



# PROPERTY SUMMARY

<b>PROPERTY:</b>	<b>Fort Worth Dr Sales Yard</b>
<b>ADDRESS:</b>	1401 Fort Worth Dr, Denton, TX 76205
<b>TYPE/ZONING:</b>	Commercial   Equipment Rental   Auto   Yard Storage
<b>AVAILABLE:</b>	+/- 500 SF Office/Showroom - +/- 1500 SF Warehouse/Shop Included +/- 1 Acre of Yard.
<b>RATE:</b>	4,500.00/M + Utilities
<b>TERMS:</b>	Negotiable
<b>UTILITIES:</b>	Tenants Expense - All existing to the site
<b>SIGNAGE:</b>	Available – Tenant expense with City and Landlord approval
<b>PARKING:</b>	Ample
<b>AGE:</b>	Built 2025
<b>LISTED:</b>	LoopNet, Costar, Crexi, and many other sites
<b>COMMENTS:</b>	Great opportunity – High Traffic/ High Visibly in rapidly redeveloping area - Office/Showroom with +/- 1 Acres in the center of Denton. Suited for Equipment sales/rental or auto sales. Easy access – less than 1 minute south of I-35 and HWY 377 intersection.
<b>CONTACT:</b>	John Withers, CCIM      (940)400-STAG <a href="mailto:john@stagcre.com">john@stagcre.com</a>

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