

Westcourt Road Denton, TX 76207

9.83 Acres Industrial Land

\$2.00/SF - \$856,400

- Minimal Flood Plain
- Topography: Flat
- Zoning: IC-G (Industrial Center General)
- Lot Dimensions: 325' x 1450'
- Water: City of Denton
- Electric: City of Denton
- Sewer: Septic needed

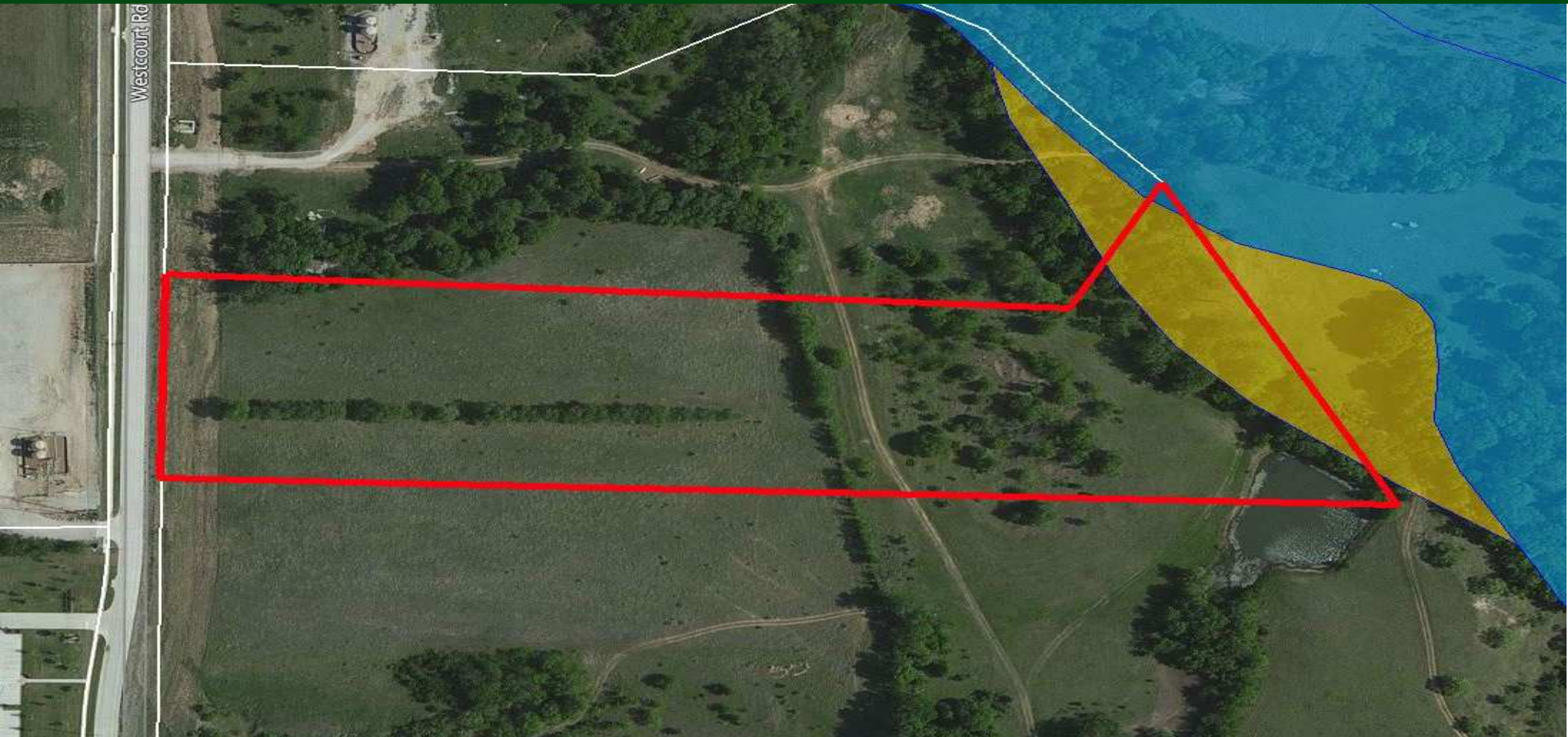
Excellent development opportunity! Perfect land for an owner/user or investor. Flat topography and public utilities to site. Just miles from Peterbilt Distribution Center, WinCo Distribution Center, and Target Distribution Center.



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Cole Frazier
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POPULATION	1-MILE	3-MILES	5-MILES
2000 Population	4,430	37,516	92,634
2010 Population	9,083	63,234	129,607
2016 Population	10,191	70,608	142,398
2021 Population	11,503	78,127	155,875

HOUSEHOLDS	1-MILE	3-MILES	5-MILES
2000 Households	1,577	13,792	34,499
2010 Households	3,169	22,550	47,149
2016 Households	3,548	24,948	51,587
2021 Households	3,989	27,535	56,524
2016 Daytime Population	4,819	34,097	71,071
2016 Average Household Size	2.75	2.76	2.58
2010 Owner Occupied Housing Units	50.4%	55.4%	48.8%
2010 Renter Occupied Housing Units	45.6%	37.5%	44.1%
2010 Vacant	4.0%	7.1%	7.2%
2016 Owner Occupied Housing Units	50.7%	52.4%	45.7%
2016 Renter Occupied Housing Units	44.2%	41.1%	47.7%
2016 Vacant	5.1%	6.5%	6.6%
2021 Owner Occupied Housing Units	50.8%	51.7%	45.3%
2021 Renter Occupied Housing Units	44.4%	42.0%	48.3%
2021 Vacant	4.8%	6.3%	6.4%

INCOME	1-MILE	3-MILES	5-MILES
\$ 0 - \$14,999	5.9%	10.7%	15.3%
\$ 15,000 - \$24,999	7.2%	8.6%	10.4%
\$ 25,000 - \$34,999	15.2%	10.0%	9.6%
\$ 35,000 - \$49,999	14.6%	11.9%	11.8%
\$ 50,000 - \$74,999	19.0%	15.6%	15.7%
\$ 75,000 - \$99,999	14.3%	13.5%	11.7%
\$100,000 - \$149,999	15.6%	18.5%	15.5%
\$150,000 - \$199,999	4.3%	5.3%	4.9%
\$200,000+	3.8%	5.8%	5.1%
2016 Median Household Income	\$57,008	\$61,865	\$53,335
2016 Per Capita Income	\$29,050	\$29,706	\$28,323
2016 Average Household Income	\$75,216	\$82,406	\$74,647



COURTESY: CITY OF DENTON

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REALTOR
 NATIONAL ASSOCIATION
 OF REALTORS

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
 IABS 1-0

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