



The Reserve at Krugerville

INDUSTRIAL / FOR LEASE

4620 Hwy 377 South, Krugerville, TX 76277

RCP

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For Lease

In addition to our presence in Prosperity Park (see 1001 Prosperity Way), RCP has acquired 6+ acres within Prosperity Park with frontage on Highway 377. RCP has broken ground on 10 buildings (each 5,940 SF), all affording easy access to Denton. This product type is virtually 100% leased throughout the DFW submarket and it is highly resilient during times of market volatility. Delivery is anticipated for late Q2 2024.

Property Overview

The Reserve at Krugerville, located at 4620 U.S. Hwy 377, north of US Hwy 380, within the larger 72-acre Prosperity Park, which fronts on both US Hwy 377 and Stewart Road, enabling convenient travel both North & South.

The industrial park has seen phenomenal response, with lots being developed for BTS and on a speculative basis for various industrial warehouse tenants. RCP recently delivered ~11,700sf of flex industrial warehouse with a 3.5-acre fenced outside storage yard and will be constructing two additional speculative buildings during 2024. Krugerville is a pro-growth/business friendly municipality in the center of the rapidly growing Hwy 377 corridor.

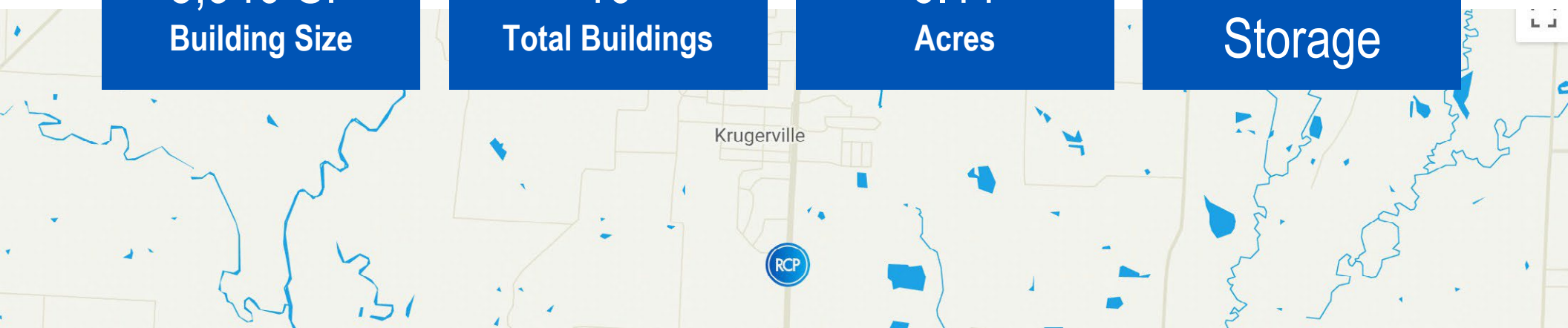
RCP's development objective is to provide additional flex industrial warehouses with outside storage yards and will BTS for tenants with specific needs. Existing lots range from 2.4 acres to 6 acres. Lots may be combined to accommodate larger tenants.

5,940 SF
Building Size

10
Total Buildings

6.11
Acres

Outside
Storage



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Property Specifications

The Reserve at Krugerville is centrally located, only 2.5 miles north of US 380 and just south of FM 428 and the future outer-loop, which will connect I-75 to I-35W. The 6.11-acre flex-industrial park features a retail/office storefront, with storage yards in the rear.

Pre-leasing has commenced and expected delivery of the properties is scheduled for late Q2 2024.

2.5 Miles
North of US 380

Water/Septic
Water to Site (8")
Septic to Site

Traffic Count
US 377: ±16,312

Zoning
Light Industrial
(Outside Storage Allowed)

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Site Plan



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For more photos and info about this property,
please visit ReserveCapPartners.com and navigate as shown below:
PORTFOLIO > INDUSTRIAL > THE RESERVE AT KRUGERVILLE

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Prosperity Park

Site Plan & Existing Tenants

Core & Main
12,000sf

Planned Spec
21,600sf

H&E Supply
11,700sf

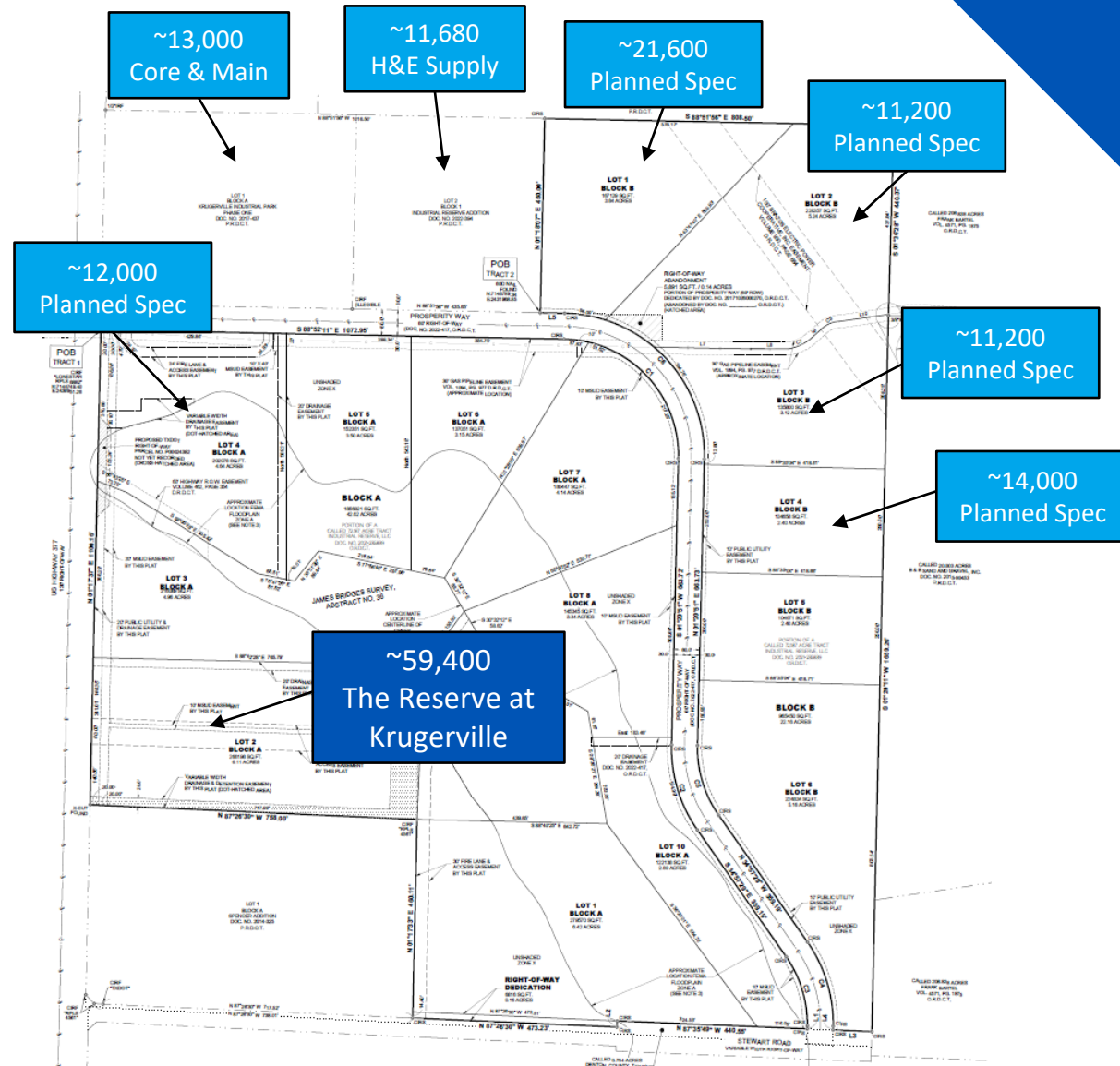
Planned Spec
11,200sf

Planned Spec
12,000sf

Planned Spec
11,200sf

The Reserve at
Krugerville
59,400sf

Planned Spec
14,000sf



The Reserve at Krugerville

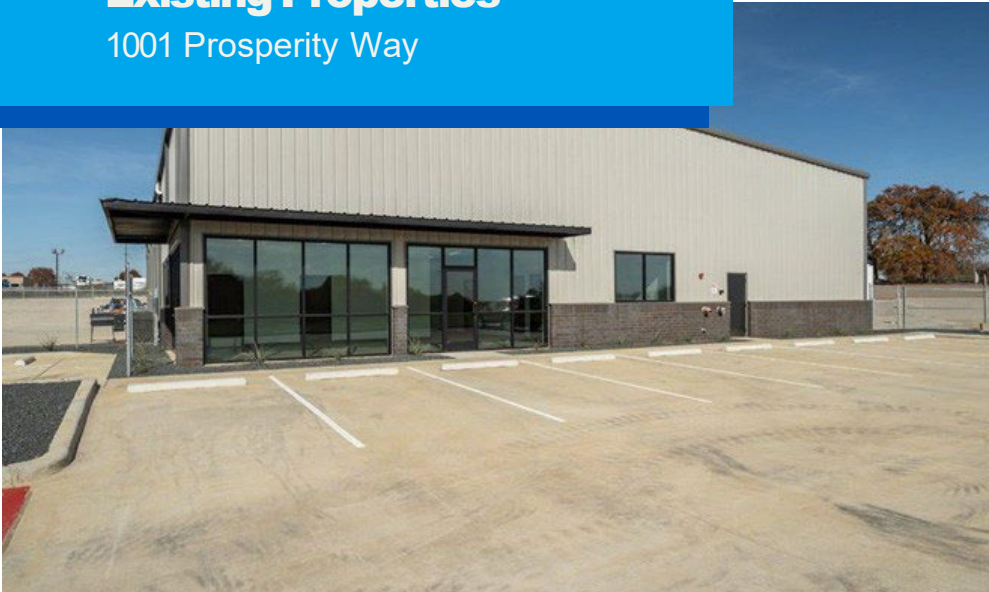
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Existing Properties

1001 Prosperity Way



4.5 ACRES | ~11,700 SF

- 3 Offices
- 19 Car parks
- 11 Drive-in doors
- Flexible retail/office space
- Outside storage yard

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RESERVE
CAPITAL PARTNERS

Existing Properties

Core & Main



6 ACRES | 12,000 SF

Property Contact

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Property Management:

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The information presented was obtained from sources deemed reliable;
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