

# MC **RIDGE AT** MOUNTAIN CREEK

**FOR LEASE / SALE**  
**AVAILABLE NOW**  
**265,400 SF**

4715 Mountain Creek Parkway | Dallas, Texas 75236

OWNED BY



LEASED BY

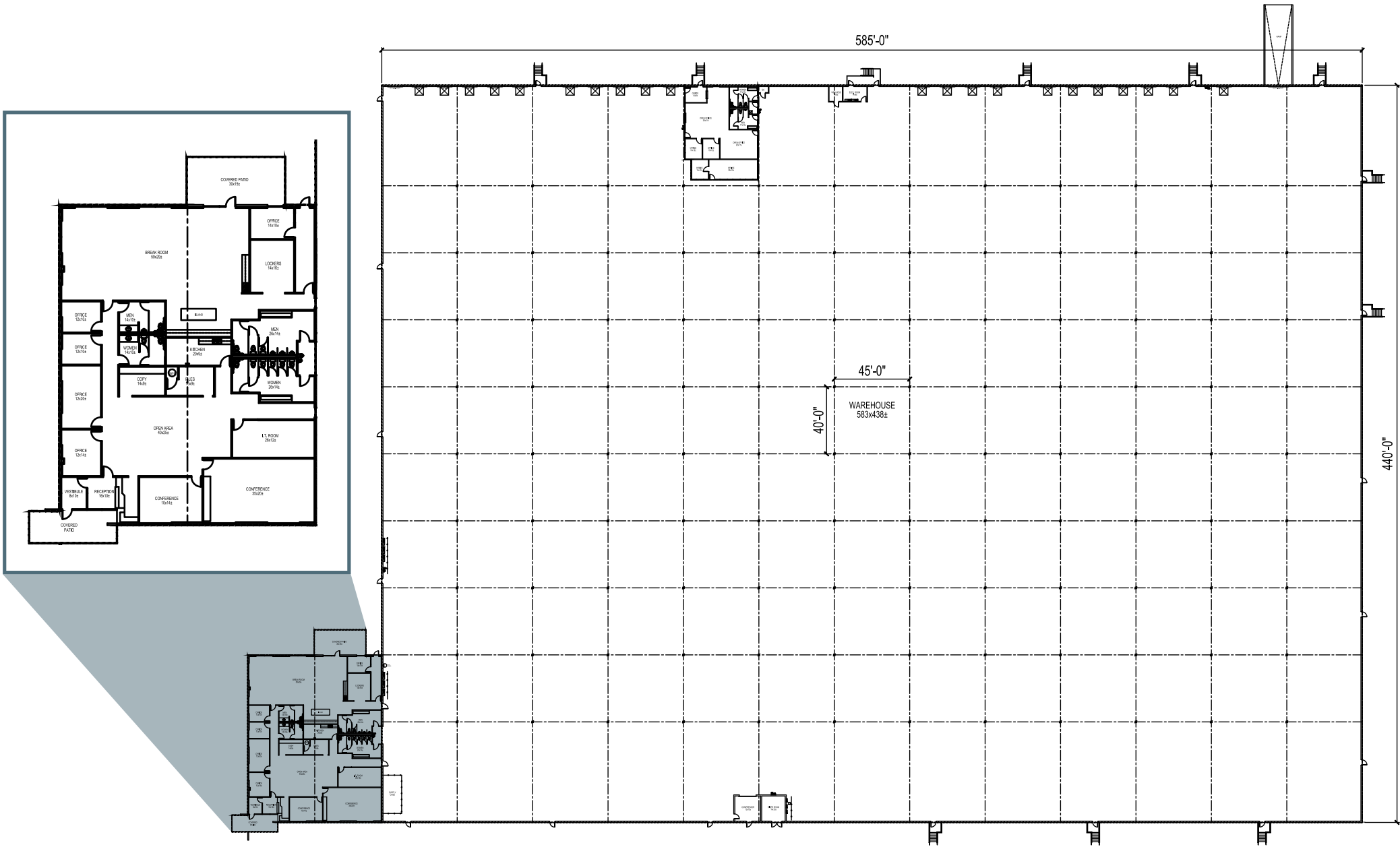

















- I-20 corridor
- Skilled labor
- 3,000 AMPS 480V 3-Phase
- 34'8" clear height
- 4 additional acres available
- Expandable trailer parking
- Expandable auto parking
- Outside storage

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	BUILDING SIZE	265,400 SF
	OFFICE	Main office: 8,656 SF Warehouse office: 2,425 SF
	BUILDING DEPTH	440'
	TYPICAL BAY SIZE	45'W x 40'D
	STAGING BAY	60'
	CLEAR HEIGHT	34'8"
	LOADING	Single load
	DOCK DOORS	22 (9' x 10')
	RAMPS	1 (12' x 14')
	POWER	3000 AMPS   3-phase 480V
	SPRINKLER SYSTEM	ESFR
	TRUCK COURT DEPTH	130' (expandable to 185')
	CAR PARKS	255 existing Expandable to 346
	TRAILER PARKS	Ability to add 129 positions
	SECURITY	Ability to fence and secure



4 Acres Outside  
Storage / Trailer Parking

Expandable by  
91 Trailer Parks



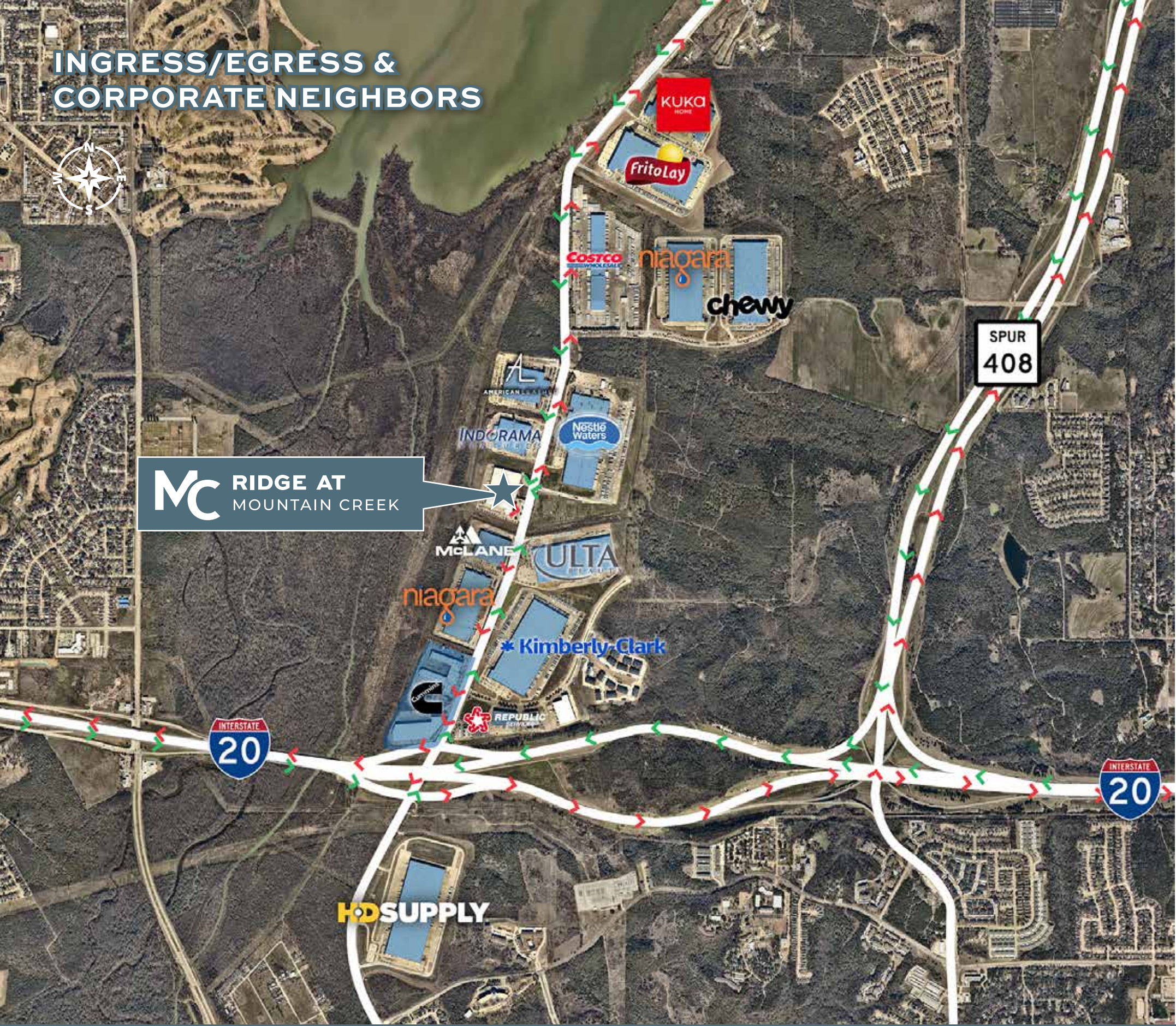
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INGRESS/EGRESS & CORPORATE NEIGHBORS



**MC** RIDGE AT MOUNTAIN CREEK



MOUNTAIN CREEK HIGHLIGHTS

- Immediate access to I-20
- Skilled labor pool
- Fortune 500 corporate neighbors
- Prominent industrial location
- Triple Freeport tax exemption
- Central DFW location

DRIVING DISTANCES	
I-20	Immediate access
SPUR 408	3.10 miles
TEXAS 161	4.00 miles
HWY 360	6.10 miles
I-30	7.50 miles
I-35	9.60 miles
DALLAS CBD	13.80 miles
DFW AIRPORT	18.10 miles
FORT WORTH	24.90 miles



MC

RIDGE AT  
MOUNTAIN CREEK

4685 MOUNTAIN CREEK PARKWAY  
DALLAS, TEXAS 75236

PROPORTIONALLY, a 5 mile radius from the Mountain Creek site has 5.65 times more blue collar labor than overall DFW

MOUNTAIN CREEK  
5 MILE RADIUS

INVENTORY

Buildings	475
Square footage	41,692,006 SF

LABOR

Total workers	346,958
Blue collar labor	116,419

LABOR INDEX

Blue collar workers per building	245.09
Blue collar workers per 1,000 SF	2.79
Median household income	\$75,001

OVERALL  
DFW INDUSTRIAL

INVENTORY

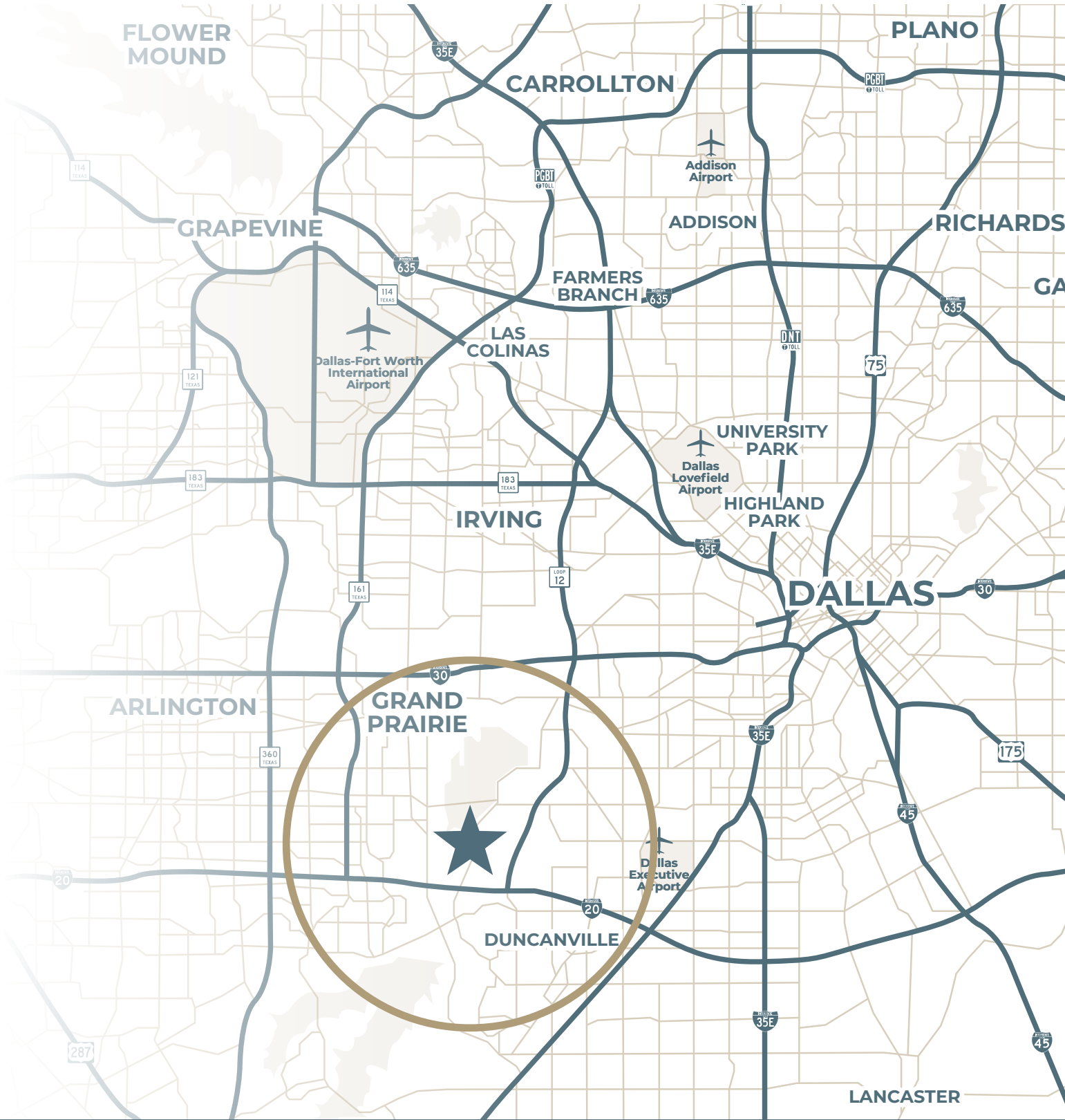
Buildings	25,303
Square footage	1,216,606,727

LABOR

Total workers	4,423,093
Blue collar labor	933,273

LABOR INDEX

Blue collar workers per building	36.88
Blue collar workers per 1,000 SF	0.77
Median household income	\$91,813





# MC RIDGE AT MOUNTAIN CREEK

4685 MOUNTAIN CREEK PARKWAY  
DALLAS, TEXAS 75236



WAREHOUSE



WAREHOUSE



OFFICE

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## 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.*

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

<b>Holt Lunsford Commercial, Inc.</b>	<b>359505</b>	<b>hlunsford@holtlunsford.com</b>	<b>972.241.8300</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Mario Zandstra</b>	<b>312827</b>	<b>mzandstra@holtlunsford.com</b>	<b>972.241.8300</b>
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date