



# The Reserve at Krugerville

**IOS | 10 BUILDINGS | FOR LEASE**

4620 Hwy 377 South, Krugerville, TX 76277

**RCP**

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## For Lease.

The Reserve, 4620 S. Hwy 377, Krugerville, TX., is now pre-leasing for delivery in late Q2 2024.

Each building contains 5,940 sf with standard office build-out of 1,500 sf.

- Duplex spaces will contain 2,970 sf with 750 feet of office
- Fenced outside storage in rear of buildings
- Two buildings front directly on Hwy 377

## 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.

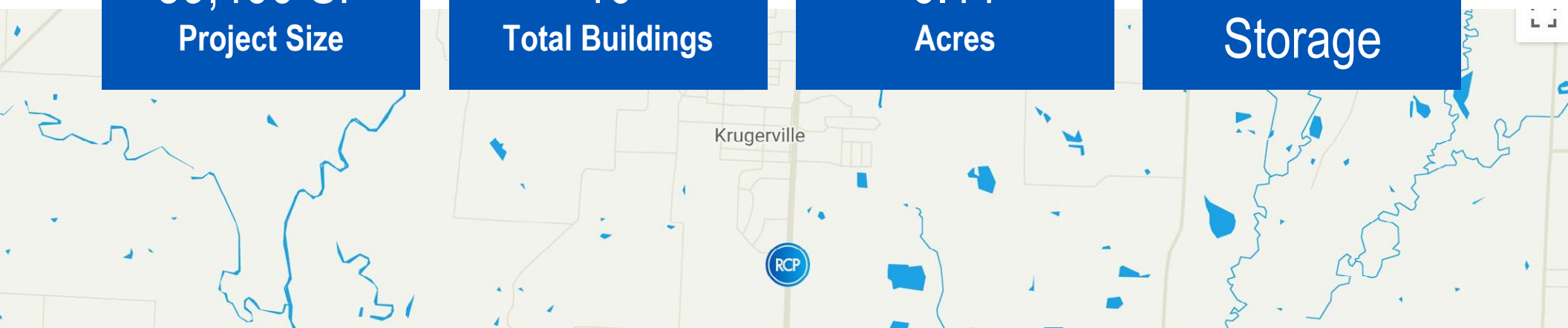
RCP's development objective is to provide additional flex industrial warehouses with outside storage yards and will BTS for tenants with specific needs. Existing lots range from 2.4 acres to 6 acres. Lots may be combined to accommodate larger tenants.

59,400 SF  
Project 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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For more photos and info about this property,  
please visit [ReserveCapPartners.com](https://ReserveCapPartners.com) and navigate as shown below:  
**PORTFOLIO > INDUSTRIAL > THE RESERVE AT KRUGERVILLE**



# Prosperity Park

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RESERVE  
CAPITAL PARTNERS

## Building Renderings



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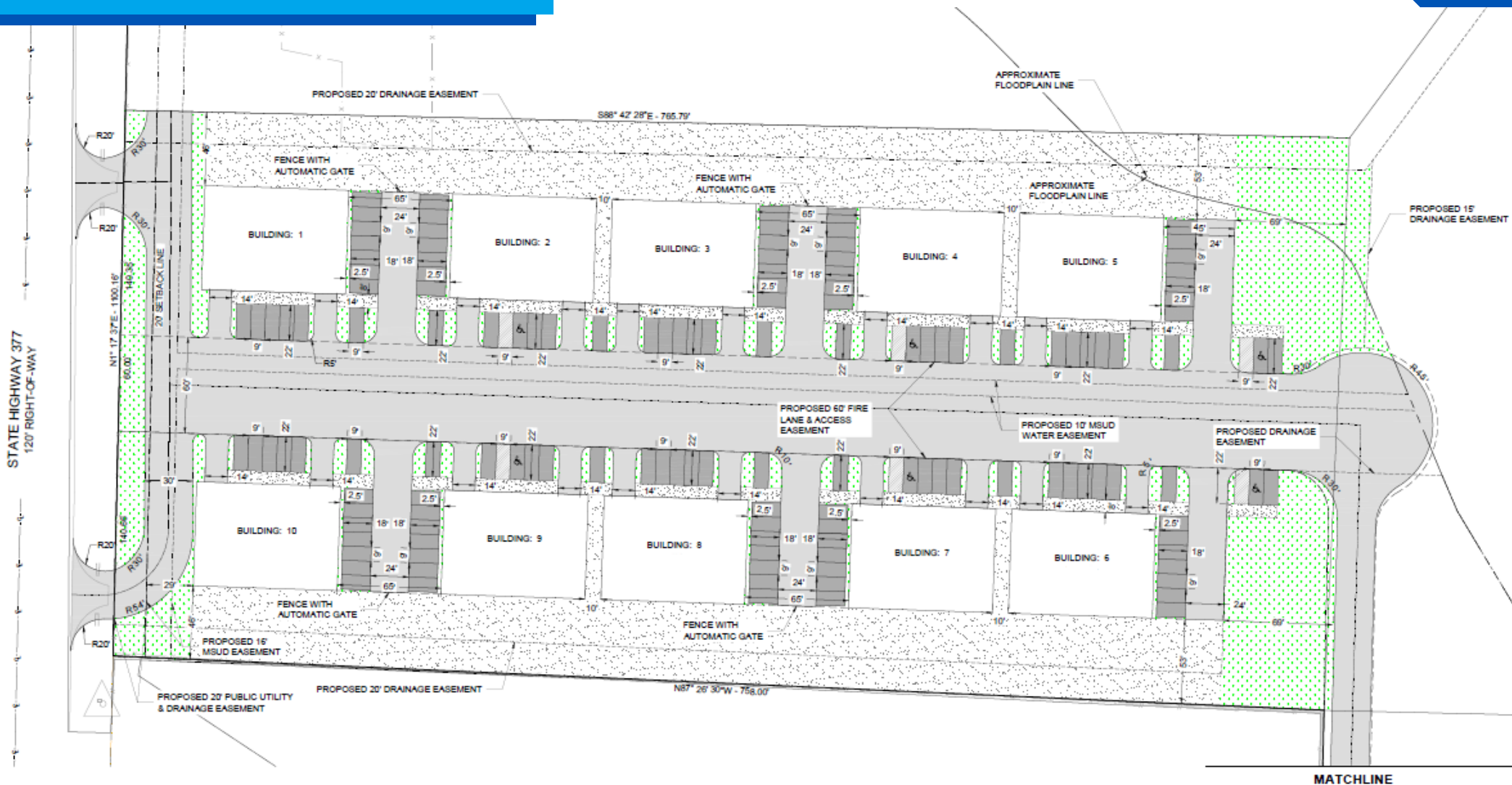
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RESERVE  
CAPITAL PARTNERS

## The Reserve at Krugerville

Site Plan



MATCHLINE

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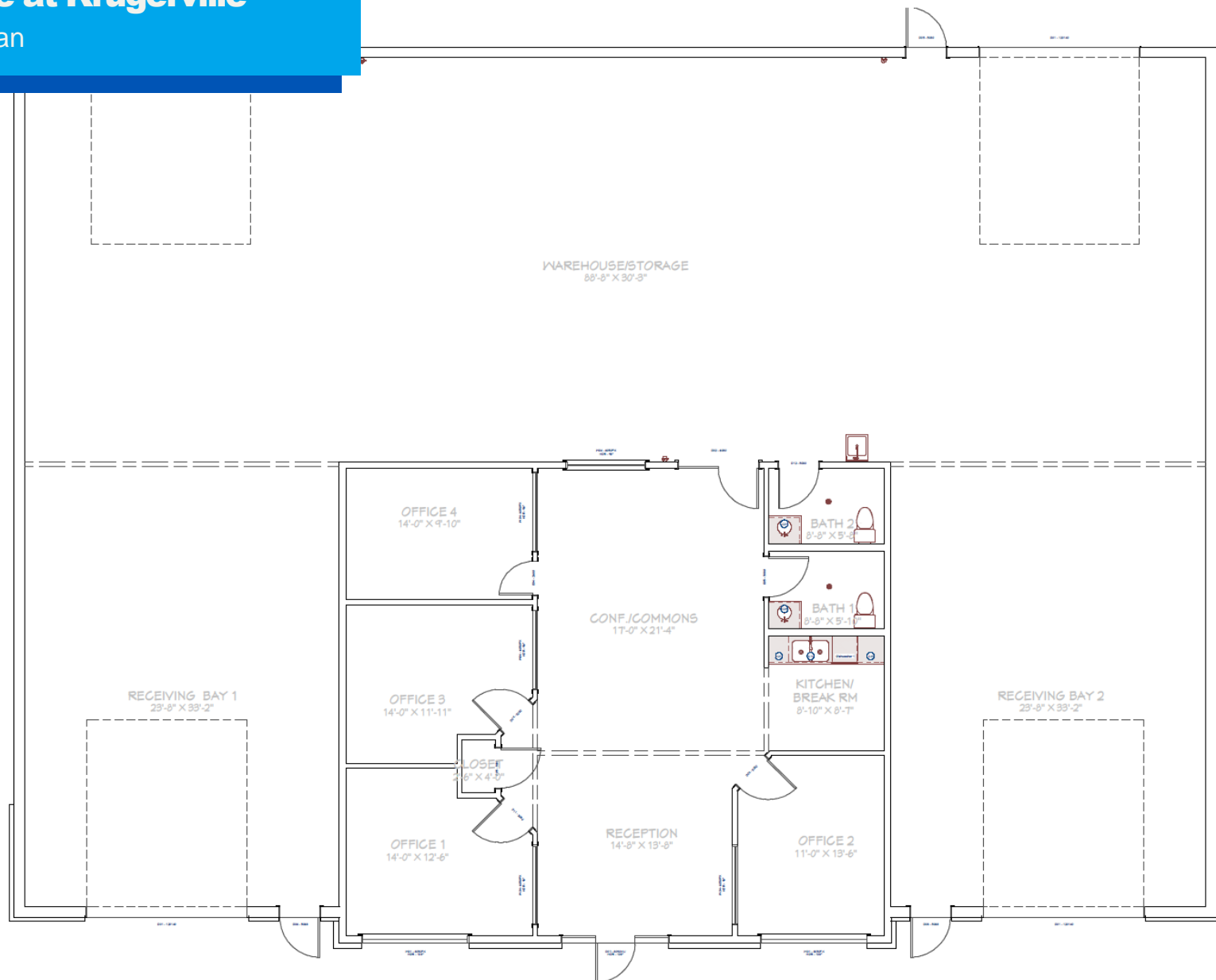
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## The Reserve at Krugerville

Interior Floor Plan



## Property Contact

Leasing:

**Sylvia Phillips, CCIM**

[sylviamphillips@gmail.com](mailto:sylviamphillips@gmail.com)

**817.903.1003**

Property Management:

**Kristen Schwartz – RCP Director of Property Management**

[kristen@reservecappartners.com](mailto:kristen@reservecappartners.com)

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CAPITAL PARTNERS



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12404 Park Central Dr. Suite 250-S  
Dallas, TX 75251  
214.983.1360