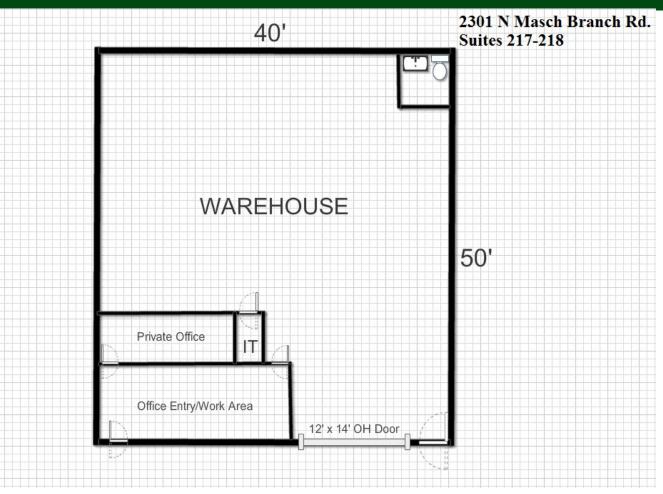


Located in the Masch Branch Business Park located on the west side of N Masch Branch Rd. just north of US Highway 380. Subject is approximately 1.5 miles west of I-35. Masch Branch Business Park offers over 350,000 SF of industrial space. Call Broker for more details today!



Don Frazier

dfrazier@fraziercommercial.com 940.566.0404



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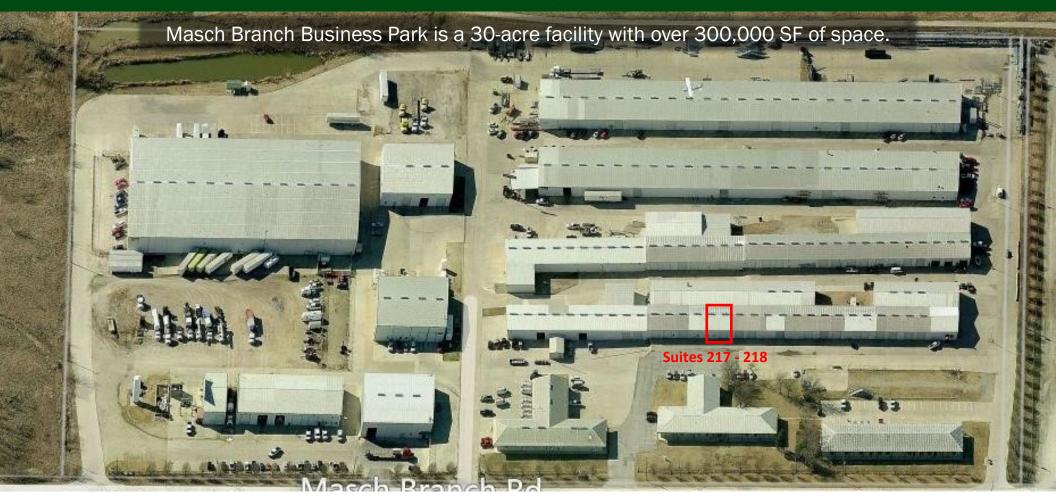
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Fexas law requires all real estate license holders to give the following information about Information About Brokerage Services

2301 N Masch Branch Rd. Denton, TX



TYPES OF REAL ESTATE LICENSE HOLDERS

brokerage services to prospective buyers, tenants, sellers and landlords

A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by 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,

owner's agent must perform the broker's minimum duties AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner above and must inform the owner of any material information about the property or transaction known by the A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION usually in a written listing to sell or property management agreement. An information disclosed to the agent or subagent by the buyer or buyer's agent. AGENT FOR BUYER/TENANT: The broker becomes the buyer/fenant'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

The written agreement must state who will pay the broker and, in conspicuous bold AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary: to the transaction. agreement of each party

- Must treat all parties to the transaction impartially and fairly;
- broker to each party buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction different license holder associated with the written consent, appoint May, with the parties'
 - 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

Licensed Broker/Broker Firm Name or				
Primary Assumed Business Name	License No.	Email		Phone
Donald Frazier	dfrazi	dfrazier@fraziercommercial.co m		(940) 566-0404
Designated Broker of Firm	License No.	Email		Phone
Cole Frazier	610825 cole	cole@fraziercommercial.com	-70	(940) 566-7005
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	ē)	Phone
Sales Agent/Associate's Name	License No.	Email		Phone
Buyer/Tenar	Buyer/Tenant/Seller/Landlord Initials	Date		
Regulated by the Texas Real Estate Commission TAR 2501	sion	Information	n available at w	Information available at www.trec.texas.gov IABS 1-0
Fracion Commercial Real Estate 633 Londonderry Lane Deuton, TX 76205 Denald English	5	Phone; 940,566,0404	Fax: 940,484,7952	Unitled