



INVENTORY JANUARY 2025

Allen / McKinney



207 North Church Street
207 N Church St
McKinney, TX

Office | For Sublease | Up to 3,328 RSF

Jim Buddrus | P: 214-365-2791

Pricing is Negotiable
2-Story Office Space on 0.23 Acres
Private Parking with 10 Spaces
Available in 30 Days
Lease Thru April 30, 2028

Dallas CBD



1217 MAIN STREET
1217 Main St
Dallas, TX

Office | For Sublease | Up to 13,353 RSF

Alan Thomas | C: 214-673-3663

\$30.00 Full Service
Suites are Creative, Modern Space
Furniture Negotiable in Certain Suites
Located in the Center of Downtown Dallas



INVENTORY JANUARY 2025

DFW Freeport / Coppell



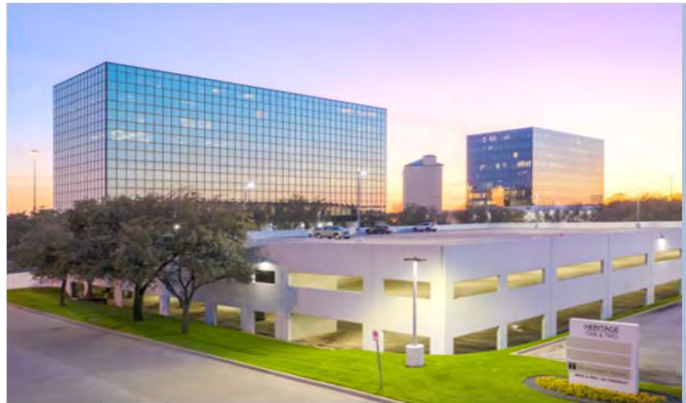
PARK WEST 2
1507 Lyndon B Johnson Fwy
Dallas, TX

Office | For Sublease | 23,824 - 38,754 RSF

Lease Expires: June 30, 2030
Newly Built Out Office Space with Above Standard Finishes
Includes FF&E
Direct Access to LBJ Freeway & PGBT
Pricing Negotiable

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

East LBJ Freeway



HERITAGE TWO
5001 Lyndon B Johnson Fwy
Dallas, TX

Office | For Sublease | 1,723 SF - 3,953 SF

\$23.50 Full Service + E
Suite 850
Lease Expires: 11/30/2026
Elevator Exposure
Some Furniture Included

Jim Montgomery - 214-365-2766
Michael Hamer - 214-365-2710

Lewisville



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

Land | For Sale or Ground Lease | 2.28 Acres

Olivia McNeel | 214-365-2751
Hyatt Thompson | 214-365-2753

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

Preston Center



BLUFFVIEW TOWERS - EAST
3890 W Northwest Hwy
Dallas, TX

Office | For Sublease | 2,556 RSF

Bruce Hecht | 214-365-2712

\$20.00 Full Service + E
Suite 601
Immediate Availability
Lease Expires: 09/30/2028
Fully Furnished with Class A Finishes
Direct Elevator Exposure

FEATURED | NEW TO MARKET



INVENTORY JANUARY 2025

Quorum / Bent Tree



GREENHILL TOWERS

14131 Midway Rd
Addison, TX

Office | Sublease | Up to 7,025 SF

Jim Montgomery | 214-365-2766
Michael Hamer | 214-365-2710

\$27.50 Plus Electric
Suite 500

Available Immediately
Lease Expires: 8/31/2027
Modern Office Space
Furniture Available

Allen / McKinney



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\$30.00 Full Service
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Furniture Negotiable in Certain Suites
Located in the Center of Downtown Dallas

DFW Freeport / Coppell



DFW INTERNATIONAL AIRPORT

3200 E Airfield
 Dallas, TX

Office | For Sale | 80,965 RSF | 15+ Acres

Dan Paterson | 214-365-2738
Gregory McLane | 214-365-2701
Luke Paterson | 214-365-2732

Development Opportunity
Ground Lease Until 2075
Corporate Office Setting
Floor to Ceiling Windows
Signage
Contact Broker for Pricing

DFW Freeport / Coppell



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Includes FF&E
Direct Access to LBJ Freeway & PGBT
Pricing Negotiable

East LBJ Freeway



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Dallas, TX

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Michael Hamer – 214-365-2710

\$23.50 Full Service + E

Suite 850

Lease Expires: 11/30/2026

Elevator Exposure

Some Furniture Included

Preston Center



BLUFFVIEW TOWERS - EAST

3890 W Northwest Hwy
Dallas, TX

Office | For Sublease | 2,556 RSF

Bruce Hecht | 214-365-2712

\$20.00 Full Service + E

Suite 601

Immediate Availability

Lease Expires: 09/30/2028

Fully Furnished with Class A Finishes

Direct Elevator Exposure

Quorum / Bent Tree



GREENHILL TOWERS

14131 Midway Rd
Addison, TX

Office | Sublease | Up to 7,025 SF

Jim Montgomery | 214-365-2766

Michael Hamer | 214-365-2710

\$27.50 Plus Electric
Suite 500

Available Immediately
Lease Expires: 8/31/2027
Modern Office Space
Furniture Available

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

Urban Center / Wingren



MANDALAY TOWER II

225 E John Carpenter Fwy
Irving, TX

Office | Sublease | Up to 25,968 SF

\$30.00 Full Service + E
Suite 500

Lease Expires: 11/30/2029

Space can be Demised to
9,968 SF or 10,907 SF

Modern, Collaborative Office Space
with Above Standard Finishes

Dan Paterson | 214-365-2738

Luke Paterson | 214-365-2732

Matt Paterson | 214-365-2720

Guadalupe County



955 WEST KINGSBURY STREET

**955 W Kingsbury St
Seguin, TX**

**Retail/ Warehouse / Land | For Sale |
21,095 SF | 8.049 Acres**

**Danny Muse | 214-365-2726
Cell: | 972-849-2464**

**Contact Broker for Pricing
Development Opportunity
Existing Auto Business & Former Salvage Yard
has been in Business since 1947
Frontage on E Kingsbury St**

Northeast Butterfield Trail



BUTTERFIELD TRAIL INDUSTRIAL PARK

**32 Celerity Wagon St
El Paso, TX**

Office | Sublease | 6,400 SF

Joe Arata | 214-365-2730

**\$10.11 NNN
Suite C
Lease Expires: 4/30/2026
Fully Furnished
Breakroom
In-Suite Restrooms**

San Antonio - CBD



PVA MEDICAL OFFICE BUILDING

610 N Main Ave
San Antonio, TX

**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**

**Swearingen Realty Group
Bruce Hecht | 214-365-2712**

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

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

Dan Paterson | 214-365-2738

Gregory McLane | 214-365-2701

Luke Paterson | 214-365-2732

Lewisville



Business 121 & E Valley Ridge Blvd

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

Land | For Sale or Ground Lease | 2.28 Acres

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

Olivia McNeel | 214-365-2751

Hyatt Thompson | 214-365-2753

Upper Greenville



6868 GREENVILLE AVENUE

**6868 Greenville Ave
Dallas, TX**

Storefront Retail | For Sale | 993 SF

Jack Moravcik | 214-365-2757

**Contact Broker for Pricing
Pricing Further Reduced/Motivated Seller
Cricket Wireless - Investment Opportunity
70' Frontage Views on Greenville Ave
Highly Visible from the Intersection of
Park Ln & Greenville Ave**



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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