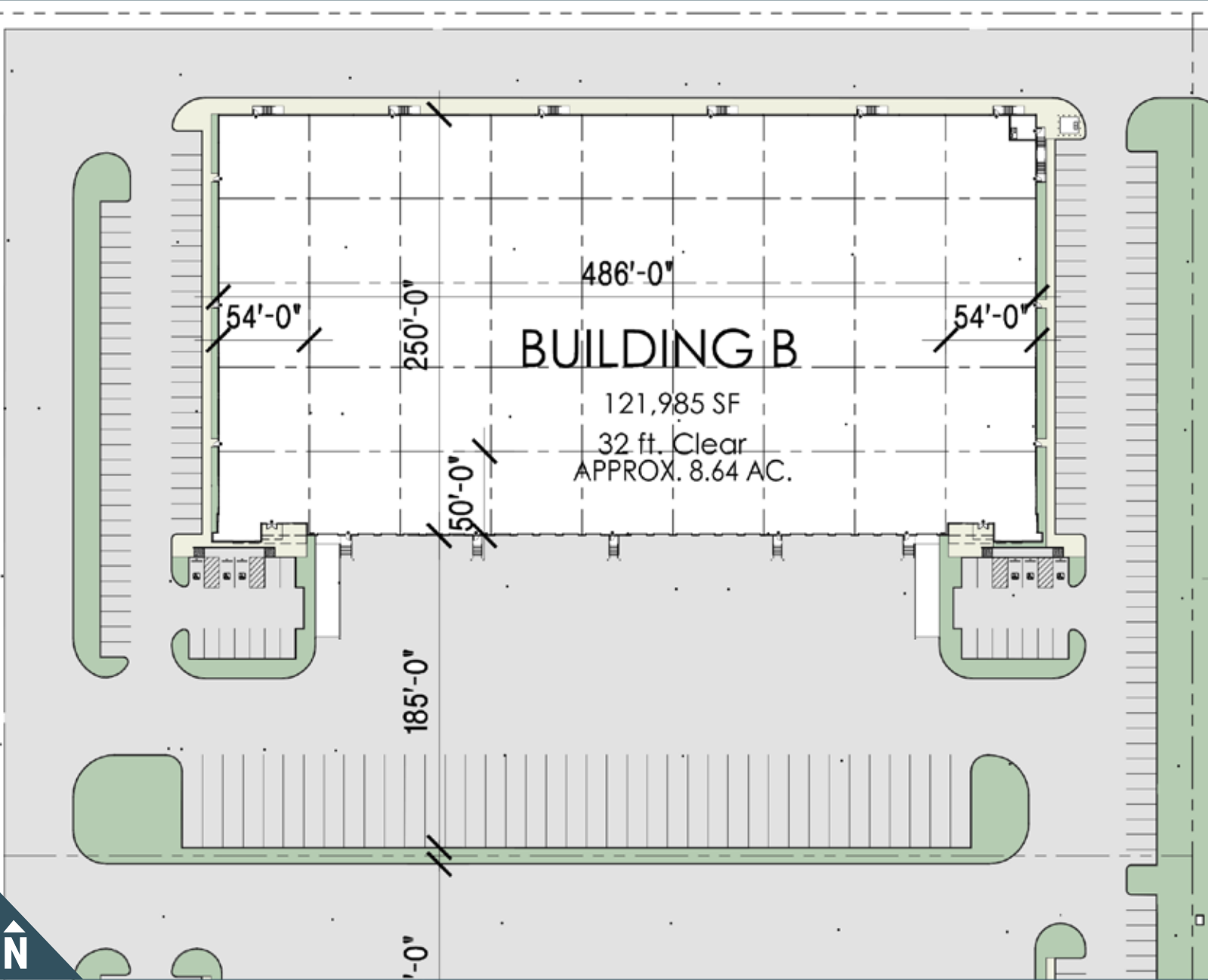
Dock High Doors: 27  
Drive-In Ramps: 2  
Trailer Parking Spaces: None  
Auto Parking: 209  
Minimum Divisible: 22,680 SF  
Storefront Entries: 2 expandable to 3

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# 3233 BUDA LANE



**BUILDING DETAILS:**

Site Acreage:	8.22 Acres	Dock High Doors:	21
Building Size:	121,985 SF	Drive-In Ramps:	2
Clear Height:	32'	Trailer Parking Spaces:	39
Column Spacing:	54'x 50'	Auto Parking:	153
Building Depth:	250'	Minimum Divisible:	40,500 SF
Truck Court Depth:	185'	Storefront Entries:	2

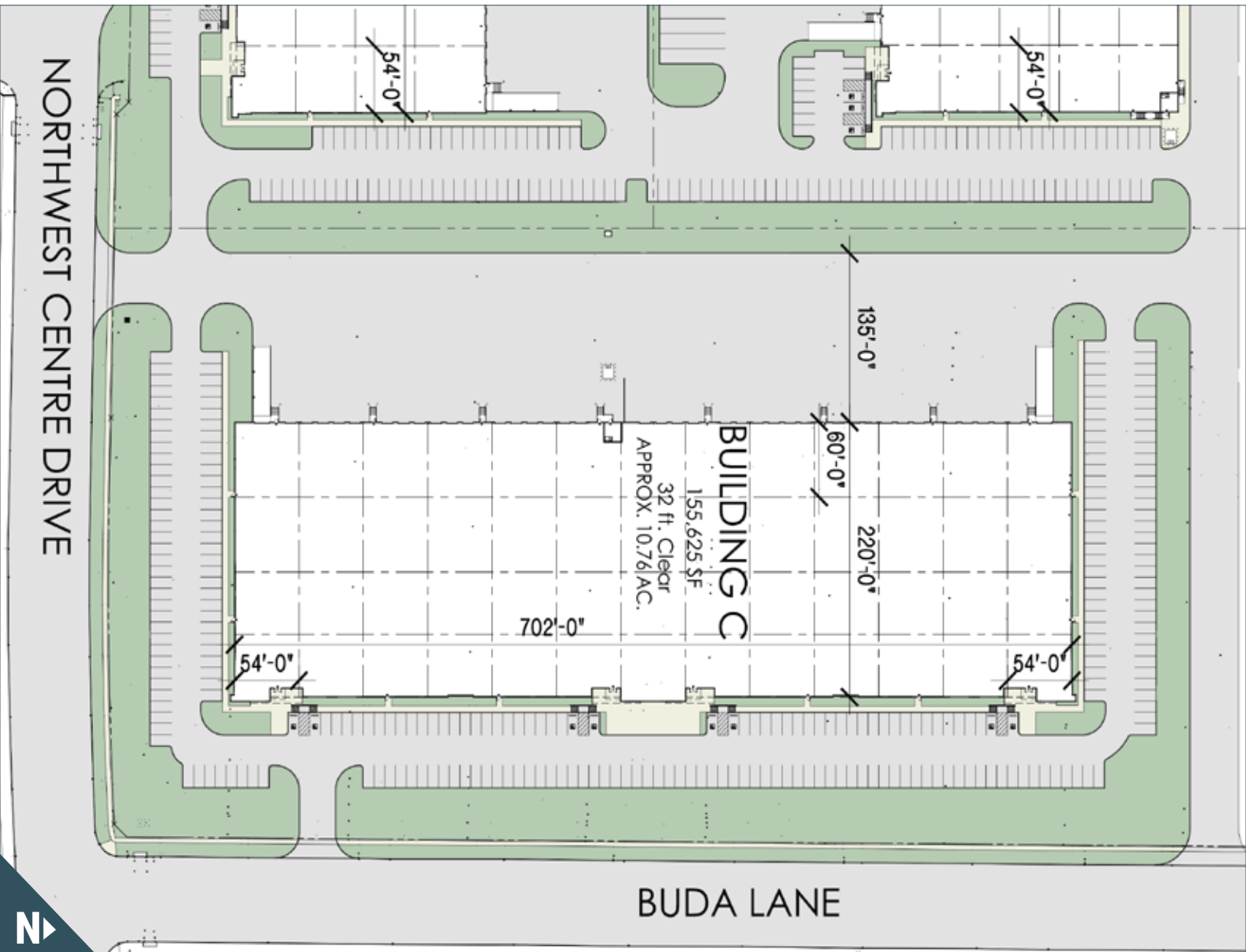
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# 3101 BUDA LANE



**BUILDING DETAILS:**

Site Acreage:	10.47 Acres	Dock High Doors:	38
Building Size:	155,625 SF	Drive-In Ramps:	2
Clear Height:	32'	Trailer Parking Spaces:	None
Column Spacing:	54'x 50' / 60' staging bay	Auto Parking:	264
Building Depth:	220'	Minimum Divisible:	23,760 SF
Truck Court Depth:	135'	Storefront Entries:	4 expandable to 6

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