

E. University Road Denton, TX 76208

8.98 Acres

\$5.50/SF



- Industrial Zoning (EC-I)
- Level Topography
- No Flood Plain
- All Utilities to Site
- 3-Phase Power Available

Lot dimensions are approximate

Industrial land located on the east side of Denton on US Highway 380 (University Dr.). Ideal investment opportunity for industrial or commercial use. This piece has a flat topography, no flood plain, and all utilities to site. This area of Denton to Crossroads is growing very quickly! Call Broker for more details!



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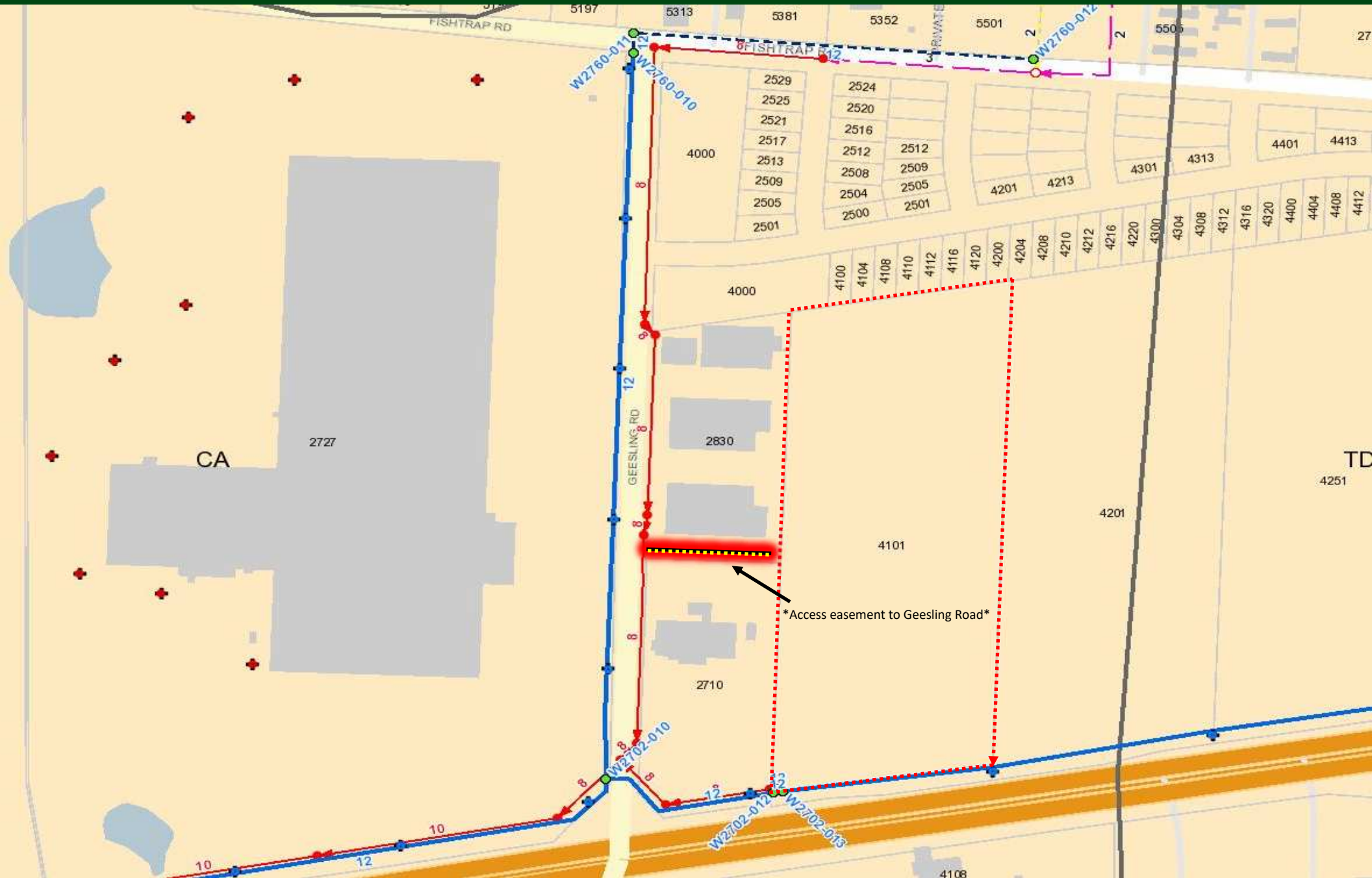
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Access easement to Geesling Road

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Commercial Land Use Categories	EC-C	EC-I
Home Occupation	N	N
Sale of Products Grown on Site	N	N
Hotels	P	P
Motels	P	N
Bed and Breakfast	N	N
Retail Sales and Service	P	N
Theaters Less than 1,000 seats	P	N
Restaurant or Private Club	P	P
Drive-through Facility	P	P
Professional Services and Offices	P	P
Quick Vehicle Servicing	P	P
Vehicle Repair	P	P
Auto and RV Sales	P	P
Laundry Facilities	P	P
Equestrian Facilities	N	N
Outdoor Recreation	P	N
Indoor Recreation	P	P
Major Event Entertainment	P	P
Commercial Parking Lots	P	P
Administrative or Research Facilities	P	P
Broadcasting of Production Studio	P	P
Sexually Oriented Business	N	N
Temporary Uses	L(38)	L(38)

P= Permitted, N=not permitted, SUP= Specific Use Permit Required, L(X) = Limited as defined in Section 35.5.8

Institutional Land Use Categories	EC-C	EC-I
Basic Utilities	P	P
Community Service	P	P
Parks and Open Space	P	P
Churches	P	P
Semi-public, Halls, Clubs, and Lodges	P	P
Business / Trade School	P	P
Adult or Child Day Care	P	P
Kindergarten, Elementary School	N	N
Middle School	N	N
High School	N	N
Colleges	P	P
Hospital	P	N
Elderly Housing	P	N
Medical Centers	P	N
Cemeteries	N	N
Mortuaries	P	P

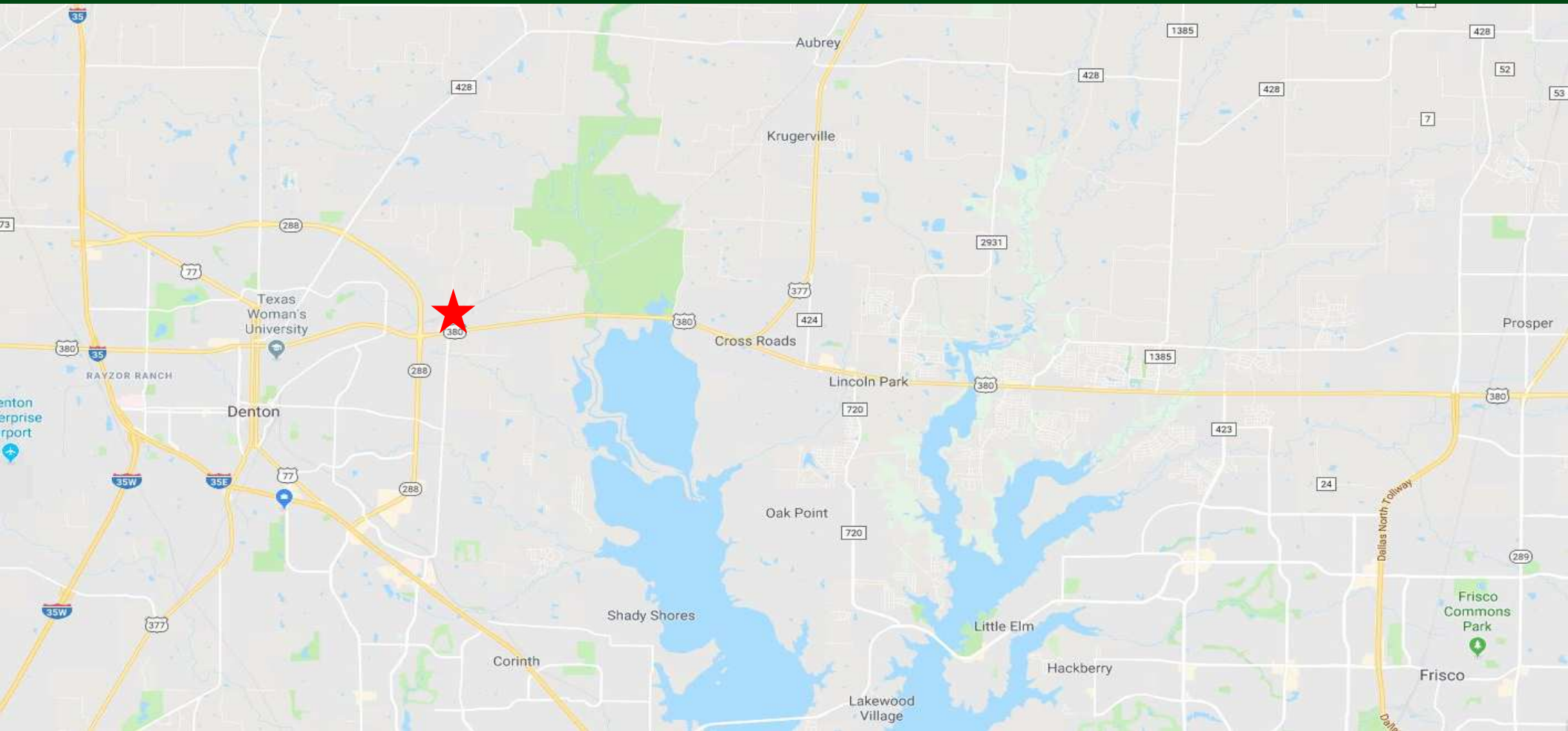
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General Regulations	EC-C	EC-I
Minimum lot area (square feet)	2,900	2,500
Minimum lot width	20 feet	50 feet
Minimum lot depth	50 feet	50 feet
Minimum front yard setback	None	10 feet
Minimum side yard	None	None
Minimum side yard adjacent to a street	None	10 feet
Minimum yard abutting a single family use or district	30 feet, plus 1 foot for each foot of building height above 30 feet	30 feet, plus 1 foot for each foot of building height above 30 feet
Maximum FAR	1.50	0.75
Maximum lot coverage	80%	85%
Minimum landscaped area	20%	15%
Maximum building height	100 feet	65 feet

Industrial Land Use Categories	EC-C	EC-I
Printing / Publishing	P	P
Bakeries	P	P
Manufacture of Non-odoriferous Foods	P	P
Feed Lots	N	N
Food Processing	N	N
Light Manufacturing	P	P
Heavy Manufacturing	N	N
Wholesale Sales	P	P
Wholesale Nurseries	N	L(32)
Distribution Center	N	P
Wholesale Storage and Distribution	N	L(34)
Self-service Storage	P	P
Construction Materials Sales	N	P
Junk Yards and Auto Wrecking	N	N
Kennels	P	P
Veterinary Clinics	P	P
Sanitary Landfills, Commercial Incinerators, Transfer Stations	N	N
Gas Wells	L(27)	L(27)

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Excellent development opportunity! Perfect land for an owner/user or investor. Flat topography and public utilities to site. Call Broker for more details!



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EQUAL OPPORTUNITY

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.

Frazier Commercial Real Estate	License No.	(940) 566-0404	Phone
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	Email		
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Cole Frazier	610825	(940) 566-7005	Phone
Licensed Supervisor of Sales Agent/ Associate	cole@fraziercommercial.com		
	Email		
Sales Agent/Associate's Name	License No.		Phone
	Email		

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

TAR 2501

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