

FOR SALE

INDUSTRIAL WITH OUTSIDE STORAGE

2612 SIRIUS ROAD | DENTON, TX 76208



- Fenced outside storage
- ±3,750 SF of covered outside storage
- 3 dock doors, 1 grade level door
- 2-story office

Property Type	Industrial/Warehouse
Year Built	2010
Building Size	±14,280 SF
Office Area	±4,500 SF
Lot Size	1.33 acres
Sale Price	\$1,295,000



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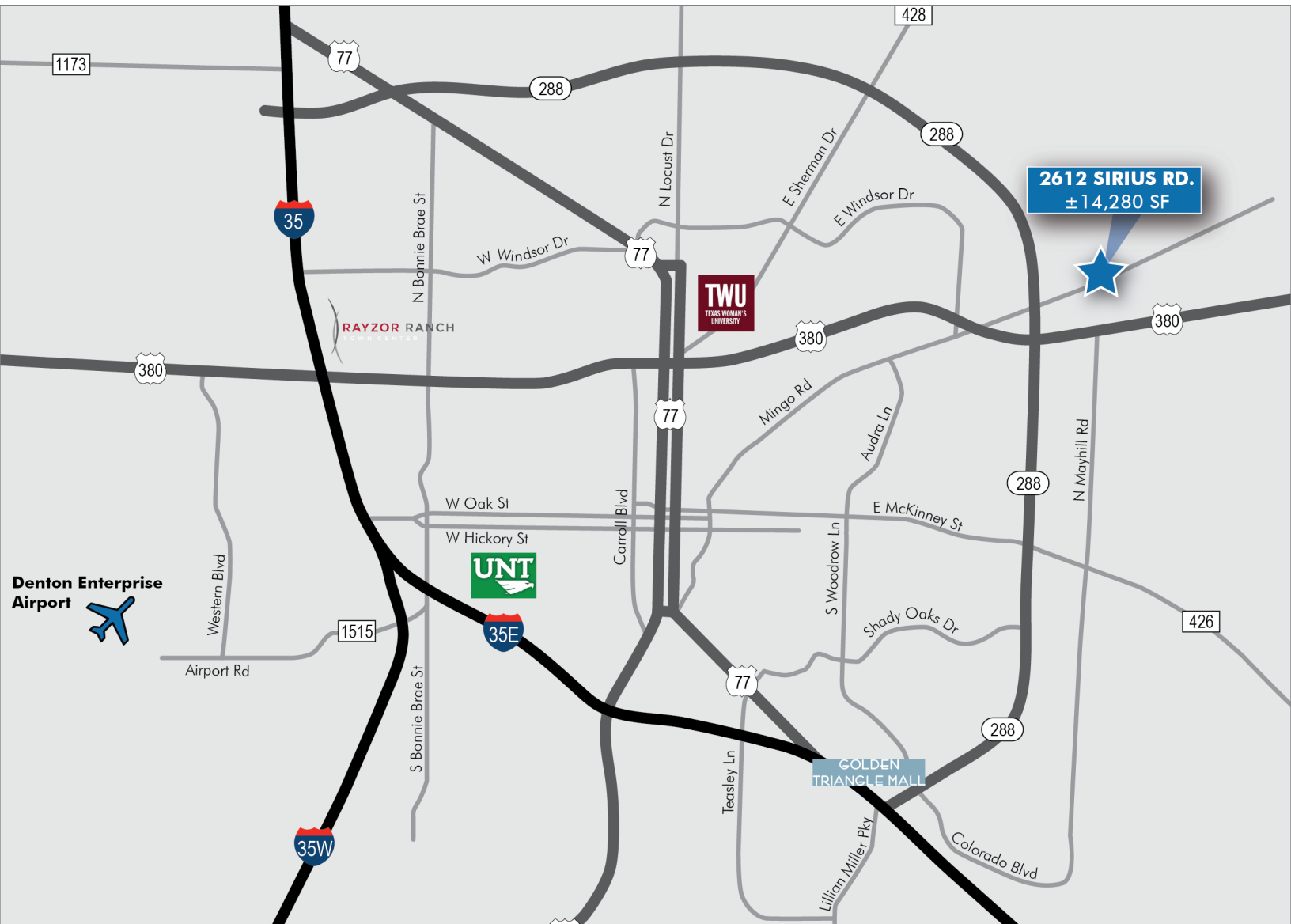
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2612 SIRIUS DRIVE

BEING LOT 1, BLOCK A OF SIRIUS ENTERPRISES ADDITION, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS, ACCORDING TO THE AMENDED PLAT THEREOF, RECORDED IN CABINET W, PAGE 171, PLAT RECORDS OF DENTON COUNTY, TEXAS.

NOTES:

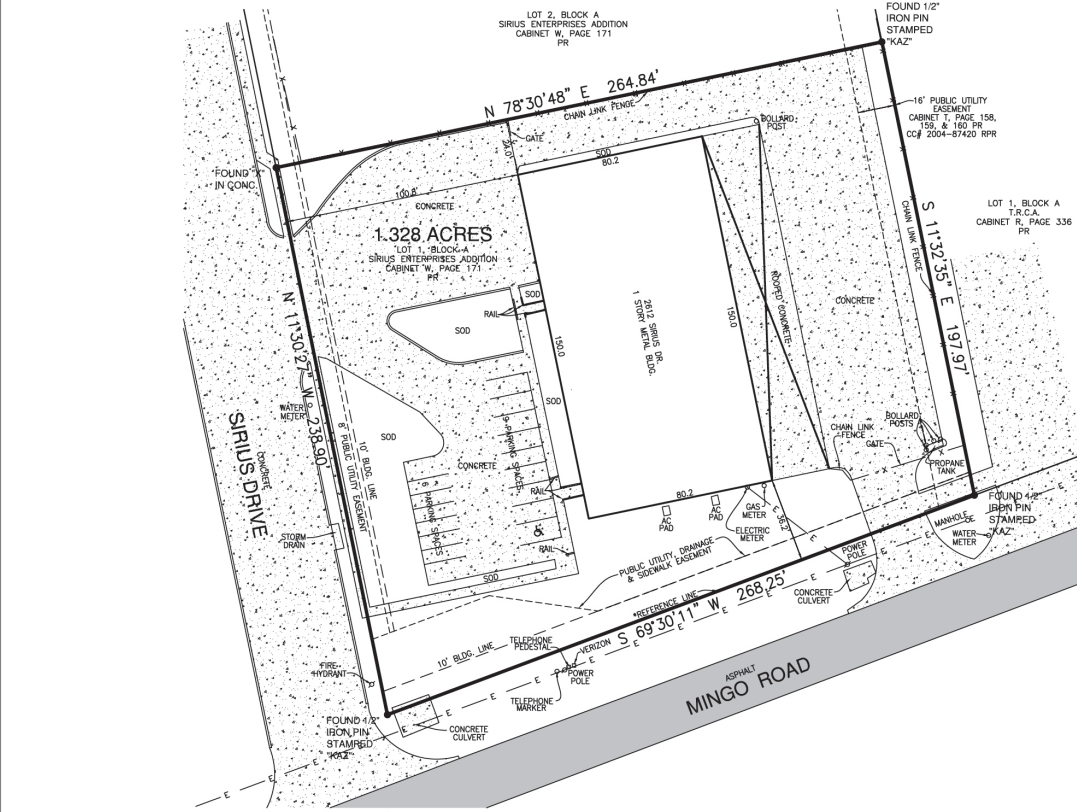
EASEMENTS SHOWN HEREON ARE AS LISTED IN THE FIDELITY NATIONAL TITLE INSURANCE COMPANY'S TITLE COMMITMENT GF No. 121222, EFFECTIVE DATE FEBRUARY 20, 2012.

- 10.e. 10' BUILDING LINE AND 8' PUBLIC UTILITY EASEMENT ALONG THE WEST BOUNDARY LINE; 10' BUILDING LINE ALONG THE SOUTH BOUNDARY LINE; 16' PUBLIC UTILITY EASEMENT ALONG THE EAST BOUNDARY LINE; PUBLIC UTILITY, DRAINAGE AND SIDEWALK EASEMENTS OF VARIABLE WIDTHS ALONG THE SOUTH BOUNDARY LINE, AS SHOWN ON PLAT RECORDED IN CABINET W, PAGE 171, PLAT RECORDS OF DENTON COUNTY, TEXAS, DOES AFFECT AS SHOWN.
 - 10.g. EASEMENT EXECUTED BY S.A. THOMPSON AND ANNIE D. THOMPSON TO DENTON COUNTY ELECTRIC COOPERATIVE, INC., FILED MAY 6, 1954, RECORDED IN VOLUME 404, PAGE 190, DEED RECORDS OF DENTON COUNTY, TEXAS, AGREEMENT DEFINING AREA EMBRACED WITHIN EASEMENT FILED DECEMBER 14, 1978, RECORDED IN VOLUME 928, PAGE 183, DEED RECORDS OF DENTON COUNTY, TEXAS, IS BLANKET IN NATURE AND DOES AFFECT.
 - 10.h. EASEMENT EXECUTED BY DENTON DEVELOPMENT CO. TO DENTON COUNTY ELECTRIC COOPERATIVE, INC. FILED JULY 8, 1955, RECORDED IN VOLUME 404, PAGE 400, DEED RECORDS OF DENTON COUNTY, TEXAS, AGREEMENT DEFINING AREA EMBRACED WITHIN EASEMENT FILED DECEMBER 14, 1978, RECORDED IN VOLUME 928, PAGE 183, DEED RECORDS OF DENTON COUNTY, TEXAS, IS BLANKET IN NATURE AND DOES AFFECT.
 - 10.i. EASEMENT EXECUTED BY H.F. BROWN AND WIFE, TINA BROWN TO TEXAS POWER & LIGHT COMPANY FILED JUNE 22, 1956, RECORDED IN VOLUME 422, PAGE 416, DEED RECORDS OF DENTON COUNTY, TEXAS, IS BLANKET IN NATURE AND DOES AFFECT.
 - 10.j. EASEMENT EXECUTED BY A.O. CALHOUN TO TEXAS POWER & LIGHT COMPANY FILED JUNE 15, 1948, RECORDED IN VOLUME 342, PAGE 5, DEED RECORDS OF DENTON COUNTY, TEXAS, IS BLANKET IN NATURE AND DOES AFFECT.
 - 10.k. EASEMENT EXECUTED BY H.G. BROWN, J.D. BROWN AND WILSON H. BROWN TO TEXAS POWER & LIGHT COMPANY FILED JUNE 28, 1956, RECORDED IN VOLUME 422, PAGE 558, DEED RECORDS OF DENTON COUNTY, TEXAS, IS BLANKET IN NATURE AND DOES AFFECT.
 - 10.l. EASEMENT EXECUTED BY H.G. BROWN TO DENTON COUNTY ELECTRIC COOPERATIVE, INC. FILED SEPTEMBER 25, 1953, RECORDED IN VOLUME 402, PAGE 107, DEED RECORDS OF DENTON COUNTY, TEXAS, IS BLANKET IN NATURE AND DOES AFFECT.
 - 10.m. EASEMENT EXECUTED BY DEWS TEXAS INVESTMENTS, INC. TO THE CITY OF DENTON, TEXAS FILED JULY 2, 2004, RECORDED UNDER CO# 2004-87420, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, DOES AFFECT AS SHOWN.
- BEARING OF S69°30'11"W IS BASED ON THE SOUTH LOT 1, BLOCK A, SIRIUS ENTERPRISES ADDITION, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET W, PAGE 171, PLAT RECORDS, DENTON COUNTY, TEXAS.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE OF A DESIGNATED 100 YEAR OR 500 YEAR FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48121C0380 G, DATED APRIL 18, 2011. NO SURVEYING WAS PERFORMED TO DETERMINE THIS FLOOD ZONE.

SURVEYOR'S CERTIFICATE

I, GARY W. HAMMETT, DO HEREBY CERTIFY THAT A SURVEY WAS MADE ON THE GROUND THIS 19th DAY OF MARCH, 2012 OF THE PROPERTY DESCRIBED HEREON AND THERE ARE NO (VISIBLE) ENCROACHMENTS, PROTRUSIONS, OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN HEREON.

GARY W. HAMMETT
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 1849



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Boundaries shown are approximate and subject to buyer verification.



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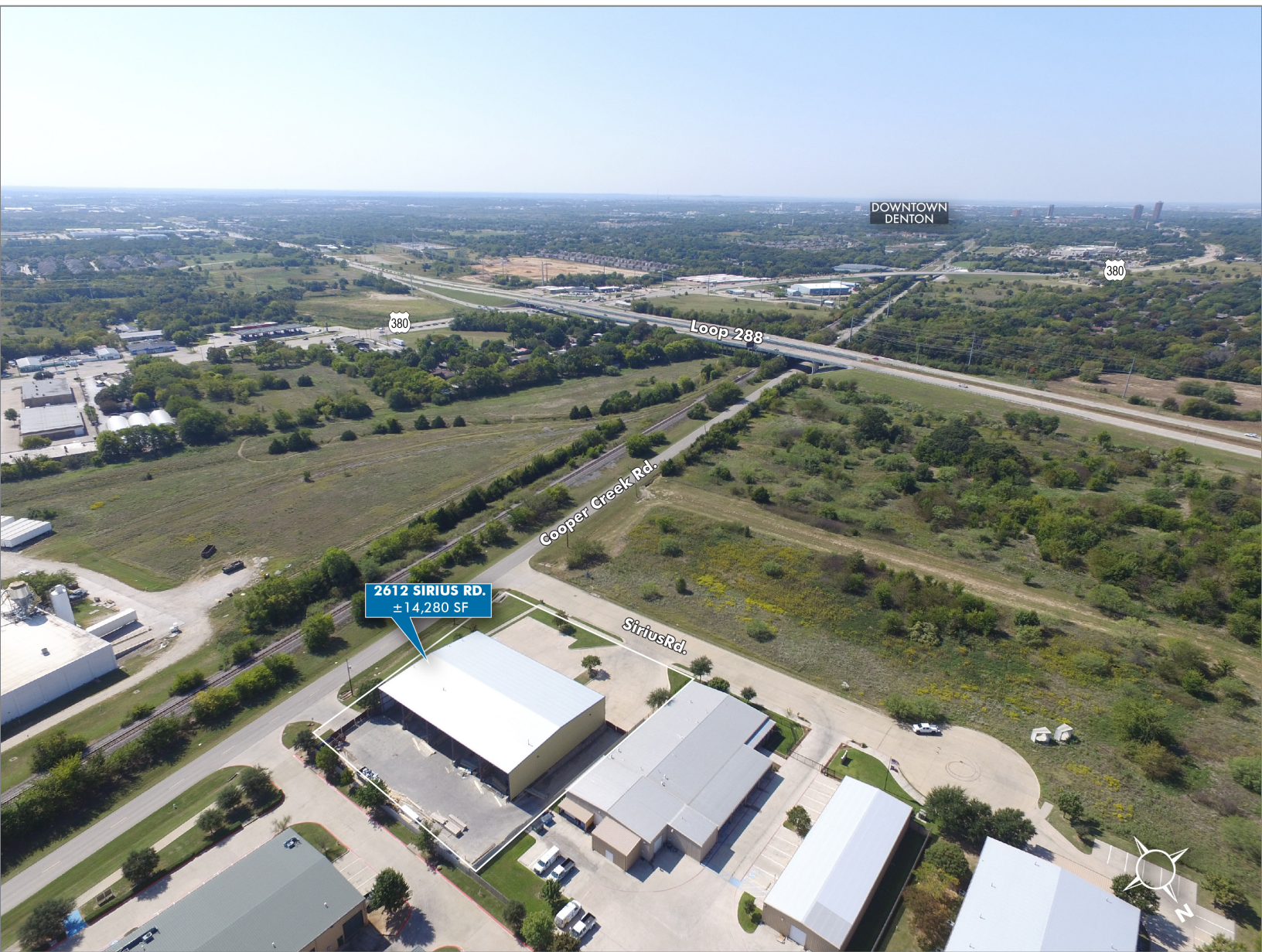
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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:
 - 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.

Axis Realty Group	570358	alex@axisrealty.biz	940-891-2947
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Alex Payne	468927	alex@axisrealty.biz	940-891-2947
Designated Broker of Firm	License No.	Email	Phone
Chase Traugher	675426	chase@axisrealty.biz	972-515-0045
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brad Andrus	656647	brad@axisrealty.biz	940-368-3588
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date