



Flexd Business Park

New Development
Available Q4 2026

Suites Sizes
3,400 SF - 20,000 SF

3-Phase
Heavy Power

20'
Clear Height

INDUSTRIAL FLEX FOR LEASE

150 Bear Creek Parkway W
777 Chisholm Trail
Keller, TX 76248

 Transwestern

Flexd Business Park

SPEC SUITES AVAILABLE

Larger Spaces 6K - 20K Available Build To Suite Basis

- 3,400 SF
- 3,600 SF
- 3,900 SF
- 4,200 SF
- 4,900 SF
- 5,250 SF

SPACE DETAILS

- **Heavy Power**
 - 3-Phase 480/277 125 AMP
 - 208/120V 100 AMP Panels
- **20' Clear Height | High Pile Storage Space "Available"**
- Two (2) Grade Level Overhead Dock Doors Per Space
12' Wide x 14' Tall
- 626 SP Of Spec Office (Build to Suite Office Available)
- Fully Sprinklered
- On-Site Truck Well | Dock Level Loading Area



Lyndon Todd

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Wythe Roberts

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Tenant Amenities

PROPERTY INFORMATION

- On-Site Forklift Rentals Available
- Fiber Internet Provided
- Electric Heat (No Gas) at Office, Option for Conditioned Warehouse
- Building and Monument Signage Available



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Tenant Amenities

PROPERTY INFORMATION

- Access Card Reader Entries
- Full onsite security with audible and AI integration cameras
- Outdoor seating areas with cornhole, pingpong tables, and pergolas
- Dumpster Service, Janitorial, and Pest-Control Services Included



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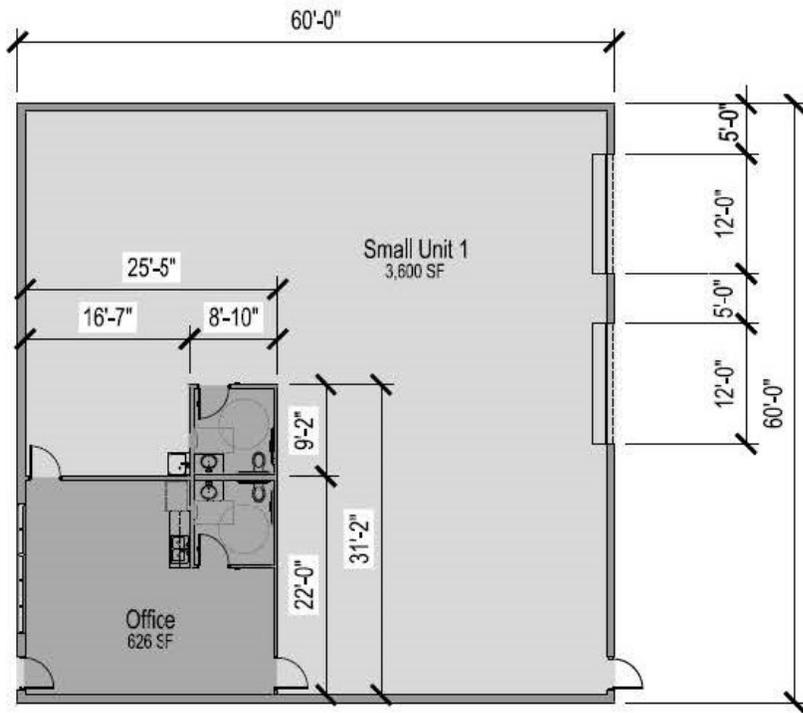
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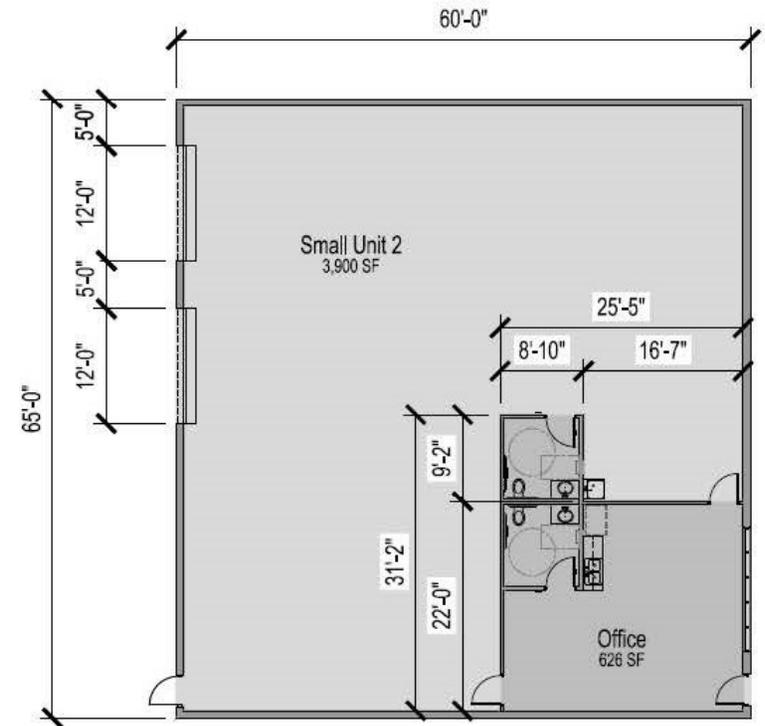
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Build-To-Suit Sample



Small Unit 1

- 3,600 SF
- 626 SF Office
- 2 Oversized Grade Level Doors



Small Unit 2

- 3,900 SF
- 626 SF Office
- 2 Oversized Grade Level Doors

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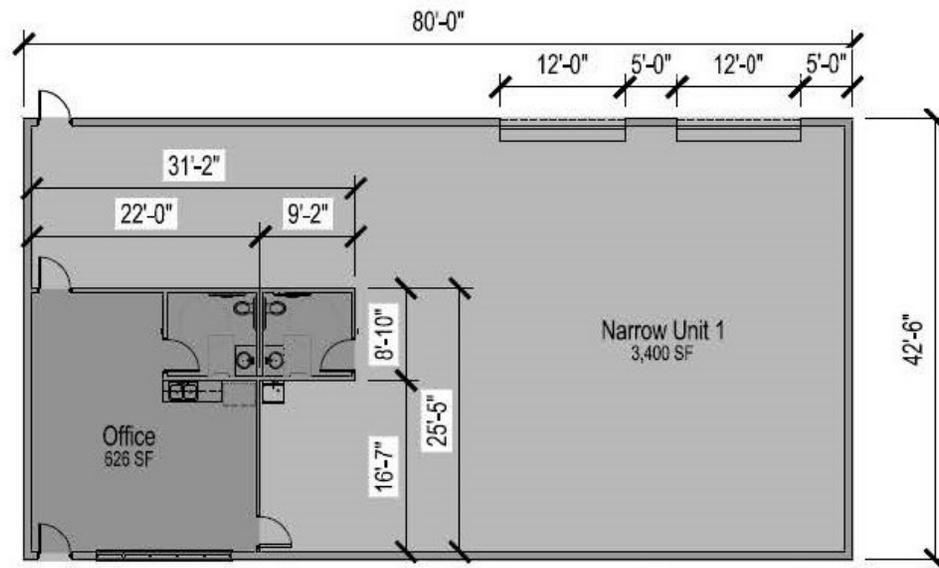
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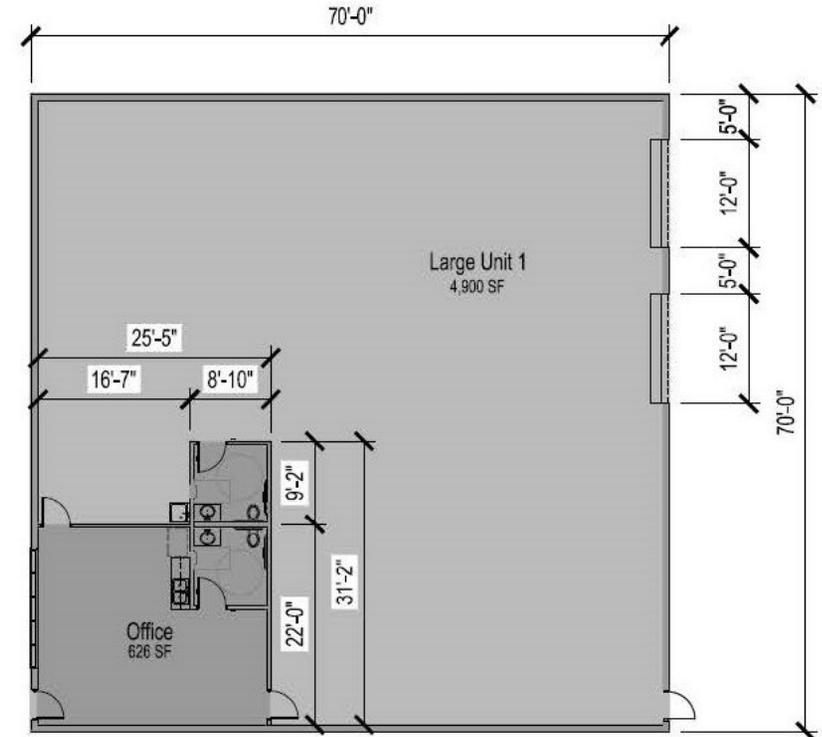
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Build-To-Suit Sample



Narrow Unit 1

- 3,400 SF
- 626 SF Office
- 2 Oversized Grade Level Doors



Large Unit 1

- 4,900 SF
- 626 SF Office
- 2 Oversized Grade Level Doors

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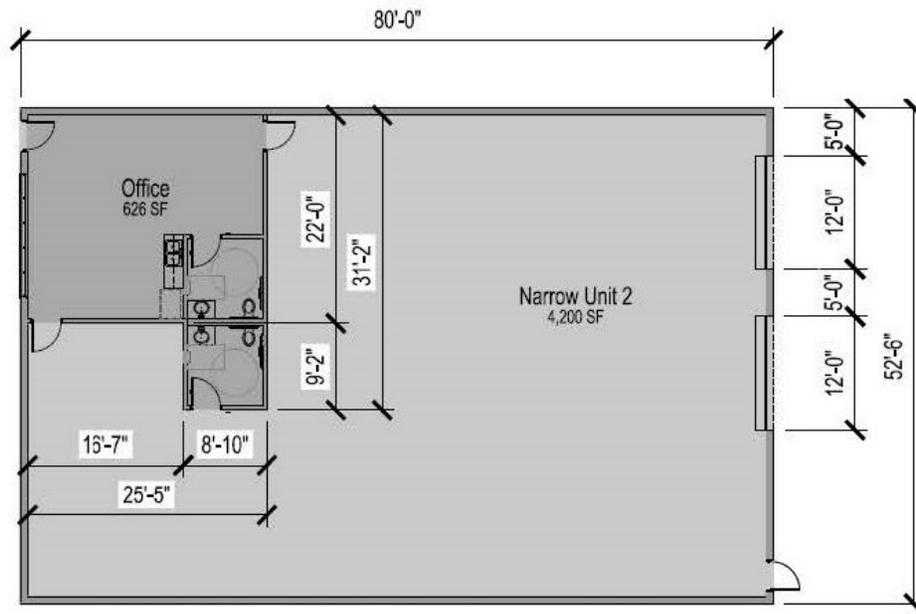
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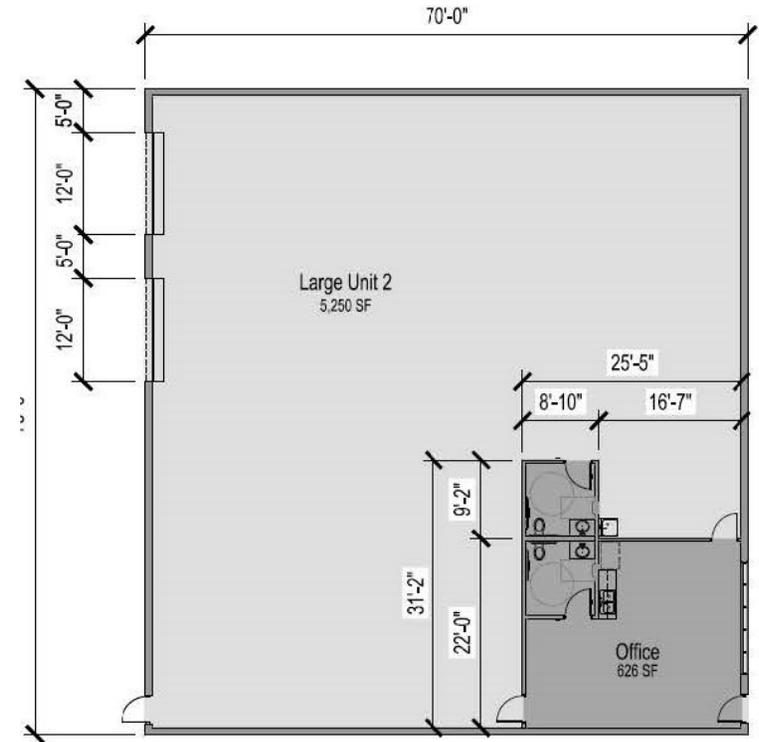
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Build-To-Suit Sample



Narrow Unit 2

- 4,200 SF
- 626 SF Office
- 2 Grade Level Doors



Large Unit 2

- 5,250 SF
- 626 SF Office
- 2 Oversized Grade Level Doors

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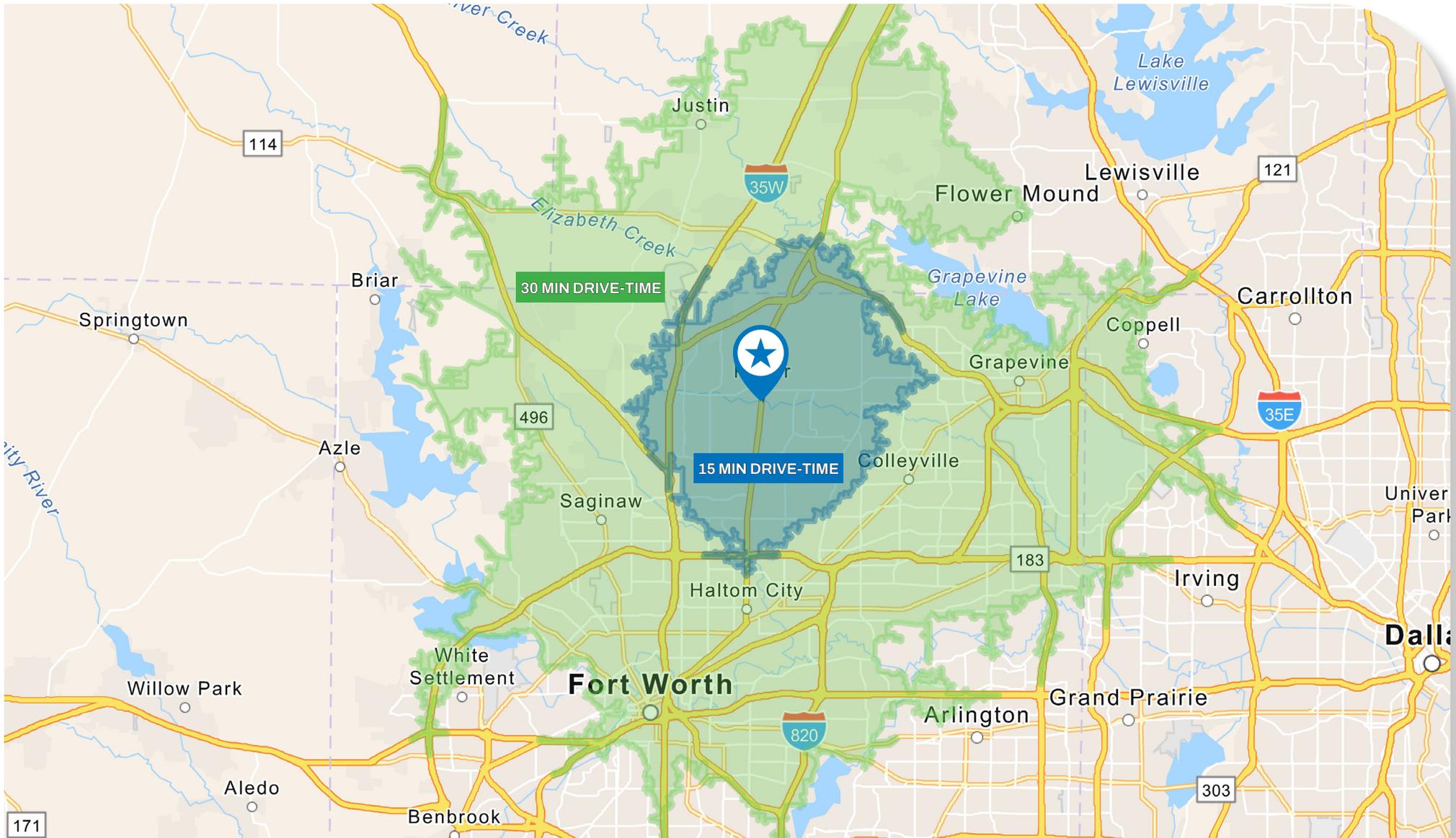
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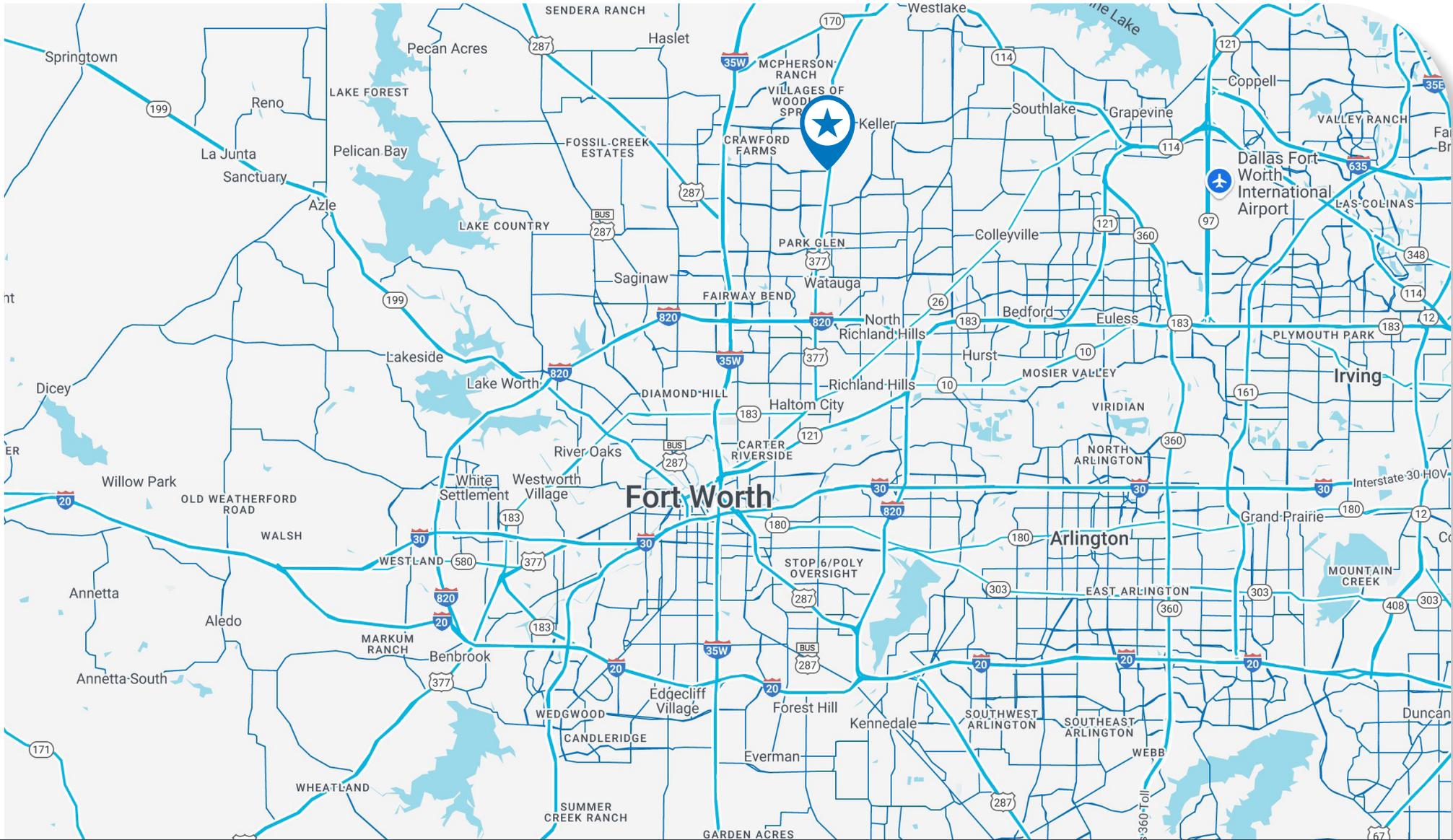
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Information About Brokerage Services

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:
 - 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.

Transwestern Commercial Services Fort Worth LLC	9000246	License No.	(817)877-4433	Phone
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	Paul Wittorf	Email	paul.wittorf@transwestern.com	(214)446-4512
Designated Broker of Firm	Leland Alvinus Prowse IV	License No.	450719	Phone
Licensed Supervisor of Sales Agent/Associate	Lyndon Webster Todd	Email	lyndon.todd@transwestern.com	(817)877-4433
Sales Agent/Associate's Name	Lyndon Webster Todd	License No.	740413	Phone
		Email	lyndon.todd@transwestern.com	(817)528-6680

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

