

4688 Jim Christal Road Denton, TX 76207



Approximately 80 acres of industrial land in the heart of the industrial corridor of North Texas! Less than 2 miles from the Denton Airport with easy access to US Highway 380 and Interstate 35 east/west! Being at the split of I-35, this site is perfect for an industrial development or user. Call Broker today for more details!



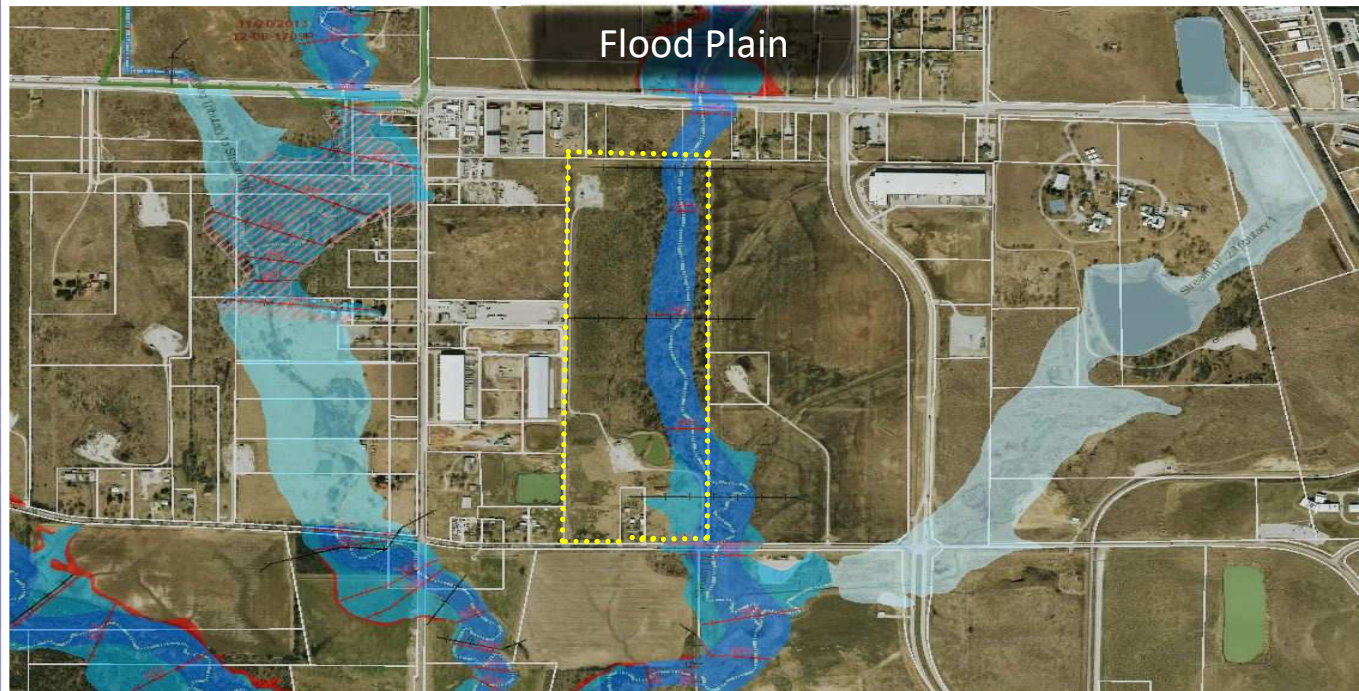
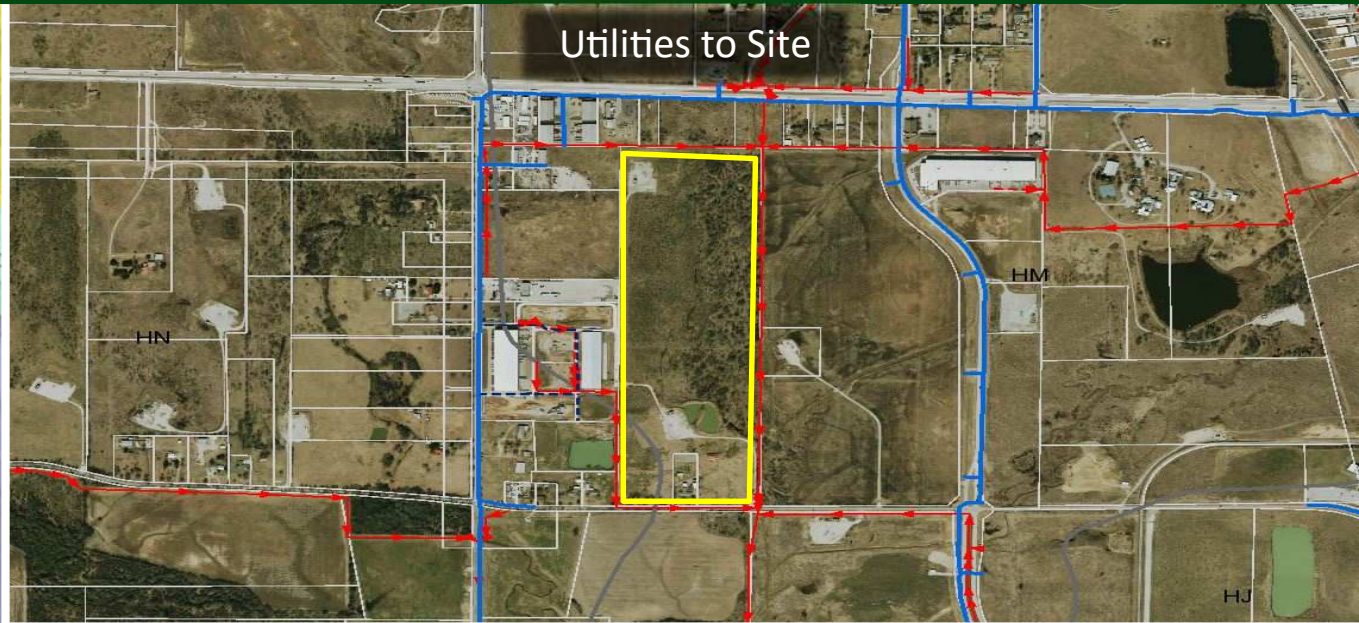
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Commercial Land Use Categories	RD-5	RC
Home Occupation	P	P
Sale of Products Grown on Site	P	P
Hotels	N	N
Motels	N	N
Bed and Breakfast	L(10)	P
Retail Sales and Service	N	N
Theaters Less than 1,000 seats	N	N
Restaurant or Private Club	N	L(11)
Drive-through Facility	N	N
Professional Services and Offices	N	L(15)
Quick Vehicle Servicing	N	N
Vehicle Repair	N	P
Auto and RV Sales	N	N
Laundry Facilities	N	N
Equestrian Facilities	P	P
Outdoor Recreation	P	P
Indoor Recreation	N	N
Major Event Entertainment	N	SUP
Commercial Parking Lots	N	N
Administrative or Research Facilities	SUP	L(15)
Broadcasting of Production Studio	SUP	P
Sexually Oriented Business	N	SUP/ L(32)
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	RD-5	RC
Basic Utilities	P	P
Community Service	N	P
Parks and Open Space	P	P
Churches	P	P
Semi-public, Halls, Clubs, and Lodges	N	P
Business / Trade School	N	N
Adult or Child Day Care	P	P
Kindergarten, Elementary School	P	P
Middle School	N	N
High School	N	N
Colleges	N	N
Hospital	N	N
Elderly Housing	N	N
Medical Centers	N	N
Cemeteries	N	N
Mortuaries	N	N

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Residential Land Use Categories	RD-5	RC
Agriculture	P	P
Livestock	L(7)	L(7)
Single Family Dwellings	P	P
Accessory Dwelling Units	P	P
Attached Single Family Dwellings	N	N
Dwellings Above Businesses	N	P
Live/Work Units	P	P
Duplexes	N	N
Community Homes For the Disabled	P	P
Group Homes	SUP	SUP
Multi-Family Dwellings	N	SUP
Manufactured Housing Developments	P	P

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Industrial Land Use Categories	RD-5	RC
Printing / Publishing	N	N
Bakeries	N	L(21)
Manufacture of Non-odoriferous Foods	N	N
Feed Lots	SUP	N
Food Processing	N	N
Light Manufacturing	N	SUP / L(24)
Heavy Manufacturing	N	N
Wholesale Sales	N	N
Wholesale Nurseries	P	P
Distribution Center	N	N
Wholesale Storage and Distribution	N	N
Self-service Storage	N	N
Construction Materials Sales	N	N
Junk Yards and Auto Wrecking	N	N
Kennels	L(14)	L(14)
Veterinary Clinics	P	P
Sanitary Landfills, Commercial Incinerators, Transfer Stations	N	N
Gas Wells	L(27)	L(27)

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6th in Texas

In Percent Population Increase 2010-2016

► **14.4%** vs 10.3% avg increase in Texas ◀
Among cities with population over 50,000 in 2010.



90.7%
High School Graduate or Higher

► vs 82.9% TX avg, ◀

40.5%
Bachelor's Degree or Higher

► vs 28.9% TX avg, ◀



24.1 Minutes

Mean Travel Time to Work

► State-wide mean is 26.5 minutes ◀

HOUSING OCCUPANCY ₃	Denton	Texas
Total housing units	50,346	10,754,268
Occupied housing units	90%	88.7%
Vacant housing units	10%	11.3%

BUILDING PERMITS ₂	2016	YTD Dec 2017
Commercial	49	54
Residential	570	873
Total	619	927

Includes multi family as commercial and duplexes as residential

PROPERTY VALUATION ₂	2016	YTD Dec 2017
Commercial	\$162	\$188
Residential	\$172	\$253
Total	\$334	\$441

Values in millions

LEASE RATES
Retail: \$10 – \$25 per square foot per year
Office: \$10 – \$25 per square foot per year
Industrial: \$4 – \$10 per square foot per year



POPULATION

Denton Projected Population 2025 ₂	145,990
Denton 2016 population ₁	133,808
Texas 2016 population ₁	27,862,596

MEDIAN FAMILY INCOME

Denton	\$76,090
Texas	\$67,025

EDUCATED WORKFORCE₃

	Denton	Texas
Less than 9th grade	3.9%	8.6%
9th to 12th grade, no diploma	5.4%	8.5%
High school graduate (includes equivalency)	17.8%	25.2%
Some college, no degree	24.2%	21.8%
Associate's degree	8.2%	7.1%
Bachelor's degree	25.0%	18.9%
Graduate or professional degree	15.5%	10%

Percentages are based on population 25 years and over:
Denton 75,982, state of Texas 17,775,280

EMPLOYMENT STATUS₃

	Denton	Texas
In labor force	68.7%	64.5%
Not in labor force	31.3%	35.5%
Civilian labor force	68.6%	64.1%
Employed	64.7%	60.5%
Unemployed	4.0%	3.6%
Armed Forces	0.0%	0.4%

Percentages are based on population 16 years and over:
Denton 109,190, state of Texas 21,368,307

COMMUTING TO WORK₃

Denton workers 16 years and over	94.4%
Texas workers 16 years and over	95.1%

RACE AND ETHNICITY IN DENTON₃

Hispanic	25.4%
White	56.6%
African American	10%
Other	5%
Some other race alone	0%
Two or more races	2.9%

SALES TAX

	Rate
City	1.50%
DCTA	0.50%
Texas	6.25%
Total	8.25%

CITY BOND RATING₂

AA+



www.DentonEDP.com

For additional information contact:

Caroline Booth, Director of Economic Development
(940) 349-7751 ► Caroline.Booth@CityofDenton.com

Adam Gawarecki, Vice President, Economic Development
(940) 381-7151 ► vp@DentonEDP.com

Sources: ₁U.S. Census Bureau ₂City of Denton ₃U.S. Census Bureau American Community Survey (ACS), 1-yr Estimates ₄Jobs EQ ₅Texas Workforce Commission
₆TX State Library Archives Commission



133,808

2016
Population₁



40.8%

Population Increase
2000-2010₁



28.1

Median
Age₃



\$76,090

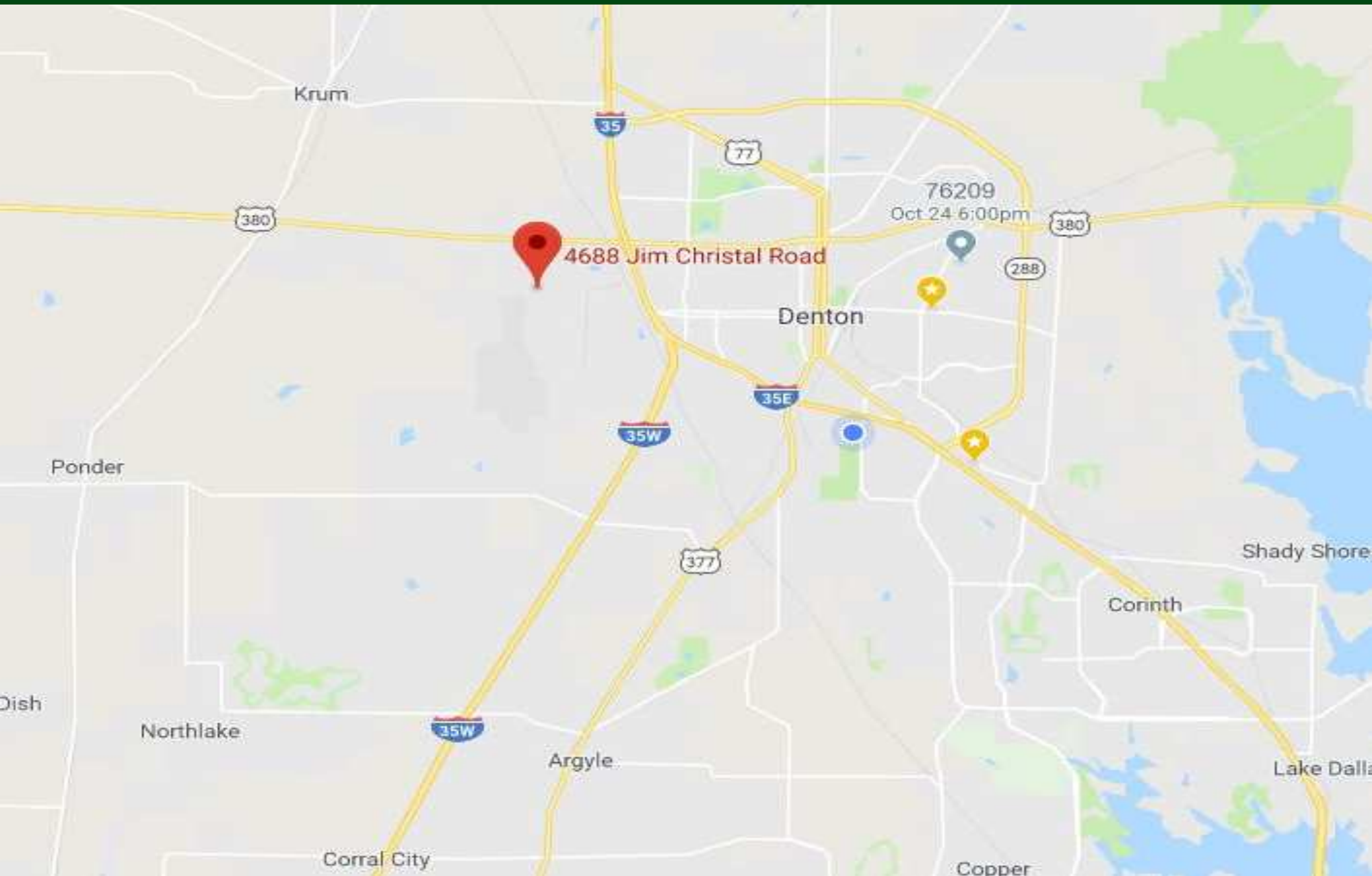
Median
Family Income₃



\$20.10

Median
Hourly Wage₄

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REAL ESTATE
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 Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Donald Frazier Designated Broker of Firm		dfrazier@fraziercommercial.co	(940) 566-0404
Cole Frazier Licensed Supervisor of Sales Agent/ Associate	610825	cole@fraziercommercial.com	(940) 566-7005
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____
Regulated by the Texas Real Estate Commission
 TAR 2501 **Information available at www.trec.texas.gov**
 IABS 1-0

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