



PROPERTY DETAILS

- **Rental Rate:** \$2700/Mo
- **Lot Size:** 0.6 Acres
- **Warehouse:** 5,000 SF
- **Office:** 1,500 SF
- **Clear Height:** 10'
- **Zoning:** Outside City Limits
- **Overhead Doors:** 16'W x 10'T
- (1) 20' x 30' Detached Garage
- (1) 22' x 40' Carport

PROPERTY HIGHLIGHTS

- Term: Negotiable
- NNN Lease
- Newly Renovated
- Security Gates + Security System
- Approximately 1.5 Miles South of Lake Texoma
- HWY 91 Frontage

BROKER INFORMATION

Tyler Edwards

tyler@fraziercommercial.com
903.818.5335

Cole Frazier

cole@fraziercommercial.com
940.390.2202



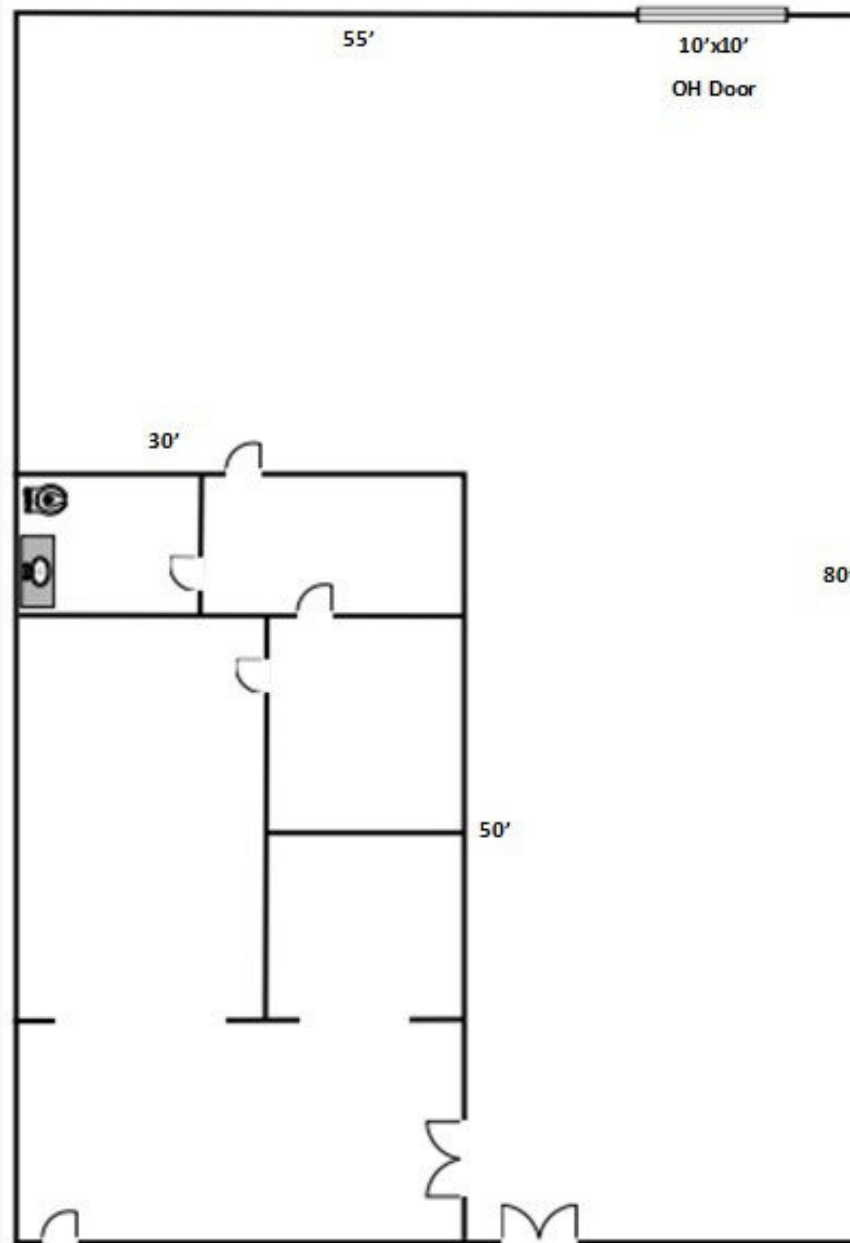
5,000+/- SF For Lease

4737 N State HWY 91 Denison, TX 75020

Interior Property Photos



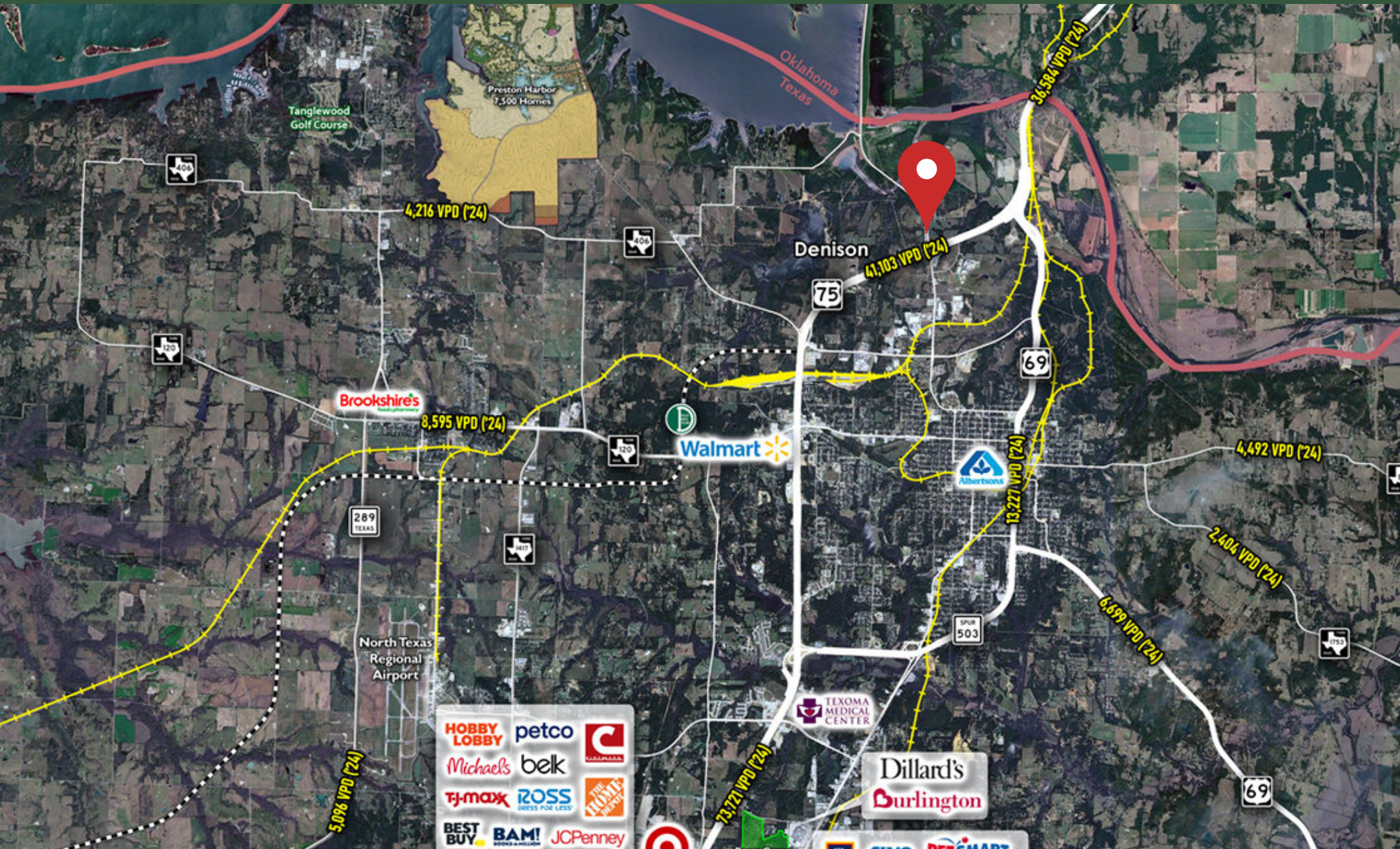




5,000+/- SF For Lease

4737 N State HWY 91 Denison, TX 75020

Master Aerial





Equal Housing
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.

Frazier Commercial Real Estate

Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

License No.

Email

(940) 566-0404

Phone

Donald Frazier

Designated Broker of Firm

License No.

Email

dfrazier@fraziercommercial.co

(940) 566-0404

Phone

Cole Frazier

Licensed Supervisor of Sales Agent/
Associate

610825

cole@fraziercommercial.com

(940) 566-7005

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TAR 2501

Frazier Commercial Real Estate 6131 Lonsdaleway Lane Denison, TX 76205
Donald Frazier

Information available at www.trec.texas.gov

IABS 1-0

Unaffiliated

Phone: 940.566.0404 Fax: 940.484.7952

Produced with 250-Form® by 250-logic 18070 Fifteen Mile Road, Fraser, Michigan 48025 www.250-logic.com