

# Lone Star Commerce Center II

3269 Buda Lane, Ft. Worth, TX 76135



Owned & Developed By



Leasing & Marketing By



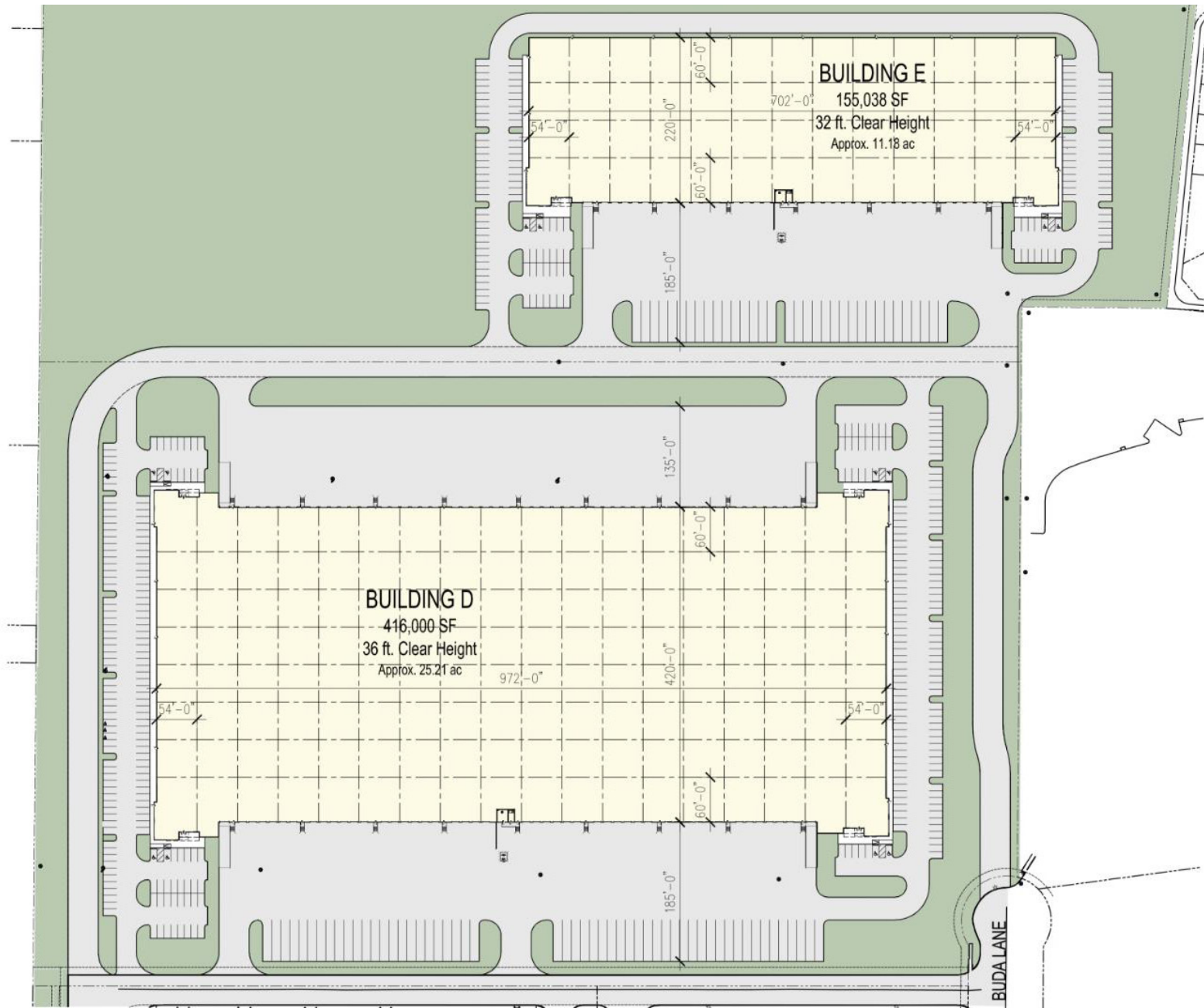
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# Master Site Plan



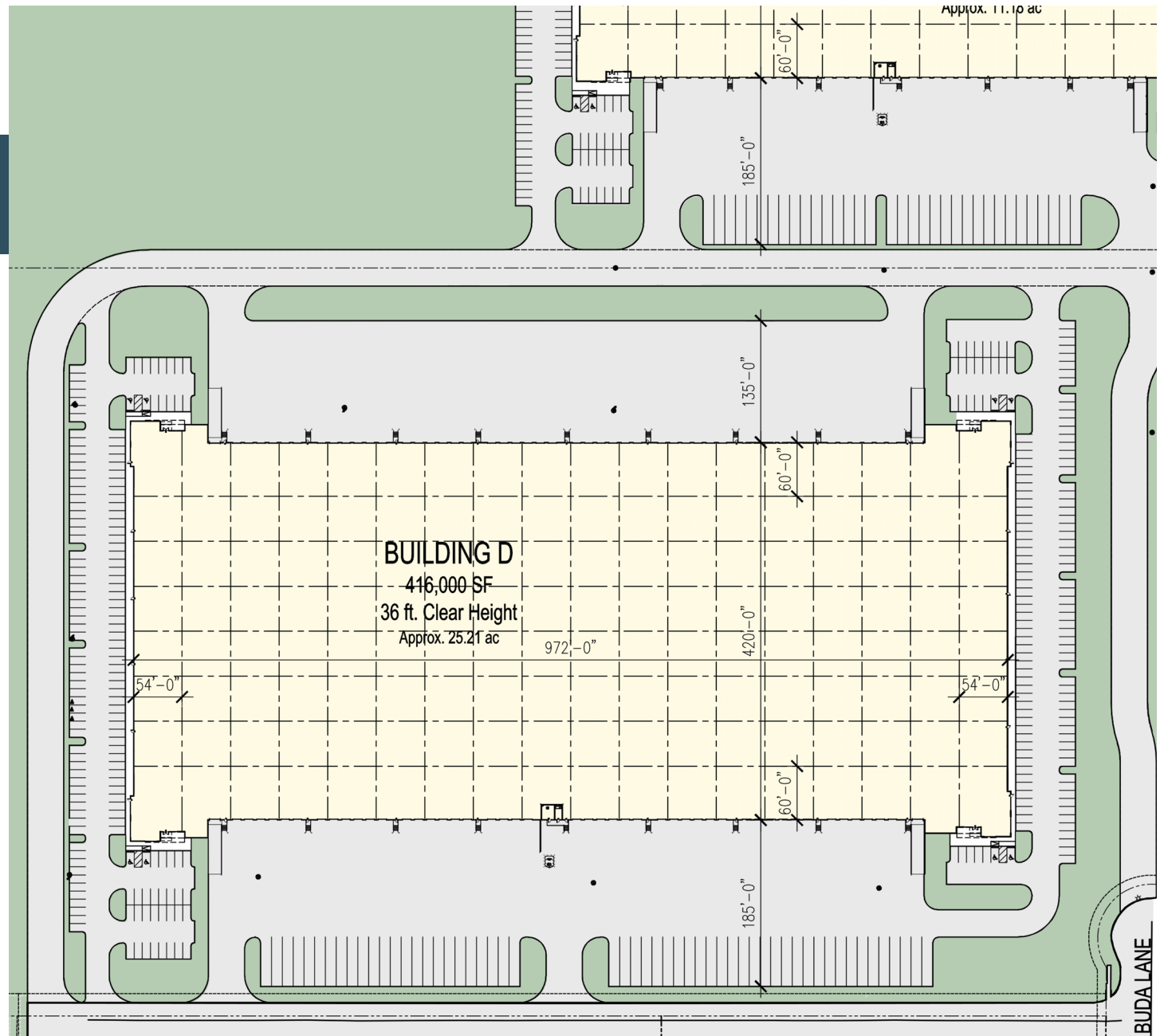




# Building D Site Plan

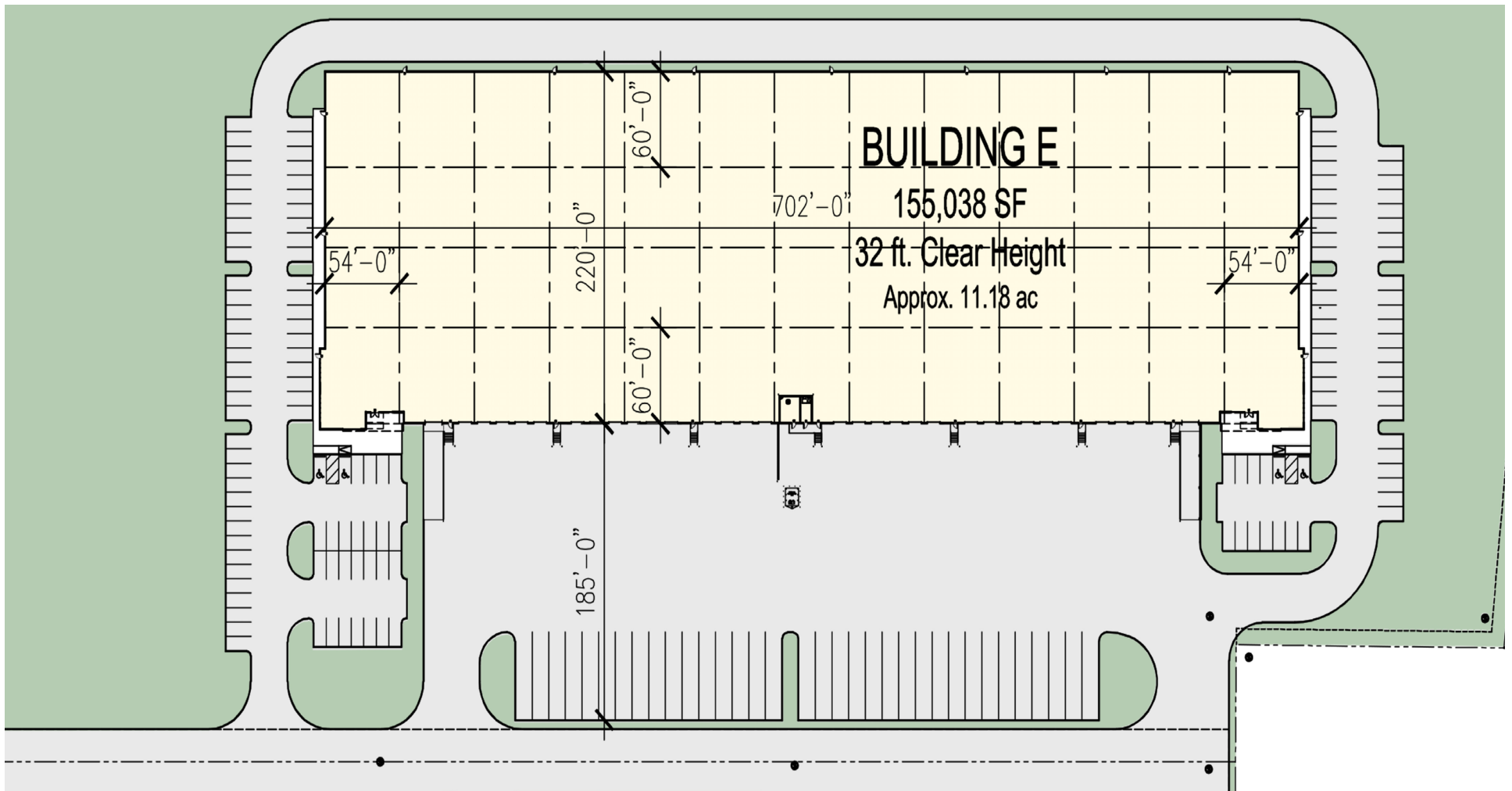
## Building D Specifications

Building SF.....	416,000
Divisibility.....	110,000 SF
Clear Height.....	36'
Building Depth.....	420'
Column Spacing.....	54' x 50'
Staging Bay.....	60'
Dock Doors - 9' x 10'.....	94
Drive-In Ramps - 14' x 16'.....	4
Truck Court - South.....	185'
Truck Court - North.....	135'
Trailer Parking.....	54 Spaces
Auto Parking.....	302 Spaces
Roofing.....	60 Mil TPO
Sprinklered.....	ESFR
Reinforced Floor Slab.....	7"
Lighting.....	LED Throughout





# Building E Site Plan



## Building E | Specifications

Building SF.....155,038  
 Divisibility.....47,819 SF  
 Clear Height.....32'  
 Building Depth.....220'

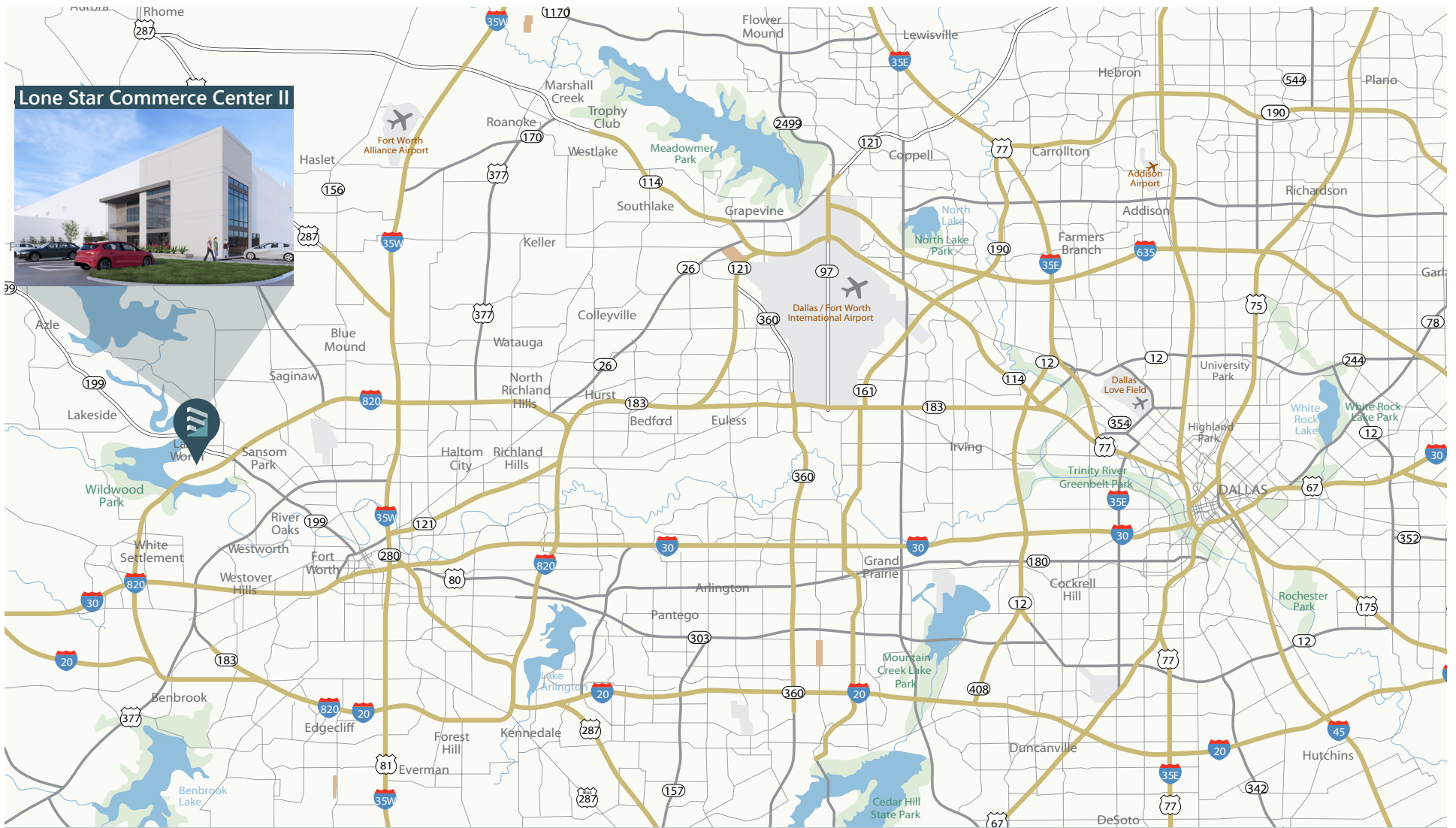
Column Spacing.....54' x 50'  
 Staging Bay.....60'  
 Dock Doors - 9' x 10'.....31  
 Drive-In Ramps - 14' x 16'.....2

Truck Court Depth.....185'  
 Trailer Parking Spaces.....34  
 Auto Parking Spaces.....139  
 Roofing.....60 Mil TPO

Sprinklered.....ESFR  
 Reinforced Floor Slab.....7"  
 Lighting.....LED Throughout



# Market Map

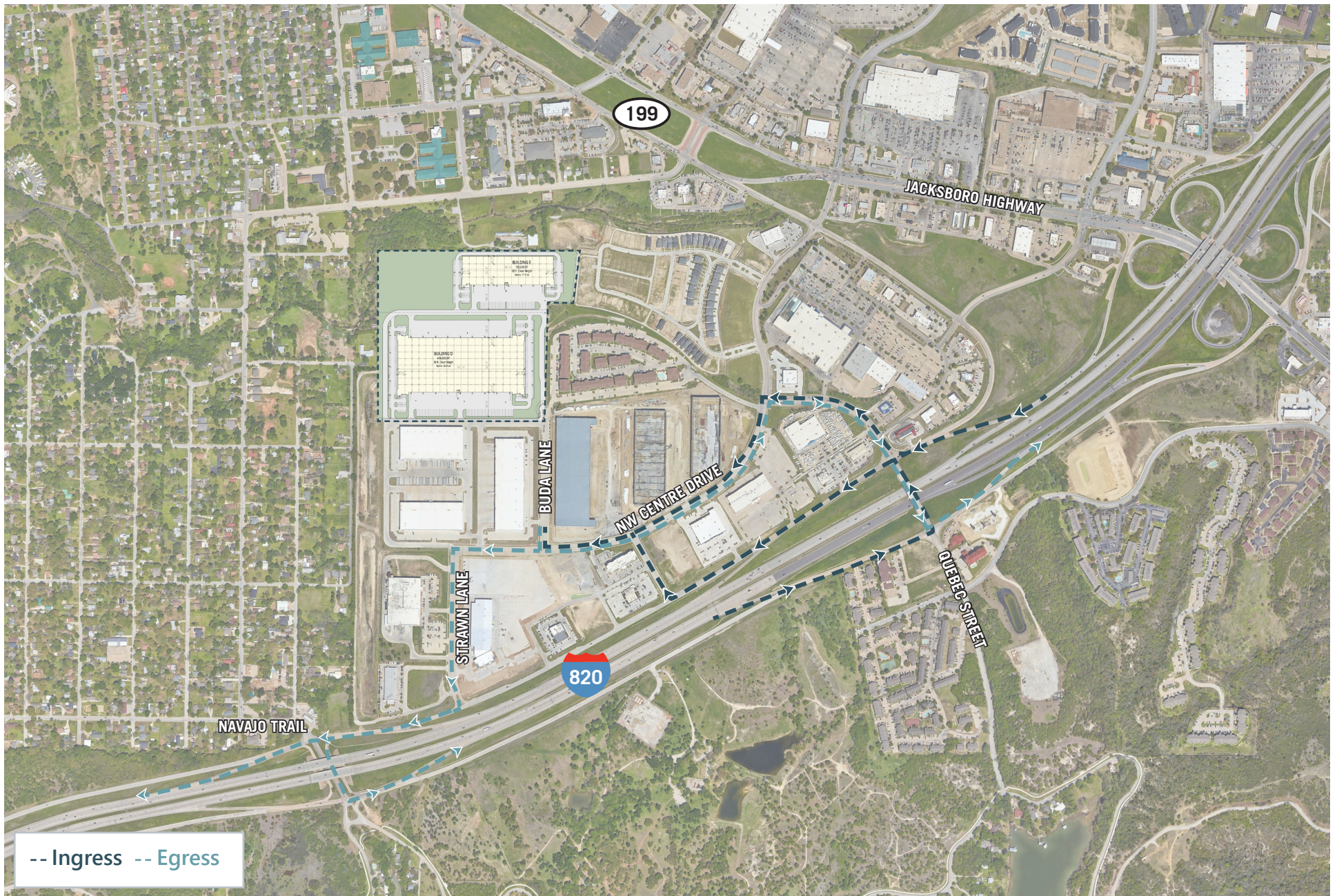


Lone Star Commerce Center II



<b>&lt;1</b>	<b>5</b>	<b>7</b>	<b>8</b>	<b>8</b>	<b>20</b>	<b>25</b>	<b>40</b>
MILES TO I-820	MILES TO I-30	MILES TO MEACHAM FIELD	MILES TO I-35W	MILES TO FT WORTH CBD	MILES TO BNSF/ALLIANCE	MILES TO DFW AIRPORT	MILES TO DALLAS









 **DINING** - Total of 72

- |                             |                             |                            |
|-----------------------------|-----------------------------|----------------------------|
| <b>1</b> BOOMER JACK'S      | <b>6</b> IHOP               | <b>11</b> PANERA BREAD     |
| <b>2</b> OUTBACK STEAKHOUSE | <b>7</b> BUFFALO WILD WINGS | <b>12</b> STARBUCKS        |
| <b>3</b> CHEDDAR'S          | <b>8</b> JAPAN HOUSE        | <b>13</b> CHIPOTLE         |
| <b>4</b> TEXAS ROADHOUSE    | <b>9</b> IN-N-OUT BURGER    | <b>14</b> CHICK-FIL-A      |
| <b>5</b> ON THE BORDER      | <b>10</b> SCHLOTZSKY'S      | <b>15</b> SPRING CREEK BBQ |

 **RETAIL** - Total of 80+

- |                          |                          |                               |
|--------------------------|--------------------------|-------------------------------|
| <b>1</b> PNC BANK        | <b>6</b> CHASE BANK      | <b>11</b> O'REILLY AUTO PARTS |
| <b>2</b> BEST BUY        | <b>7</b> CVS             | <b>12</b> STAPLES             |
| <b>3</b> 24 HOUR FITNESS | <b>8</b> TARGET          | <b>13</b> QUICK TRIP          |
| <b>4</b> LOWE'S          | <b>9</b> BANK OF AMERICA | <b>14</b> WALGREENS           |
| <b>5</b> HARBOR FREIGHT  | <b>10</b> WALMART        | <b>15</b> HOME DEPOT          |

 **HOTELS**

- |                               |
|-------------------------------|
| <b>1</b> TOWNE PLACE MARRIOTT |
| <b>2</b> HOME 2 SUITES HILTON |
| <b>3</b> COMFORT SUITES       |
| <b>4</b> LA QUINTA INN        |
| <b>5</b> BEST WESTERN PLUS    |





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