

314 Carlisle Drive Lake Dallas, TX 75065

2.0 Acres Commercial Land
\$485,000



- Site Size: 2 +/- Acres
- Zoning: C-1 (Commercial)
- All Utilities To Site
- 3-Phase Power
- Outside Storage Permitted
- Easy Access To I-35
- No Flood Plain
- Ready For Development!

This is a perfect site for commercial development!
Very easy access from I-35 at the Lake Dallas Dr. exit.
The current home is 2,498 SF and could be utilized
as an office or rented until development. This unique
property is zoned for a variety of commercial uses
including office & retail! A-Train Rail Trail adjacent to
the property! Call Broker today for more details!



Don Frazier
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Cole Frazier
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Easy Access to I-35



A-Train Rail Trail

An 8-foot wide trail for walking, biking or jogging adjacent to the property. The trail goes from the Downtown Denton Transit Center to the Highland Village/Lake Lewisville Station (over the Lewisville Lake)!

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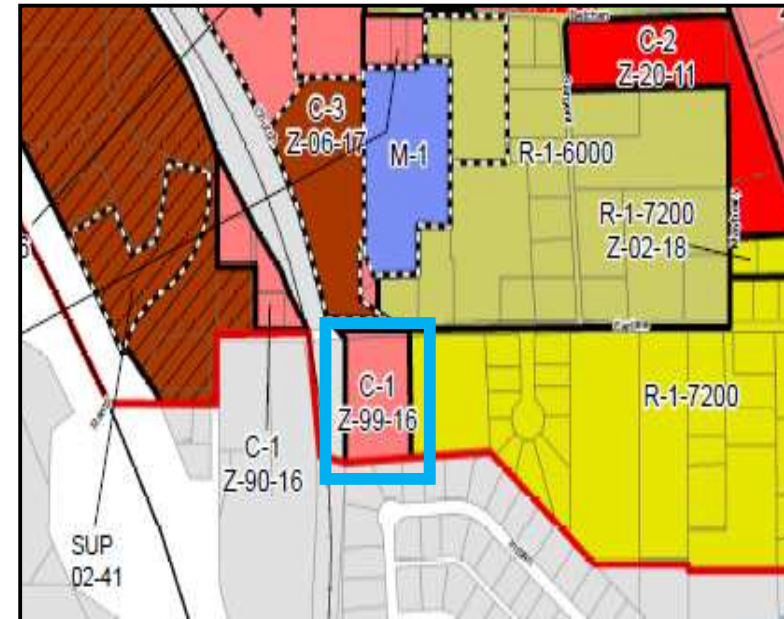
2-car Garage



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Permitted Uses

- (1) Retail shops and stores including:
 - a. Antique shop.
 - b. Art gallery.
 - c. Convenience store with or without gas pumps.
 - d. Farmers market.
 - e. Feed store (no outside storage).
 - f. Grocery store.
 - g. Hardware (no outside storage).
 - h. Nursery/greenhouse (no outside storage).
- (2) Offices including:
 - a. Administrative/general.
 - b. Dental.
 - c. Governmental.
 - d. Insurance.
 - e. Medical.
 - f. Professional.
- (3) Personal/professional services including:
 - a. Automobile repair shop (minor).
 - b. Auto parts sales (no outside storage).
 - c. Bank, savings and loan, credit union.
 - d. Beauty salon, barbershop.
 - e. Bed and breakfast inn.
 - f. College, university or trade school.
 - g. Dance studio.
 - h. Dry cleaning.
 - i. Health/fitness center.
 - j. Laundromat.
 - k. Locksmith.
 - l. Print shop.
 - m. Restaurant or cafeteria (with or without drive in/through service).
 - n. Repair shops (minor).
 - o. Veterinarian clinic (no outdoor kennels).
- (4) Publicly owned and operated community buildings, including:
 - a. Administration building.
 - b. Civic/convention center.
 - c. Community center.
 - d. Fire station.
 - e. Library.
 - f. Museum/art gallery.
 - g. Police station.





STANDARD
EQUAL
HOUSING
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.com	(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

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