



## SPACE DETAILS

- **Rental Rate:** Call for Pricing
- **Size:** 20,193 SF
- **Clear Height:** 28 Feet
- **Office:** 4,000 SF
- **Mezzanine:** 4,000 SF
- **HVAC'd Warehouse:** 7,000 SF
- **Power:** 3-Phase 480v 400 amps
- (1) Grade-level Door: 12' x 14'
- (2) Dock-level Doors: 9' x 10'

## LEASE HIGHLIGHTS

- Term: 3-5 years
- Triple Net Lease
- All Utilities Separately Metered
- Local Property Management

## BUSINESS PARK DETAILS

- **Units:** 4 Buildings
- **Lot Size:** 4.96 AC
- **Year Built:** 2004
- **Construction:** Metal buildings
- **Zoning:** LI - Light Industrial
- **Space Use:** Light Industrial











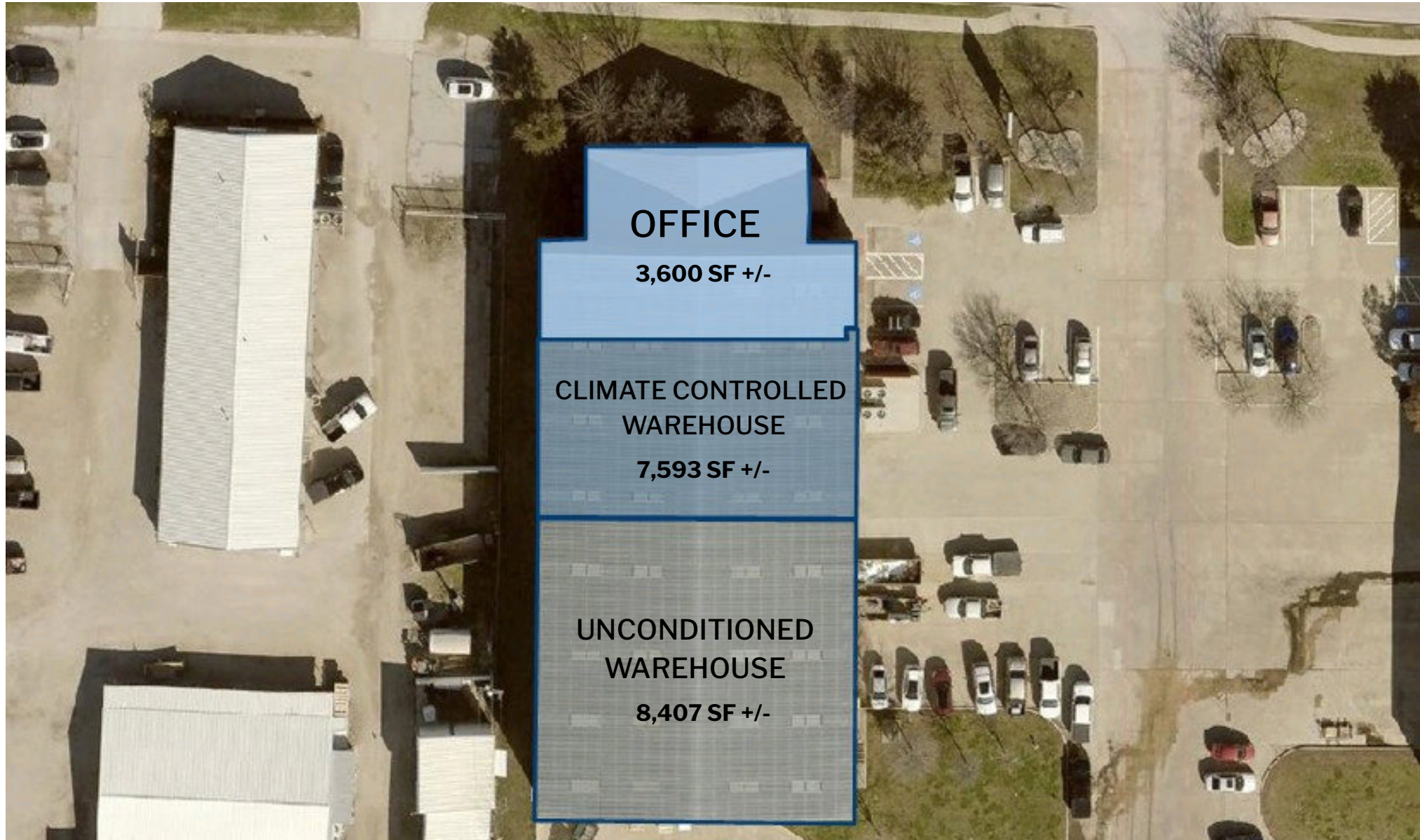
# 20,193 SF for Lease

4801 W. University Drive Bldg. B, Denton, TX 76207  
*Aerials*





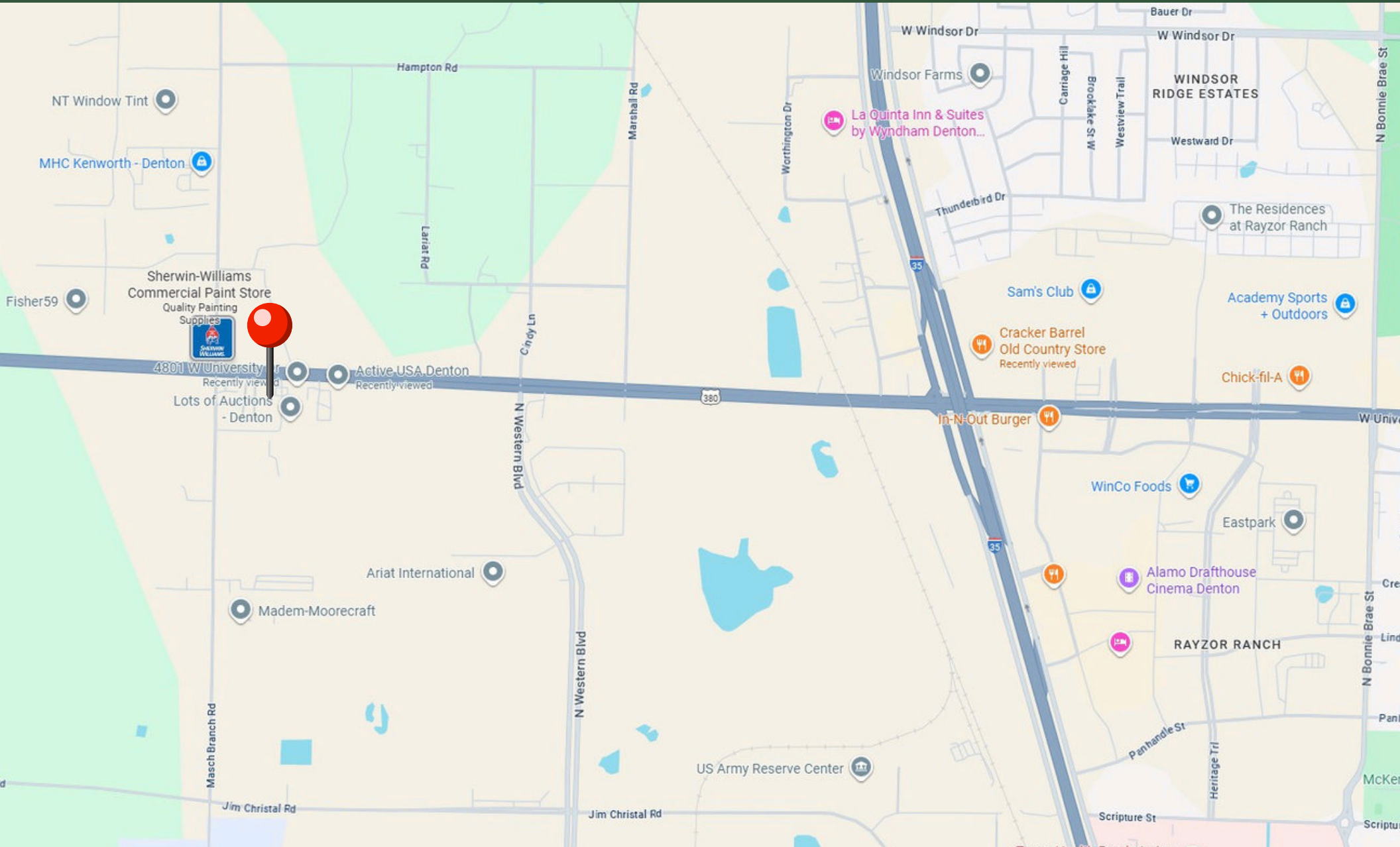


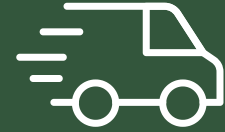
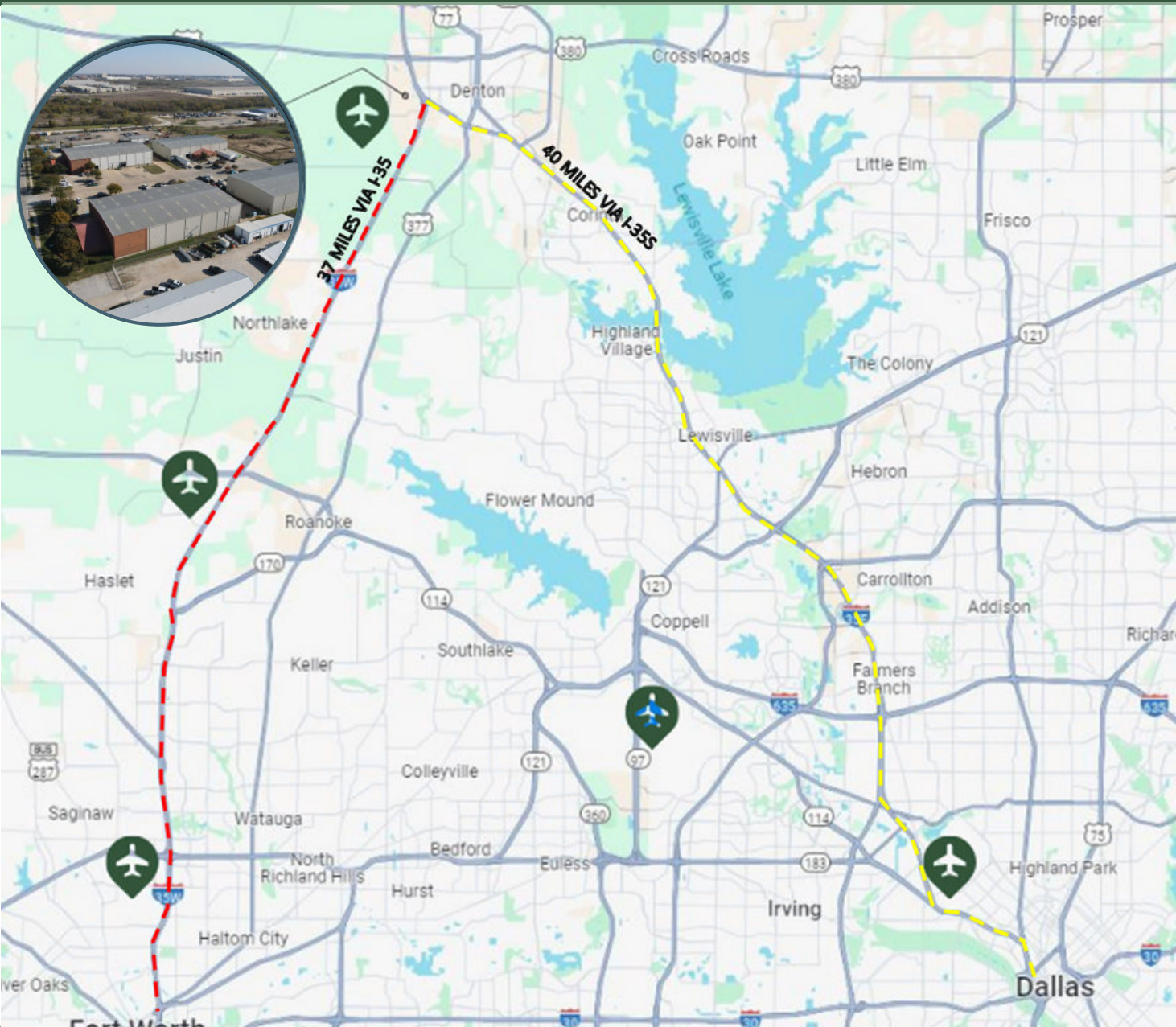




# 20,193 SF for Lease

4801 W. University Drive Bldg. B, Denton, TX 76207  
*Warehouse Plan*





## DRIVE TIMES

4

MINUTES  
TO/FROM  
DENTON AIRPORT

26

MINUTES TO/FROM  
ALLIANCE  
INDUSTRIAL PARK

30

MINUTES  
TO/FROM  
DALLAS/FTW

33

MINUTES TO/FROM  
FORT WORTH  
MEACHAM  
INTERNATIONAL  
AIRPORT

36

MINUTES  
TO/FROM FORT  
WORTH

47

MINUTES TO/FROM  
DALLAS LOVEFIELD  
AIRPORT





**WORKERS 16+**  
**75,601**



**TOTAL BUSINESSES**  
**5,194**



**TOTAL EMPLOYED**  
**67,152**

**2024 Healthcare/Social Assistance**



Businesses: 699  
Employed: 13,018

**2024 Manufacturing Businesses**



Businesses: 145  
Employed: 5,948

**2024 Educational Services - Businesses**



Businesses: 164  
Employed: 6,099



**2024 Food Service/ Drinking Est**



Businesses: 425  
Employed: 7,301

**2024 Retail/Trade Businesses**



Businesses: 656  
Employed: 9,387

**2024 Accommodation/ Food Service**



Businesses: 471  
Employed: 8,212

**SOME HIGH SCHOOL**  
**4,039**



**GRADUATED HIGH SCHOOL**  
**4,039**



**ASSOCIATES DEGREE**  
**7,658**



**BACHELOR'S DEGREE**  
**27,457**



**GRADUATE DEGREE**  
**15,480**







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 undefined 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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TAR 2501

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Donald Frazier

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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