

**For Lease**

Premier Flex Ponder

1630 Seaborn Rd, Ponder, TX 76259

Features

- 1,240 - 6,000 SF Spaces Available
- Strategically Positioned in the Growth Path of Denton, Northlake and Justin as North Fort Worth Continues to Expand
- Buildings 1-7 Clear Height of 18' & Building 8 Clear Height of 20'
- Situated in High Growth Area with Upscale Residential Nearby
- High Quality Construction Recently Completed in 2020 & 2023

Building Information

Premier Flex Ponder is an attractive ten-building flex/industrial property located at 1630 Seaborn Road in Ponder, Texas. The subject property collectively measures 57,960 square feet total, was recently constructed in 2020-2021 and sits on a 10.00-acre lot. Two additional 5,000 SF buildings delivered October 2023 featuring 1,250 SF units with restrooms and full HVAC. The subject property is strategically located on a heavily traversed corridor offering excellent visibility and easy access to surrounding highways and is strategically positioned on the Northwest side of the Dallas / Fort Worth Metroplex.

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Contact us:

Nick Miller, CCIM

Senior Associate

+1 214 717 9484

nick.miller@colliers.com

**3 Months Free Rent
for Qualified Tenants
(OpEx only)**

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707 W. Vickery Blvd, Suite 104

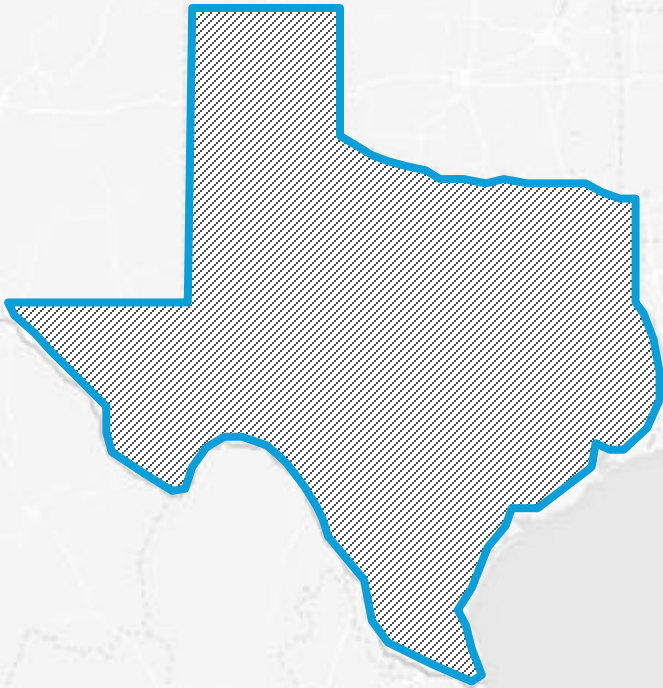
Fort Worth, TX 76104

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Representation

DFW MARKET LEADERS WITH GLOBAL REACH

Based in the Dallas/Fort Worth Metroplex, our team represents a vast and growing network. Our extensive experience in office and industrial product types, along with our network of over 100,000 Investors, offers our clients the opportunity to maximize their investment. That experience, alongside Colliers' invaluable resources that stretch across every major market nationally and globally, creates a platform designed to reach our client's goals.



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Area Highlights

Nestled in Denton County, Ponder offers an idyllic setting for warehouse space, combining a relaxed atmosphere with a thriving business community. Ponder's vibrant business community provides an excellent networking environment, with opportunities to collaborate and connect with like-minded professionals.

Ponder's proximity to larger cities such as Denton and Fort Worth provides residents with the best of both worlds. Enjoy the tranquility of small-town living while having easy access to a wide range of shopping centers, dining options, and cultural attractions. Ponder may be small, but it boasts big opportunities. The town's favorable business climate, low taxes, and supportive local government make it an attractive destination for businesses of all sizes. Ponder's growth potential is evident in its expanding infrastructure, with new commercial developments and office spaces emerging to meet the needs of the thriving business community.



Asking Rate	Contact Agent
RBA	57,960 SF
Available SF	1,240 - 6,000 SF
Built	2020/2021/2023
Lot Size	10.0 Acres
Submarket	Denton



Available Spaces

Features

Suite 310

3,000 SF

Suite 630

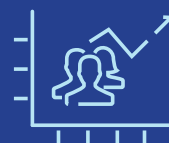
6,000 SF

Suite 930

1,250 SF

Suite 1010

1,240 SF



High Growth Area with Upscale Residential Nearby



High Quality Construction Recently Completed



Home to The University of North Texas and Easily Accessible by I-35



Positioned in Growth Path of Denton, Northlake and Justin



Large 10-acre lot with Plenty of Access for Trucks



Convenient Transportation to Surrounding High Growth Area



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colliers.com

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Premier Flex Ponder

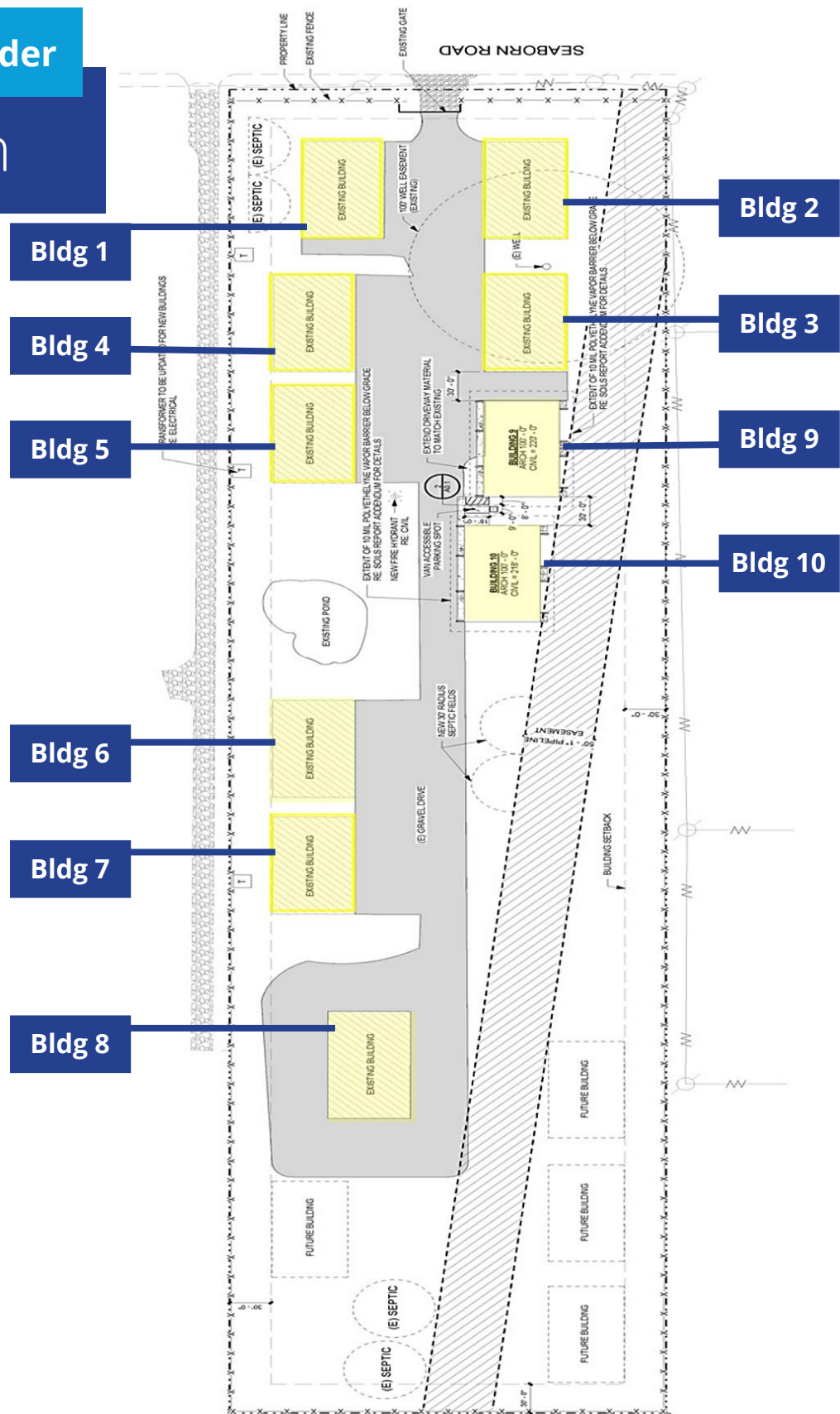
Property Photos



Nick Miller, CCIM
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nick.miller@colliers.com

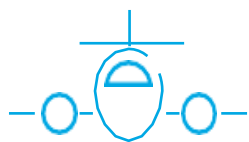
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Site Plan



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DFW Market Overview



Easy Travel to
all parts of the
U.S.



Competitive
housing prices



No state
income tax



Top-tier
research
universities



Diversity of
cultural
experiences



Cost of doing
business lower
than national
average

Employment Highlights

127,600

Annual New
Jobs
(#1 in the nation)

3.2%

Annual Growth
Rate
(#3 in the nation)

3.4%

DFW
Unemployment
Rate

4.0%

U.S.
Unemployment
Rate

Population Highlights

7.7M

Current DFW
Residents

1st

Largest Metro
(in southern U.S.)

4th

Largest Metro
(in the Nation)

132,000

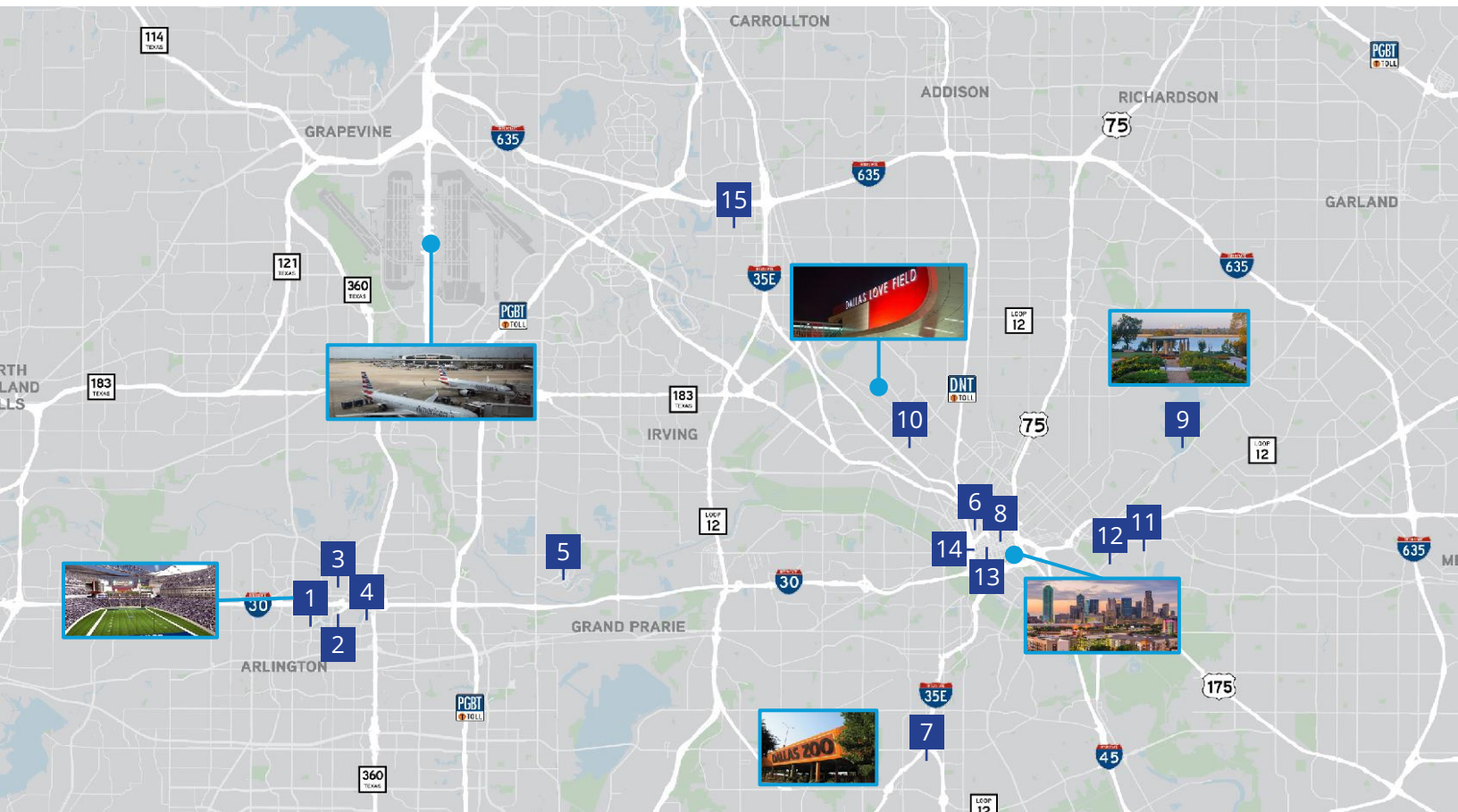
Annual Population
Growth in DFW
(#1 in the nation)



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colliers.com

DFW Area Points of Interest



- | | | |
|-------------------------------------|--|------------------------------|
| 1. AT&T Stadium/Dallas Cowboys | 7. Dallas Zoo | 13. Sixth Floor Museum |
| 2. Globe Life Stadium/Texas Rangers | 8. The Dallas World Aquarium | 14. Dallas Museum of Art |
| 3. Six Flags Over Texas | 9. Dallas Arboretum & Botanical Garden | 15. Zero Gravity Thrill Park |
| 4. Six Flags Hurricane Harbor | 10. UT Southwestern Medical Center | |
| 5. Lone Star Park | 11. State Fair of Texas | |
| 6. American Airlines Center | 12. Cotton Bowl Stadium | |



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Investments, give us a call:

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Senior Associate

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colliers.com/dallasfortworth



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.

11-2-2015



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.

Colliers International North Texas, LLC	522575	Dallas.Marketing@colliers.com	214-692-1100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Taylor	474735	daniel.d.taylor@colliers.com	214-217-1254
Designated Broker of Firm	License No.		Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Nick Miller	700332	Nick.miller@colliers.com	214-717-9484
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date