



**SCOTT
BROWN
COMMERCIAL**

FOR LEASE

**PONDER LANE
BUSINESS PARK**

1635 FM 156 | Ponder, TX 76259

POTENTIAL USE
Industrial / Distribution /
General Business

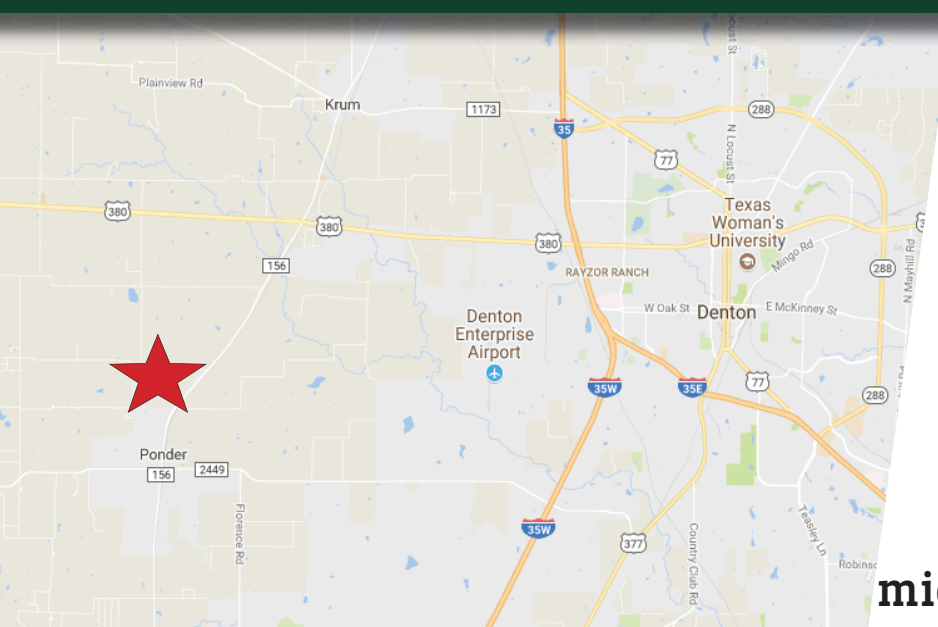
LEASE RATE
\$6.00 / SF / YR - Industrial
Gross

SIZE
Four (4) 25,000 SF Buildings
to be Completed. Divisible
to 5,000 SF. Existing 10,000
SF building available.

DELIVERY
Summer 2018

This industrial complex has easy access in Ponder just off of the main thoroughfare, FM 156. We're located on the north side of Ponder with easy access to US 380 and Interstate 35W.

Michael Tull
(940) 320-1200
michael@sbpccommercial.com



1400 DALLAS DRIVE, DENTON, TX 76205 | 940-320-1200 | WWW.SBPCOMMERCIAL.COM

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PROPERTY FEATURES

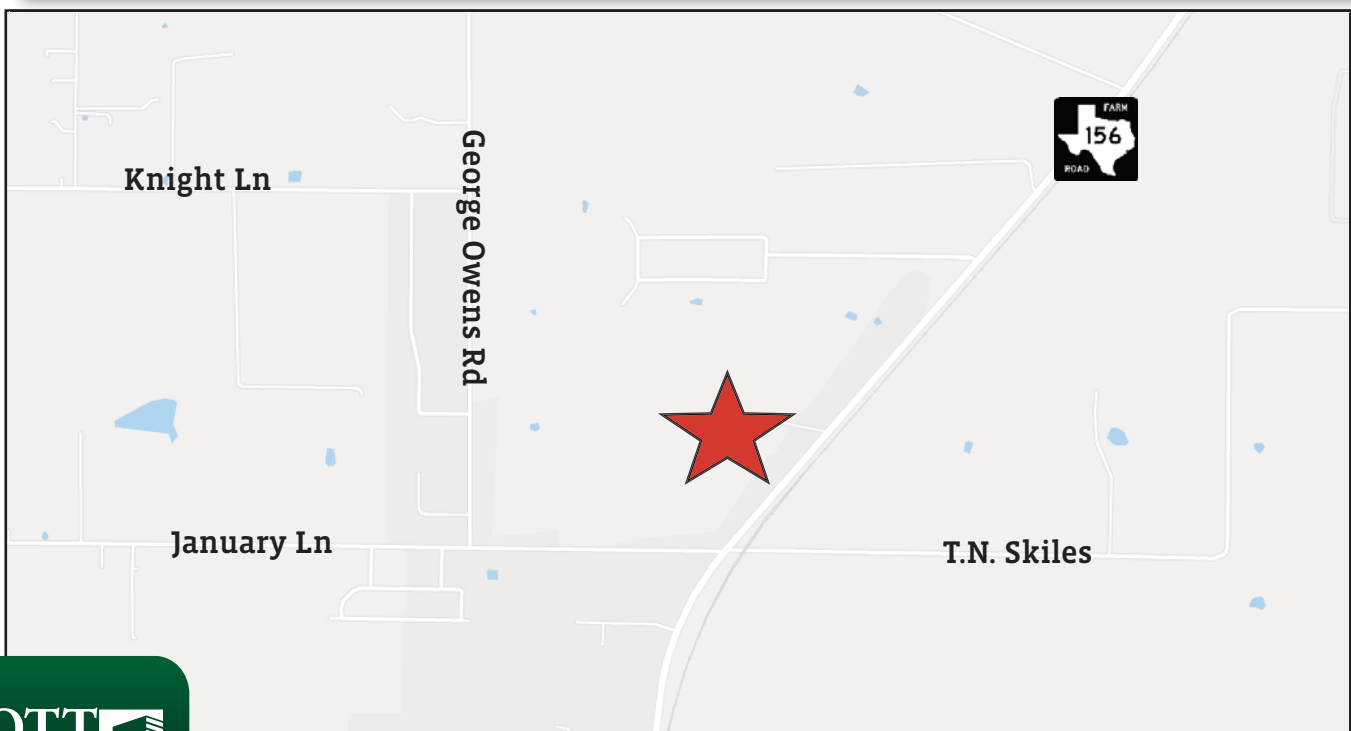
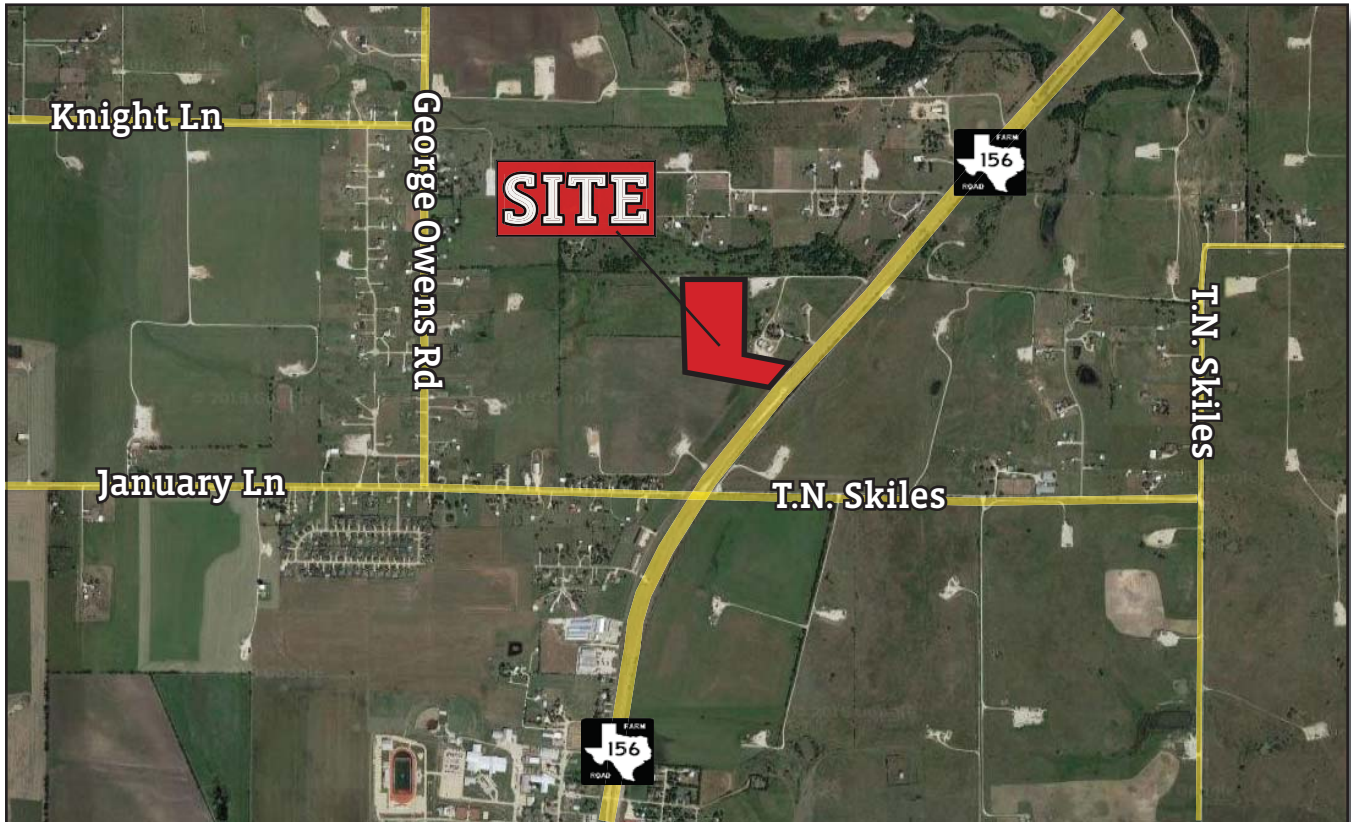


- **SUMMER 2018 DELIVERY**
- **25,000 SF**
 - A) 5,000 SF Suites
 - B) 7,500 SF Suites
 - C) 7,500 SF Suites
 - D) 5,000 SF Suites
- **Dock High & Grade Level Doors**
- **Cross-Docked**
- **24 ft Clear Height**

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PROPERTY
MAPS



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SCOTT BROWN COMMERCIAL

SALES / LEASING / INVESTMENT / ASSET MANAGEMENT
1400 Dallas Dr, Denton, TX 76205 / (940)320-1200 / (940)320-1201 Fax

PROPERTY SUMMARY

PROPERTY:	Ponder Lane Business Park
LOCATION:	1635 FM N 156, Ponder, TX West side of FM 156 at January Lane
Delivery:	Summer 2018
ZONING:	Commercial / Light Industrial / Warehouse
POTENTIAL USE:	Industrial / Distribution / General Business
BUILDING SIZE:	New Construction – Four (4) 25,000 SF Buildings to be completed. Divisible to 5,000 SF, will demise space upon lease. 10,000 SF single tenant building available
CLEAR HEIGHT:	24'
UTILITIES:	Electric service to each building; water and septic system. Fire Suppression in each building.
SIGNAGE:	Façade & Monument Signage available per city ordinances and Landlords approval.
RATE:	\$6/SF/Yr. Industrial Gross
PARKING:	Ample
TERMS:	3 - 5 Years Initial Term
COMMENTS:	This industrial complex has easy access in Ponder just off of the main thoroughfare, FM 156. We're located on the north side of Ponder with easy access to US 380 and Interstate 35W.
CONTACT:	Michael Tull 940) 320-1200 Michael@SBPCommercial.com

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www.sbpcommercial.com



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.

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:
 - 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.

Scott Brown Properties	0475257	info@sbpcommercial.com	940-320-1200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Scott Brown Properties	0475257	info@sbpcommercial.com	940-320-1200
Designated Broker of Firm	License No.	Email	Phone
Jayne Phillips Howel	515075	jayne@jaynehowell.com	940-320-1200
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael Tull	672312	michael@sbpcommercial.com	940-320-1200
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date