



# Lone Star Commerce Center II

3269 Buda Lane, Ft. Worth, TX 76135

Owned & Developed by



Leasing & Marketing by



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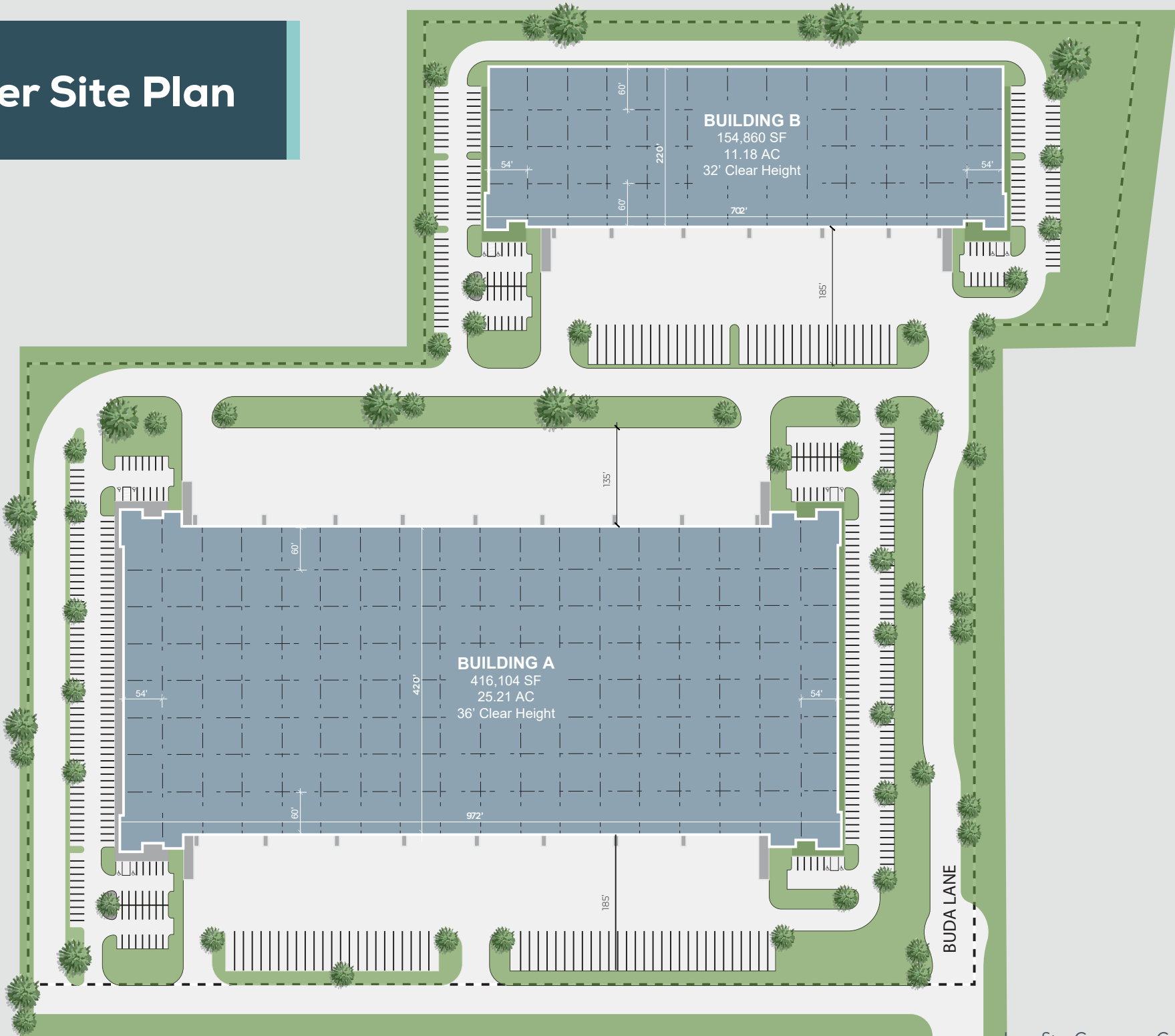
# Lone Star Commerce Center II

## Overview

Lone Star Commerce Center Phase II features two buildings in a prime infill location just north of Fort Worth, Texas. With immediate access to Interstate 820, the site is surrounded by 45.6 million square feet of modern, institutionally owned industrial space. Just two minutes away, tenants enjoy unmatched proximity to the area's largest concentration of amenities—including restaurants, hotels, retail, services, and entertainment. The buildings are designed for maximum flexibility, accommodating tenants from 50,000 to 571,000 square feet.



# Master Site Plan



# BUILDING A

## Specifications

**BUILDING SIZE**

**416,104 SF**

**DIVISIBILITY**

**110,000 SF**

**CLEAR HEIGHT**

**36'**

**BUILDING DEPTH**

**420'-0"**

**COLUMN SPACING**

**54' x 50'**

**STAGING BAY**

**60'-0"**

**DOCK DOORS (9' X 10')**

**94**

**DRIVE-IN RAMPS (12' x 14')**

**4**

**TRUCK COURT (SOUTH / NORTH)**

**185' / 135'**

**TRAILER / AUTO PARKING**

**54 / 302 spaces**

**ROOFING / SPRINKLERED**

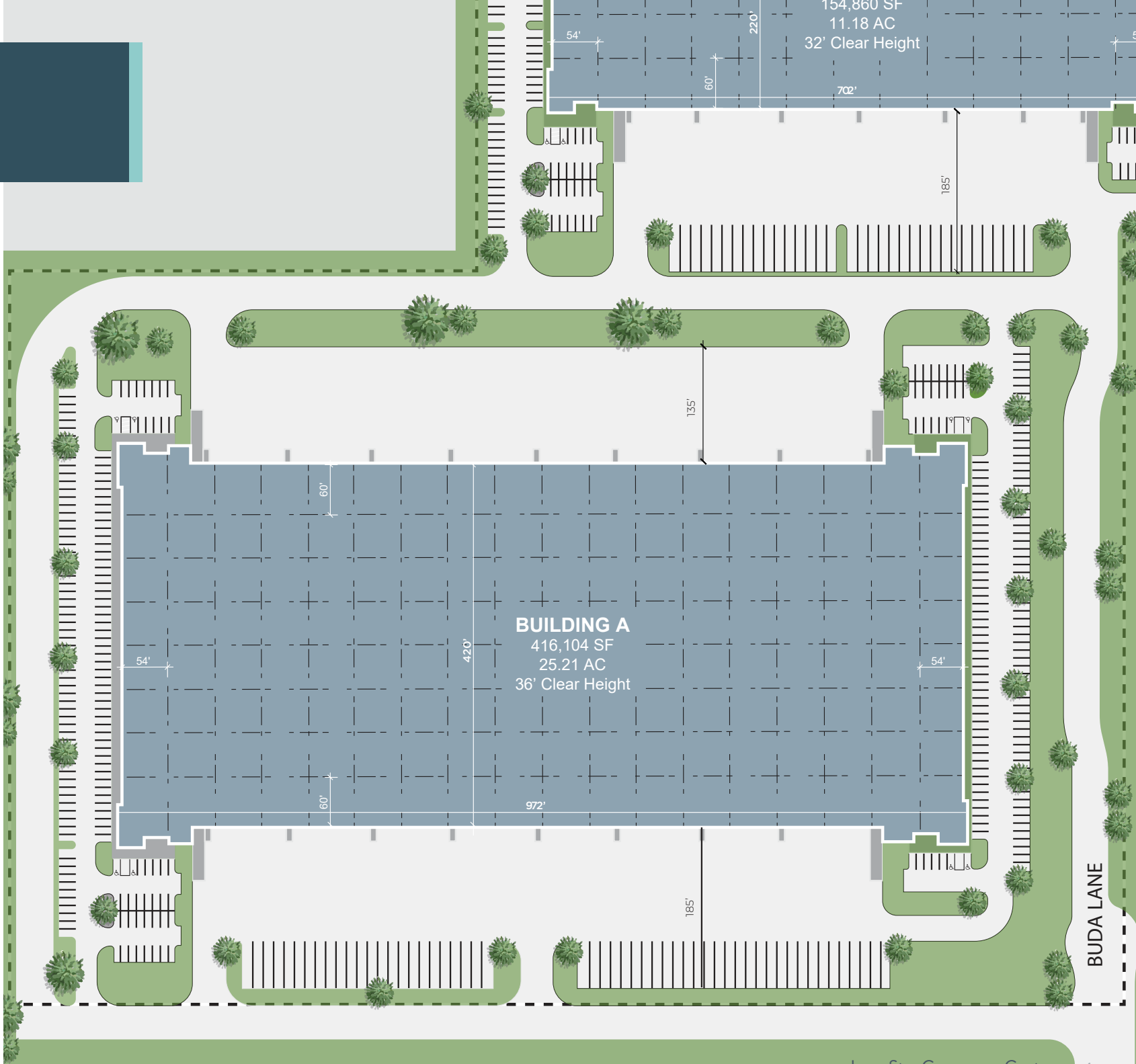
**60 MII TPO / ESFR**

**REINFORCED FLOOR SLAB**

**7"**

**LIGHTING**

**LED Throughout**



# BUILDING B

Specifications

BUILDING SIZE  
**154,860 SF**

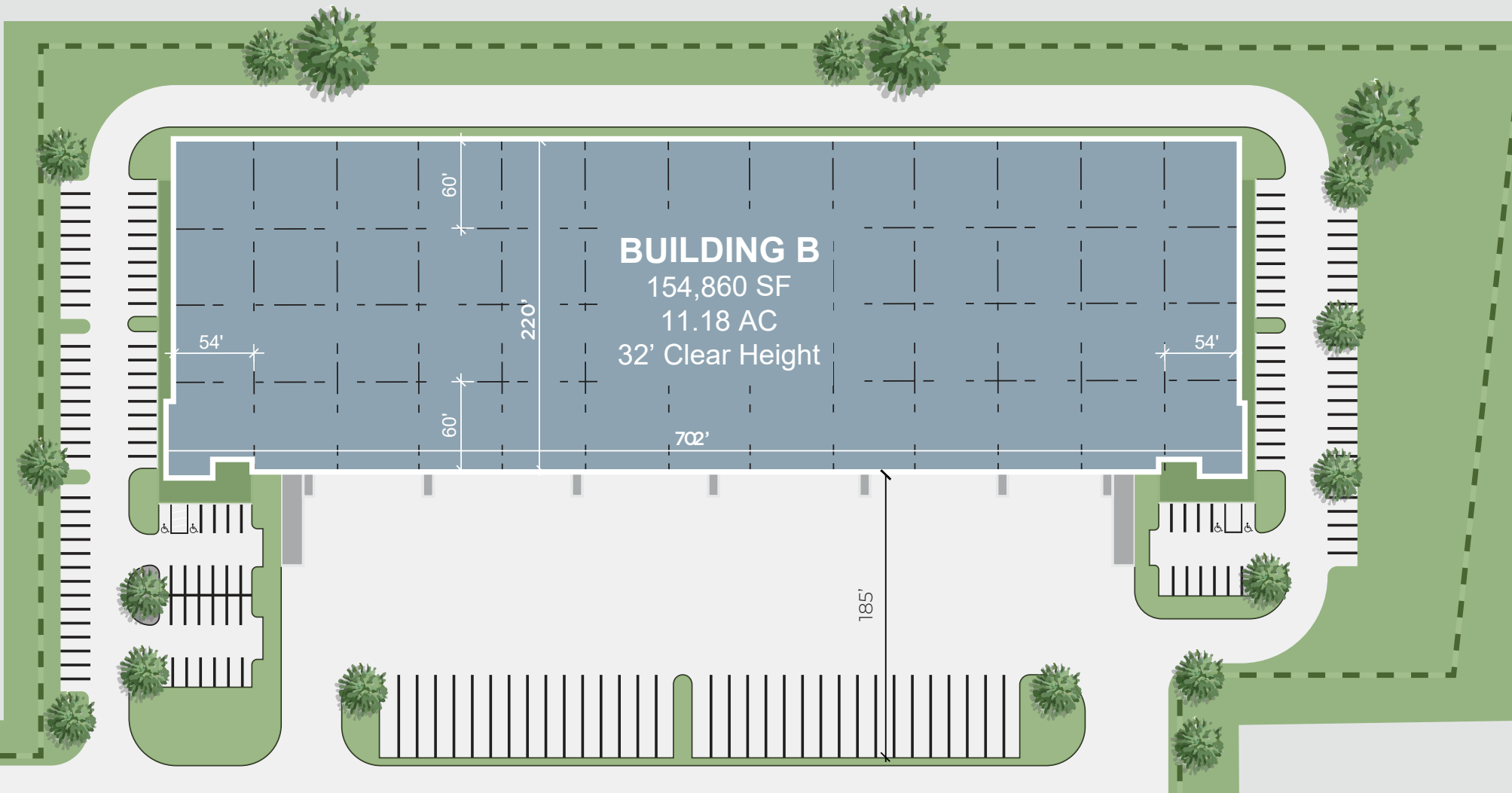
DIVISIBILITY  
**47,819 SF**

CLEAR HEIGHT  
**32'**

BUILDING DEPTH  
**220'-0"**

COLUMN SPACING  
**54' x 50'**

STAGING BAY  
**60'-0"**



**BUILDING B**  
154,860 SF  
11.18 AC  
32' Clear Height

DOCK DOORS  
(9' X 10')  
**31**

DRIVE-IN RAMPS  
(12' x 14')  
**2**

TRUCK COURT  
**185'**

TRAILER /  
AUTO PARKING  
**34 / 138 spaces**

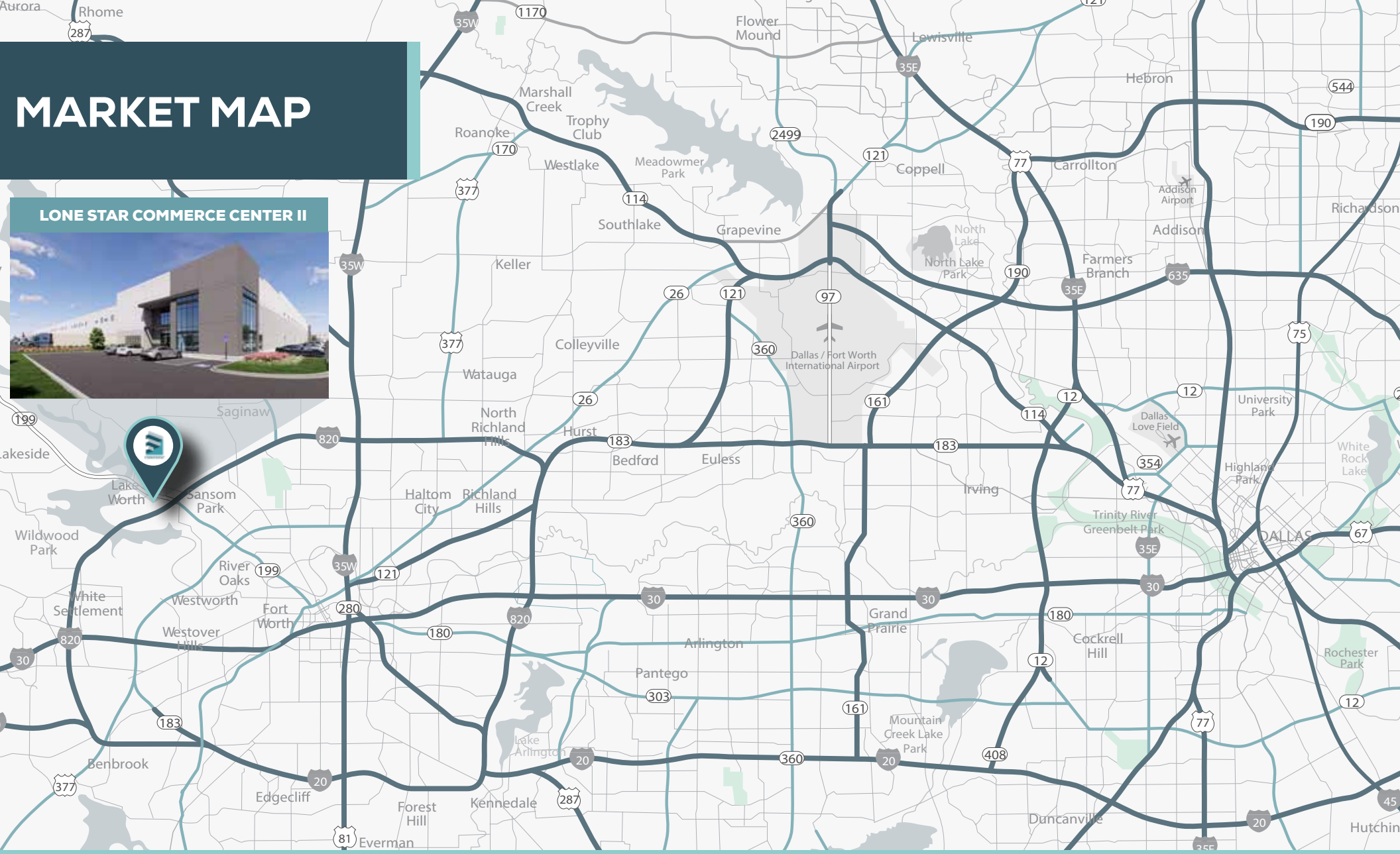
ROOFING /  
SPRINKLERED  
**60 MII TPO / ESRF**

REINFORCED  
FLOOR SLAB  
**7"**

LIGHTING  
**LED Throughout**

# MARKET MAP

## LONE STAR COMMERCE CENTER II



**<1**  
MILE



**5**  
MILES



**8**  
MILES



**8**  
MILES TO  
BSNF  
RAILROAD



**18**  
MILES TO  
ALLIANCE  
AIRPORT



**25**  
MILES TO  
DFW AIRPORT

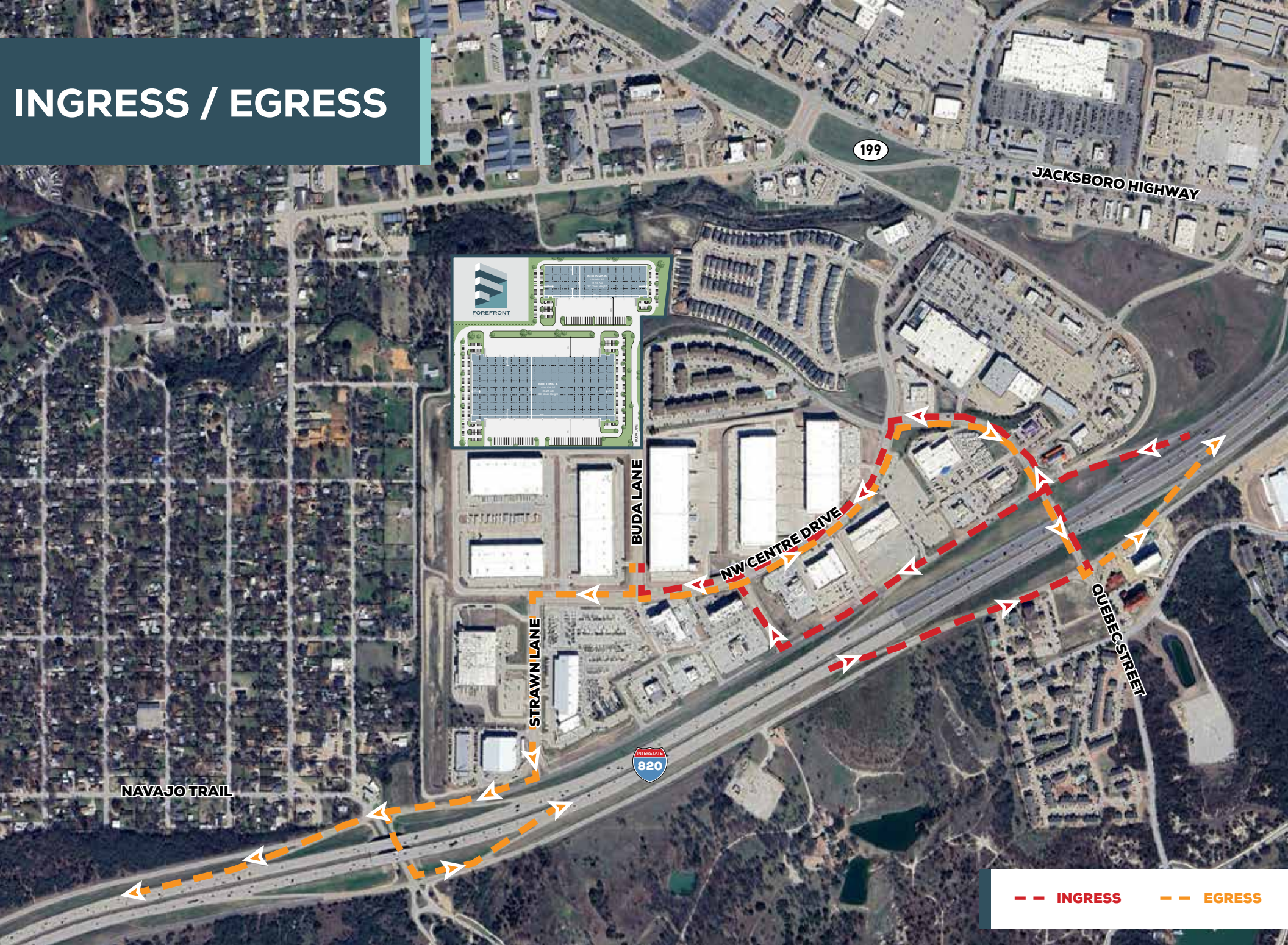


**8**  
MILES TO  
DOWNTOWN  
FT.WORTH



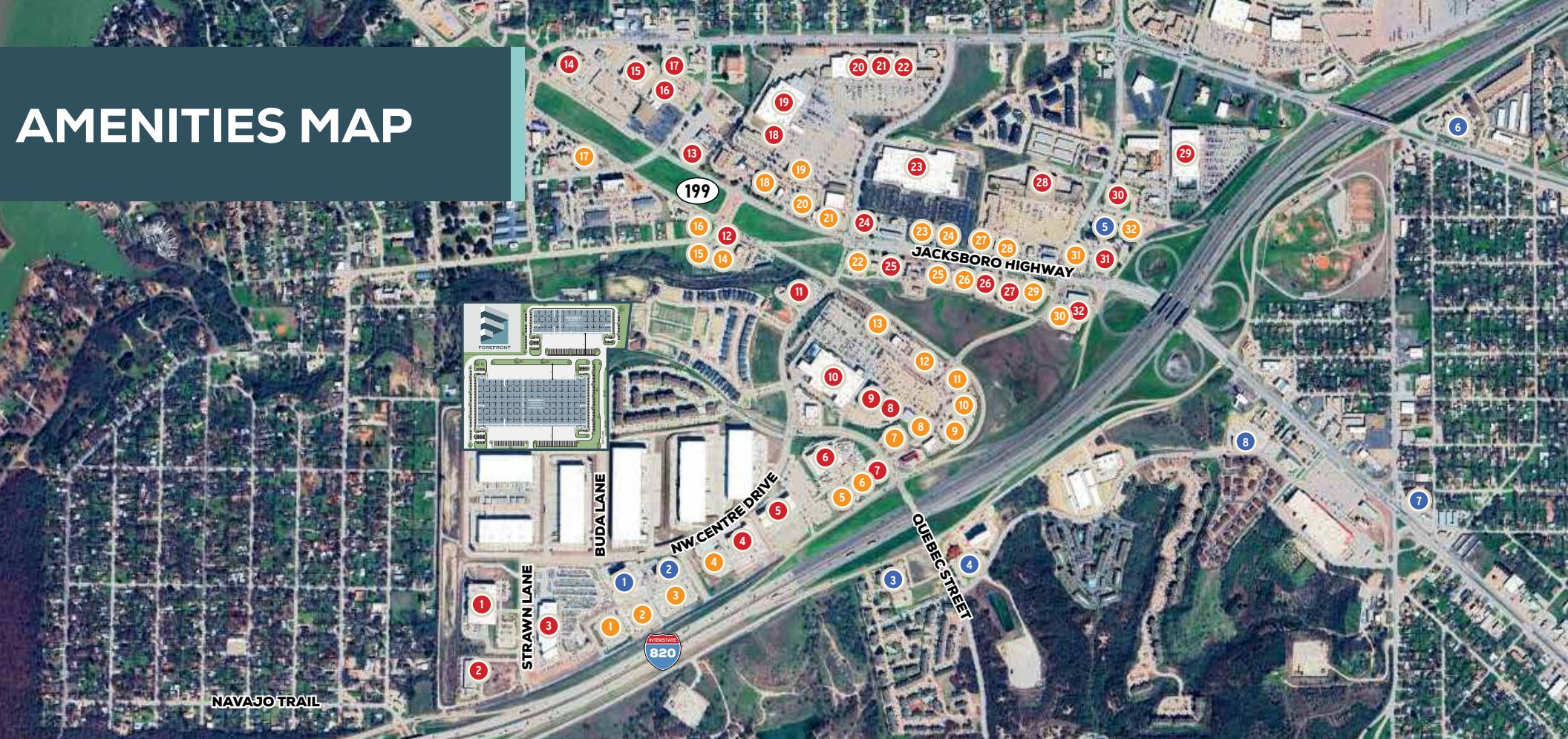
**40**  
MILES TO  
DOWNTOWN  
DALLAS

# INGRESS / EGRESS



**— — INGRESS**      **— — EGRESS**

# AMENITIES MAP



## DINING Total of 72

- |                      |                        |                         |                           |
|----------------------|------------------------|-------------------------|---------------------------|
| 1 Boomer Jack's      | 9 Buffalo Wild Wings   | 17 Spring Creek BBQ     | 25 Taco Bell              |
| 2 Outback Steakhouse | 10 Japan House         | 18 Chick-Fil-A          | 26 Sonic Drive-In         |
| 3 Cheddar's          | 11 In-N-Out-Burger     | 19 Mulan Japanese       | 27 Jack In The Box        |
| 4 Texas Roadhouse    | 12 Genghis Grill       | 20 Chili's Grill & Bar  | 28 Wendy's                |
| 5 Man vs Fries       | 13 Nothing Bundt Cakes | 21 Pizza Hut            | 29 Applebee's Grill & Bar |
| 6 Jason's Deli       | 14 Starbucks           | 22 Braum's ice Cream    | 30 Arby's                 |
| 7 IHOP               | 15 Chiptole            | 23 Little Caesars Pizza | 31 Waffle House           |
| 8 Mama's Pizza       | 16 Popeyes             | 24 McDonald's           | 32 Cotton Patch Cafe      |



## RETAIL Total of 80+

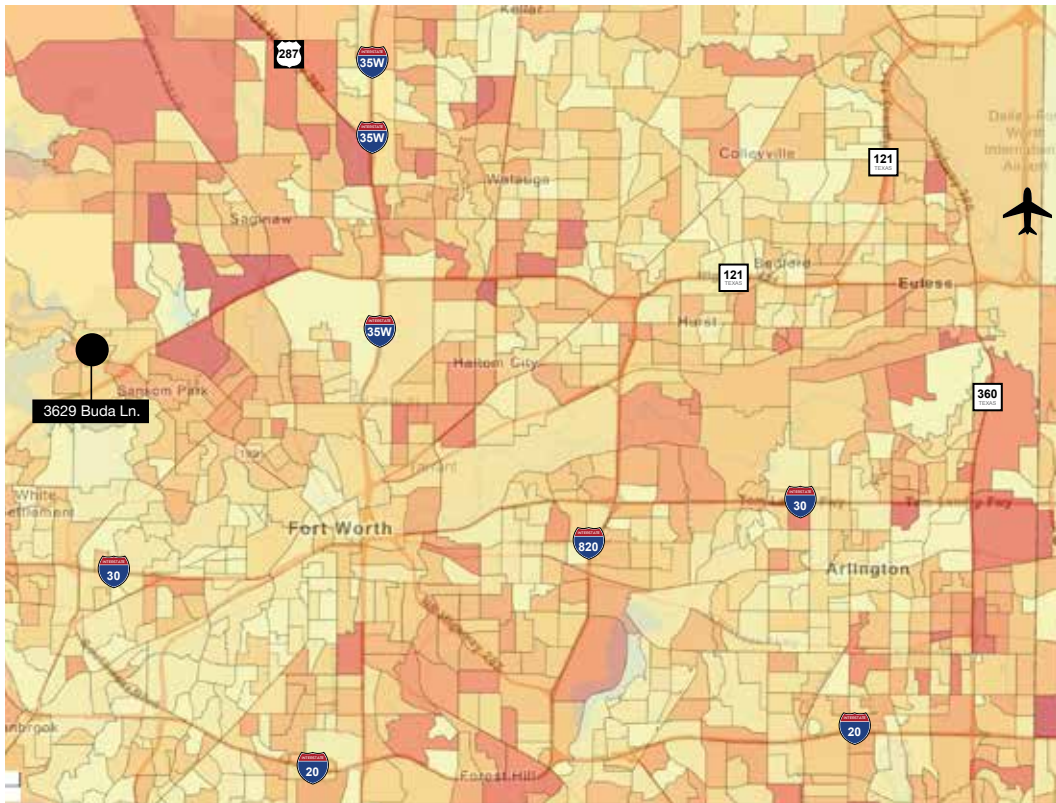
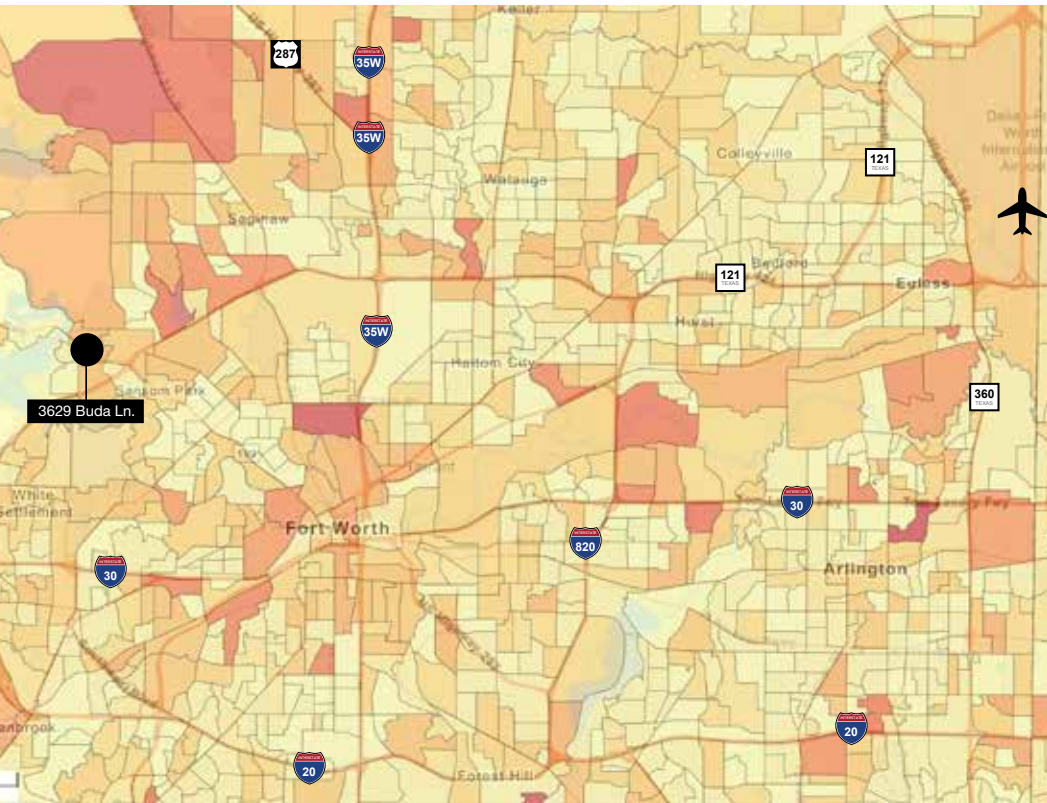
- |                   |                   |                    |                        |
|-------------------|-------------------|--------------------|------------------------|
| 1 Parker Products | 9 Best Buy        | 17 Goodwill Store  | 25 O'Reilly Auto Parts |
| 2 Crash Champions | 10 Lowe's         | 18 Ulta Beauty     | 26 Discount Tires      |
| 3 Premier Truck   | 11 Harbor Freight | 19 Target          | 27 Staples             |
| 4 Home Zone       | 12 Chase Bank     | 20 Ross            | 28 Albertson's         |
| 5 AMC Theaters    | 13 CVS            | 21 Hobby Lobby     | 29 Home Depot          |
| 6 Camping World   | 14 Auto Zone      | 22 PetsMart        | 30 Community Bank      |
| 7 PNC Bank        | 15 Planet Fitness | 23 Walmart         | 31 Walgreens           |
| 8 4 Wheel Parts   | 16 Tractor Supply | 24 Bank Of America | 32 QuickTrip           |



## HOTELS

- |                        |
|------------------------|
| 1 Home 2 Suites Hilton |
| 2 Towne Place Marriott |
| 3 Comfort Suites Inn   |
| 4 La Quinta Inn        |
| 5 Best Western Plus    |
| 6 Holiday Inn Express  |
| 7 Great Western Inn    |
| 8 Motel 6              |

# DEMOGRAPHICS





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