

# FOR SALE

TEASLEY OFFICE/MEDICAL  
3490 TEASLEY LANE | DENTON, TX 76210



- High visibility office/medical building on heavily trafficked Teasley Lane
- Seller requires leaseback through September/October 2021 @ \$6,000/month gross
- House and shop can be leased for additional income for office user
- Teasley Lane expansion near completion, creating better access and visibility
- Abundant parking

<b>Property Type</b>	Office/Medical
<b>Building Size</b>	Office: 3,577 SF Efficiency Apartment: 717 SF Shop: 1,681 SF Total: 5,975 SF
<b>Lot Size</b>	1.93 acres
<b>Price</b>	\$695,000
<b>Sale Type</b>	Owner/User or Investment



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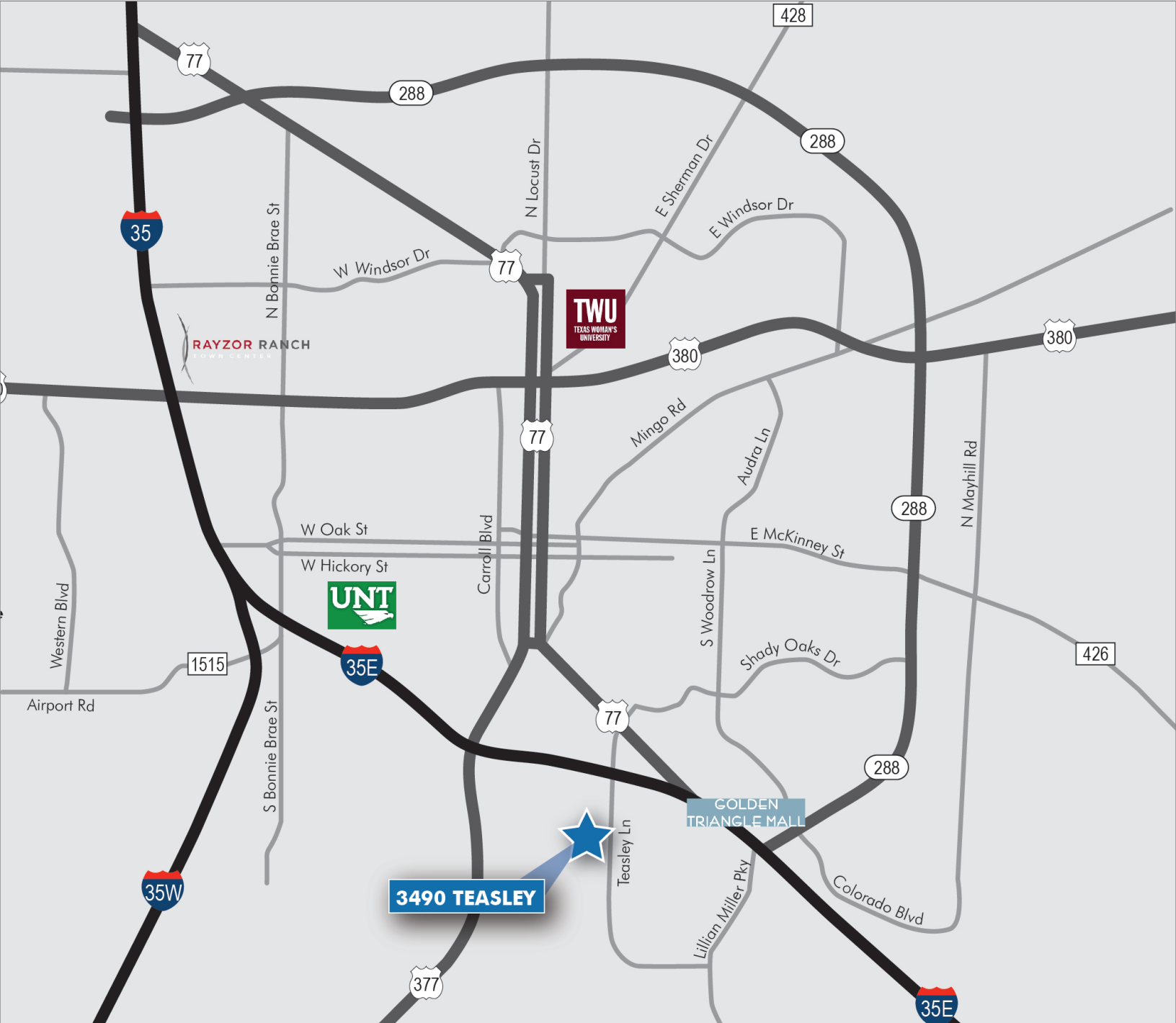
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### Property Summary

Address	3490 Teasley Lane, Denton, TX 76210
Property Type	Professional Office/Medical
Size	± 5,975 SF (3 buildings, per DCAD)
Land	± 1.93 acres (3 parcels, per DCAD)
Year Built	Originally built in 1941 with multiple additions through 2001
Zoning	R7 – Residential (multiple commercial uses allowed per Denton Development Code)
Utilities	City water (main office building), well water (efficiency apartment and shop, irrigation), city electric, aerobic septic
Exclusions	Granite counter top in reception area of main building and light fixture in upstairs conference room do not convey with the sale
Use Restriction	General dentistry not allowed (specialty dentistry is permitted)
Leaseback	Seller requires a leaseback @ \$6,000/mo through September/October 2021 while their new building is constructed. Lease will require the option to extend month-to-month for up to 3 additional months at the same rate.



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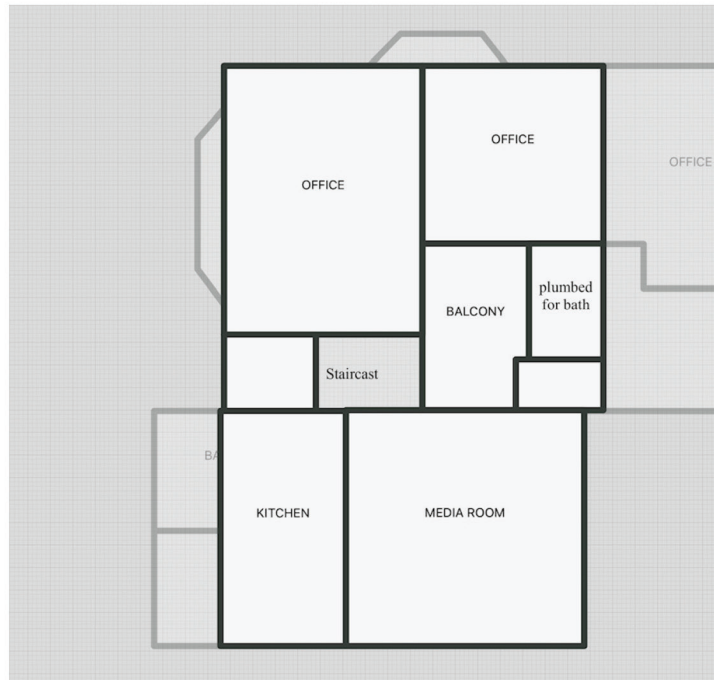
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# Information About Brokerage Services

*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