



LAND FOR SALE

3145 Mingo Road | Denton, TX 76205



PROPERTY HIGHLIGHTS

+/- 7.57 Acres Zoned Industrial. Build now or hold for future appreciation, as neighboring business will need this property to expand. Easy access to University (HWY 380) and Loop 288. Perfect location for office headquarters, landscaping, construction, or trucking company, but suited for many types of businesses. This is one of the last undeveloped industrial properties in the area. Businesses in the area include landscaping companies, construction companies, auto auction, auto repair facility, heavy equipment rental, boat and RV storage, office warehouse complexes, horse stables, impound yard, and others.

PRICE

\$1,649,000.00

\$217,833 Per AC / \$5.00 Per SF

+/- 7.570 AC
+/- 329,749 SF

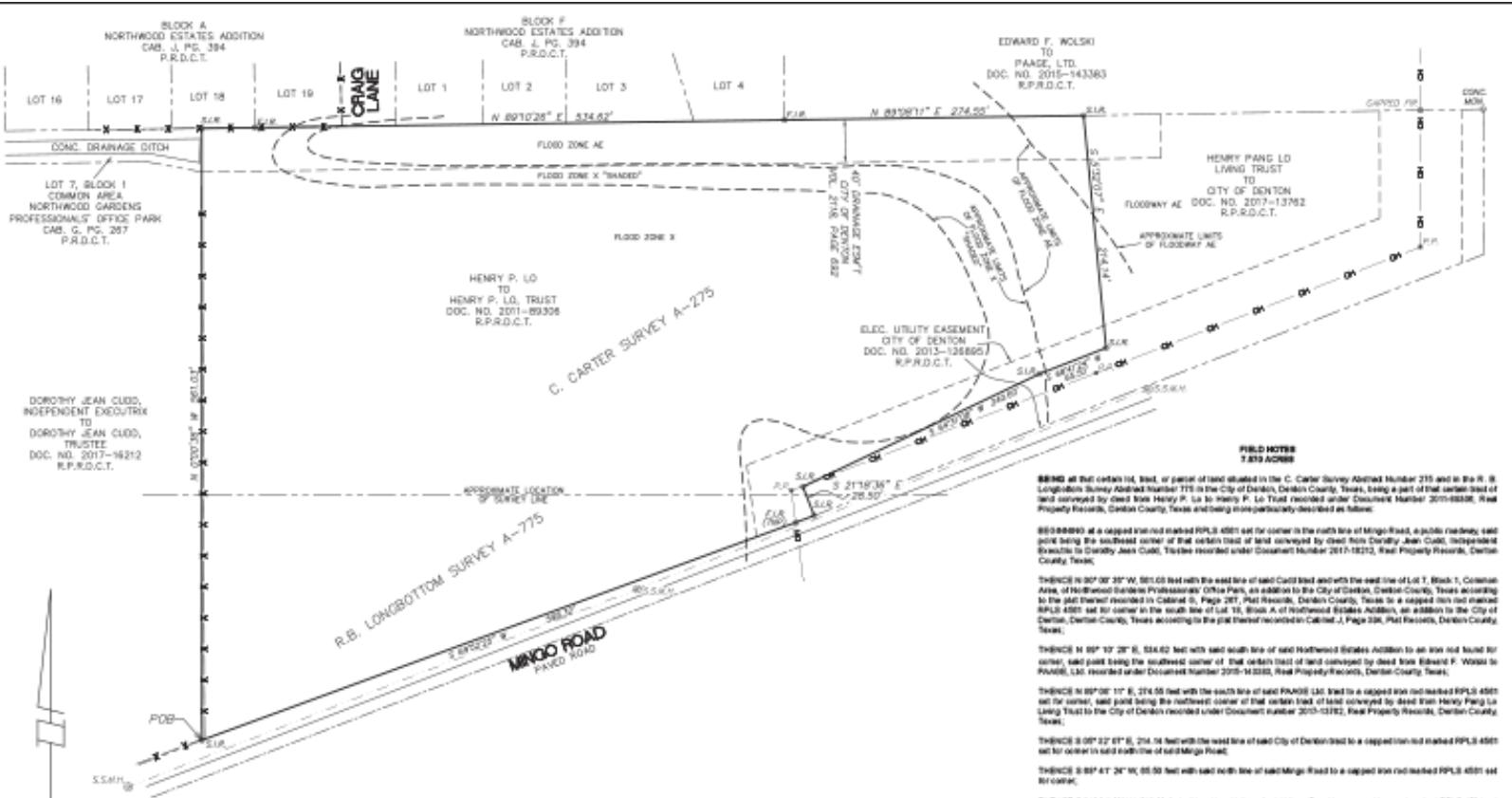
**Information contained herein was obtained from sources deemed reliable; however, Stag Commercial and/or the owner(s) of the property make no guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of the property is offered subject to errors, omissions, changes in price and/or terms, prior sale or lease or removal from the market for any reason without notice.

JOHN WITHERS

john@stagcre.com | (940) 400 -STAG

SITE

3145 Mingo Road | Denton, TX 76205



THE FOLLOWING EASEMENTS ARE BLANKET AND DO NOT
VISIBLY AFFECT SUBJECT PROPERTY:
BRAZOS RIVER TRANS. ELEC. CO-OP VOL. 364, PG. 362
DENTON COUNTY ELEC. CO-OP VOL. 403, PG. 506
TEXAS TELEPHONE COMPANY VOL. 415, PG. 147

THE FOLLOWING EASEMENTS DO NOT AFFECT SUBJECT PROPERTY:
CITY OF DENTON VOL. 538, PG. 658
DEHLI GAS PIPELINE CORP. VOL. 683, PG. 214

basis of bearing is the State Plane Coordinate System, Texas North Central Zone 4, 1932, North American Datum of 1928, as defined in section 6000, observations.

TO THE LEARNERS AND THE OWNERS AND PURCHASERS OF THE PREVIOUS SURVEY

AND TO LAWYER'S TESTIMONY

On the day of 28th April, 2018, the above statement made on the ground as per the field notes made on the day of 28th April, 2018, in the name of Shri. S. S. Deshpande and as the other witness and the site, location and type of buildings and improvements thereon of Shri. S. S. Deshpande and as the other witness states herein, and correctly states the location of all buildings and structures and of all rights-of-way assessments and other interests of record whether it be acreage or taxes have been advised, whether there is any encumbrance or interest of record, regarding the property. Except as shown on the acreage, there are no encumbrances, whether by express or by implication or by agreement on the subject property, there are no assessments on subject property, taxes or any by any agreement on the subject property and there are no contracts or provisions.

STATEMENT THAT ONLY PARTS OF THE SUBJECT PROPERTY DO NOT HAVE AN ASSESSMENT

On the day of 28th April, 2018, the above statement made on the ground as per the field notes made on the day of 28th April, 2018, in the name of Shri. S. S. Deshpande and as the other witness and the site, location and type of buildings and improvements thereon of Shri. S. S. Deshpande and as the other witness states herein, and correctly states the location of all buildings and structures and of all rights-of-way assessments and other interests of record whether it be acreage or taxes have been advised, whether there is any encumbrance or interest of record, regarding the property. Except as shown on the acreage, there are no encumbrances, whether by express or by implication or by agreement on the subject property, there are no assessments on subject property, taxes or any by any agreement on the subject property and there are no contracts or provisions.

Figure 1. A 3D visualization of the 10000th iteration of the simulation. The simulation is a 1000x1000x1000 grid, with the top 1000x1000 plane shown.

SURVEY PLAT
7.570 ACRES IN THE
C. CARTER SURVEY A-275 AND
THE R.B. LONGBOTTOM SURVEY A-775
CITY OF DENTON
DENTON COUNTY, TEXAS

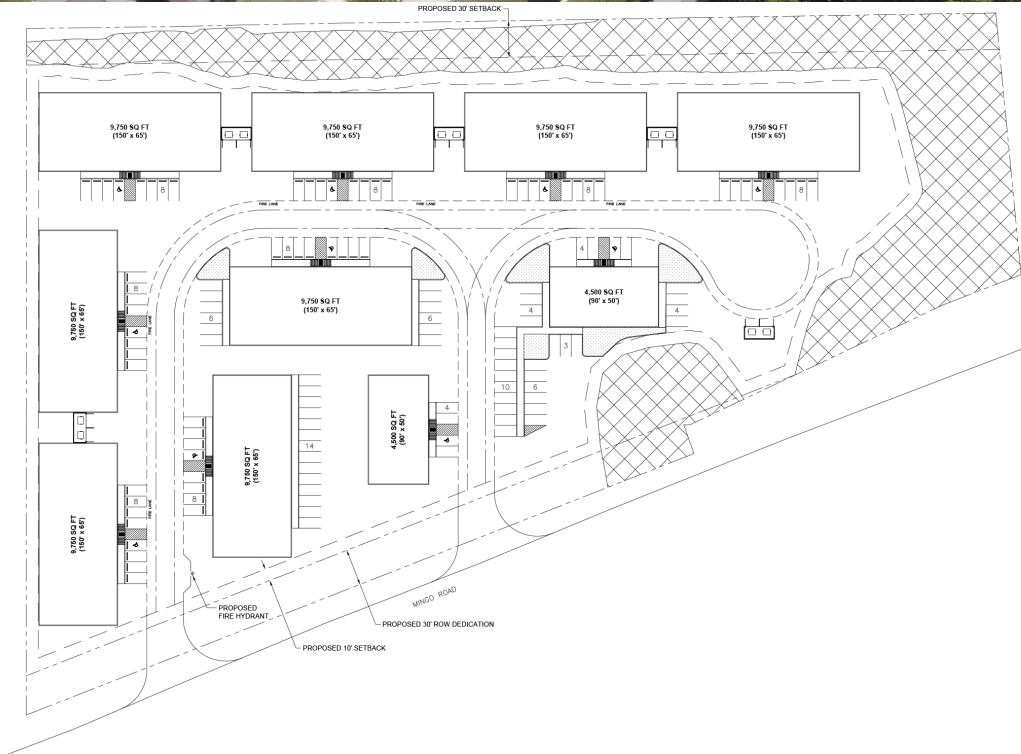
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PROPERTY SUMMARY

PROPERTY:	Denton Industrial Site	
LOCATION:	3145 Mingo Road, Denton, TX 76205	
TYPE:	Industrial Development / Industrial Land	
ZONING:	LI - Light Industrial	
POTENTIAL USE:	Light manufacturing and other industrial uses	
AVAILABLE:	Immediately	
LAND:	+/- 7.570 AC / +/ - 329,749 SF	
TOPOGRAPHY:	Flat	
FRONTAGE/ ACCESS:	Mingo Rd	
UTILITIES:	All Utilities on Site	
TAXES:	Tax Parcel ID#: 77918 & 46833	
SALES PRICE:	\$1,649,000.00	/ \$217,833 Per AC / \$5.00 Per SF
TERMS:	Cash At Closing	
LISTED:	LoopNet, CoStar, Many Web-sites	
COMMENTS:	+/- 7.57 Acres Zoned Industrial. Build now or hold for future appreciation, as neighboring business will need this property to expand. Easy access to University (HWY 380) and Loop 288. Perfect location for office headquarters, landscaping, construction, or trucking company, but suited for many types of businesses. This is one of the last undeveloped industrial properties in the area. Businesses in the area include landscaping companies, construction companies, auto auction, auto repair facility, heavy equipment rental, boat and RV storage, office warehouse complexes, horse stables, impound yard, and others.	
CONTACT:	John Withers, CCIM	(940) 400-STAG
		john@stagcre.com

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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.

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	