

BUILDING III	
Address	710 Masch Branch Road
Available SF	100,000 - 203,495 SF
Spec Office	3,278 SF
Clear Height	32'
Dock Doors	45
Car Parking Spaces	209
Building Depth	260'
Truck Court	210' shared
Column Spacing	52' x 50'
Staging Bay	60'

BUILDING IV	
Address	670 Masch Branch Road
Available SF	24,960 - 117,146 SF
Spec Office	5,126 SF (two separate office pods)
Clear Height	28'
Dock Doors	40
Car Parking Spaces	180
Building Depth	160'
Truck Court	210' shared
Column Spacing	52' x 50'
Staging Bay	60'

BUILDING V	
Address	4610 Jim Christal Road
Available SF	131,215 SF
Clear Height	32'
Dock Doors	28
Car Parking	45
Building Depth	260'
Truck Court	185'
Column Spacing	52' x 50'
Staging Bay	60'
Trailer Parks	Up to 83

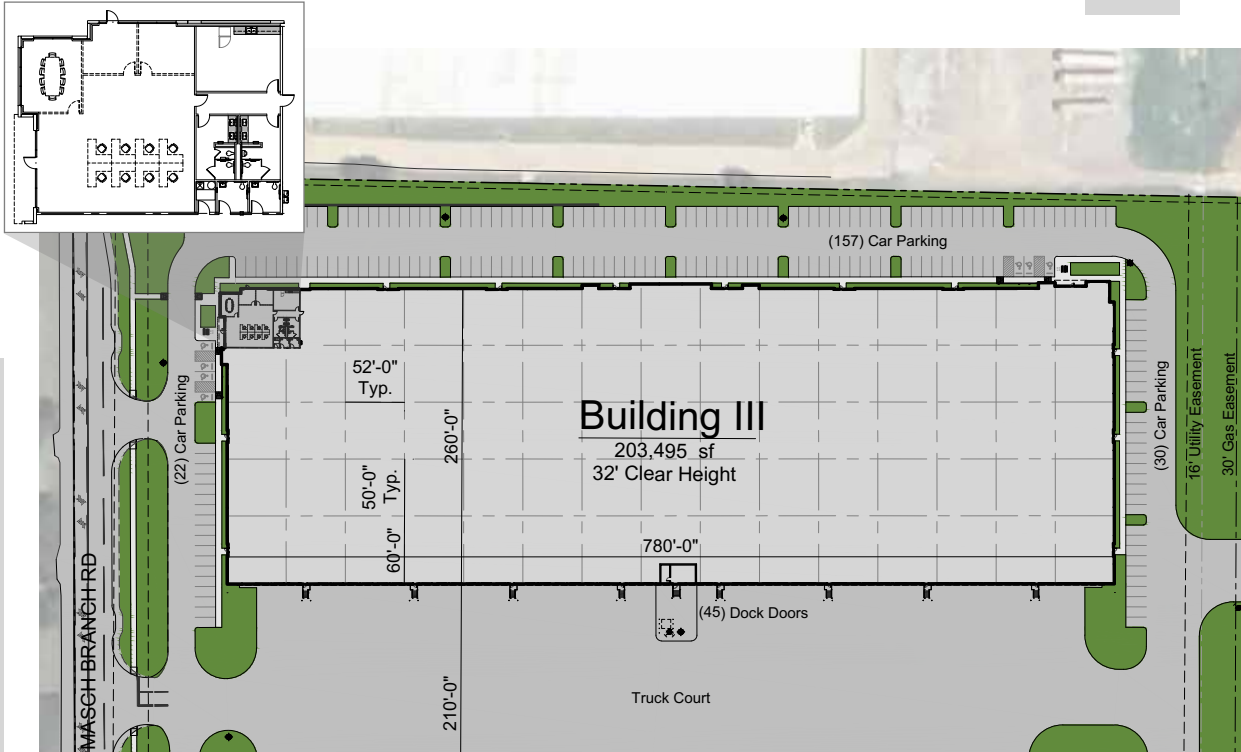
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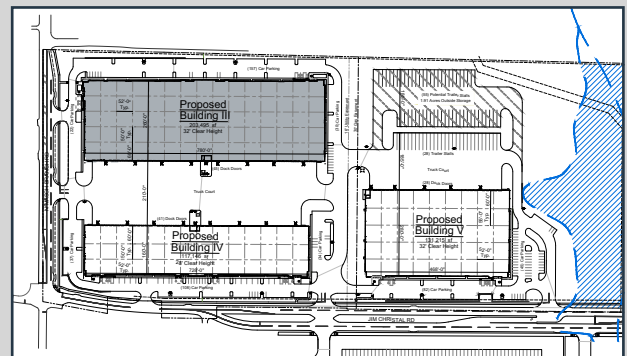


710 Masch Branch Road

BUILDING HIGHLIGHTS

- 203,495 SF available
- Divisible to 100,000 SF
- Spec office: 3,278 SF
- Clear height: 32'
- Dock doors: 45
- Building depth: 260'
- Column spacing: 52' x 50'
- Speed bay: 60'
- Truck court: 210' shared
- Front park rear load
- Easy access to Highway 380, I35E, I35W

PROPERTY NAVIGATION Master Site Plan



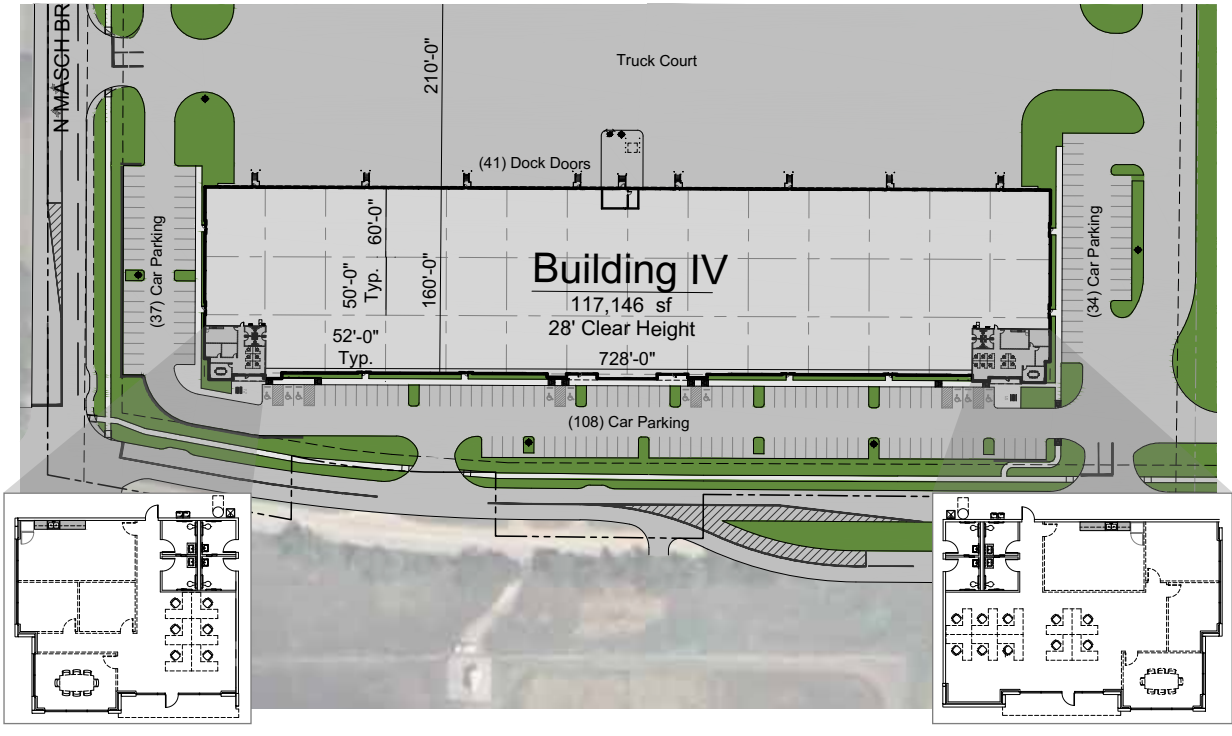
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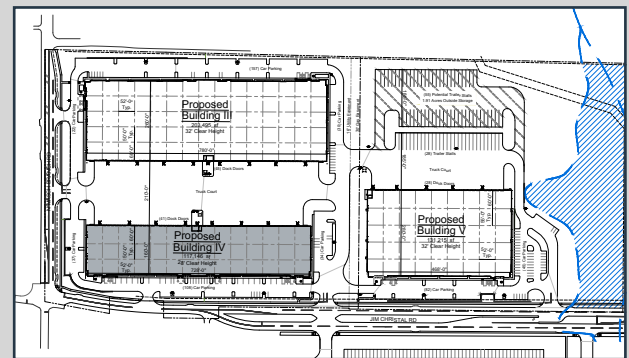


670 Masch Branch Road

BUILDING HIGHLIGHTS

- 117,146 SF available
- Divisible to 24,960 SF
- Total spec office: 5,126 SF
 - West side office: 2,237 SF
 - East side office: 2,889 SF
- Clear height: 28'
- Dock doors: 40
- Building depth: 160'
- Column spacing: 52' x 50'
- Speed bay: 60'
- Truck court: 210' shared
- Front park rear load
- Easy access to Highway 380, I35E, I35W

PROPERTY NAVIGATION Master Site Plan



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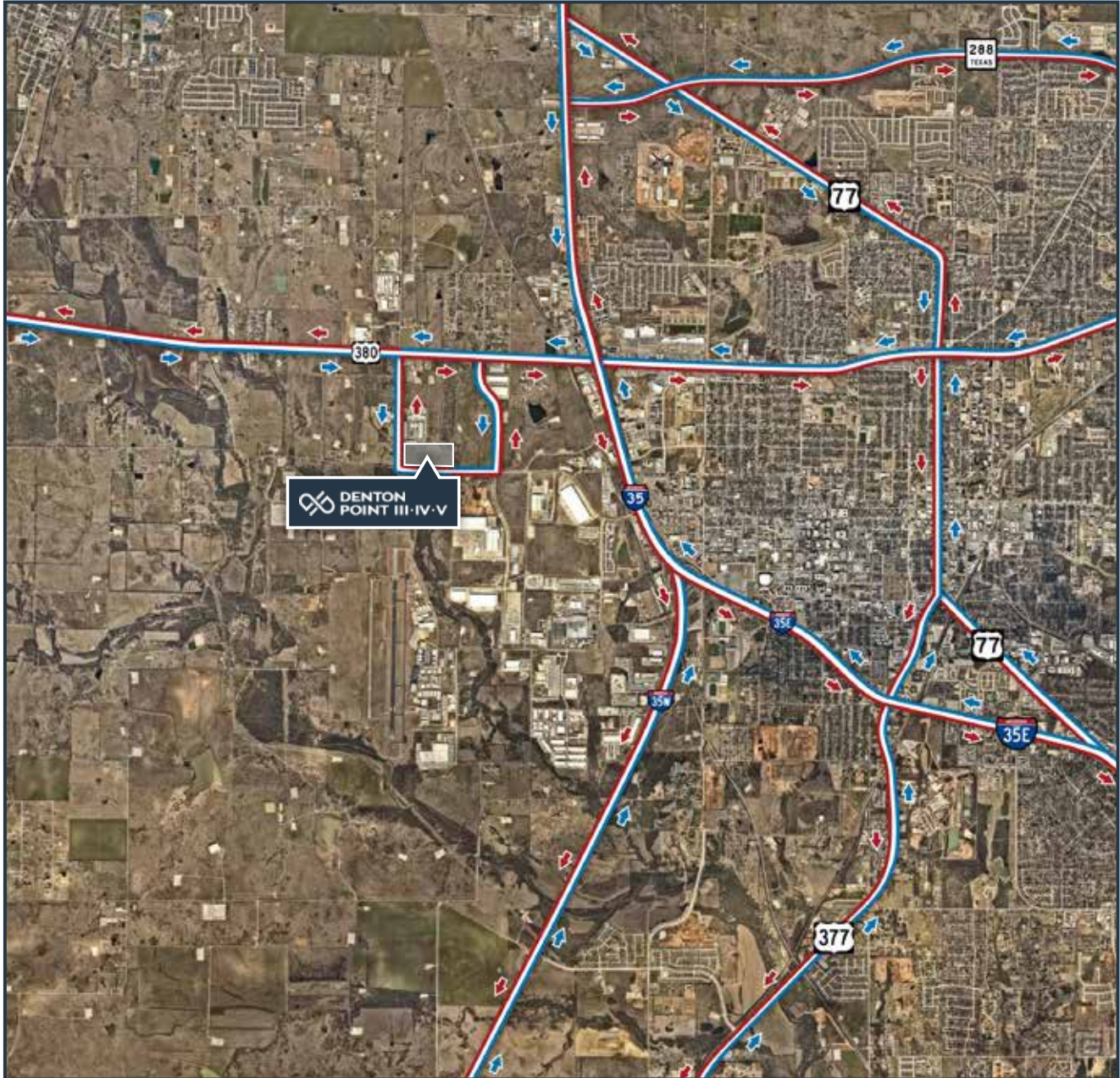


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DENTON POINT III·IV·V



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DENTON HIGHLIGHTS

- The current Denton population is 160,564 which is a 13% increase since the most recent census in 2020.
- There is an outstanding labor pool in Denton and surrounding areas including Sanger, Krum and Decatur.
- 69% of the employed workforce in Denton commutes outside the City for work. As businesses continue to relocate to Denton, it presents the opportunity for the labor in Denton and surrounding areas to live and work in Denton.
- University of North Texas and Texas Women's University total to an enrollment of nearly 60,000 students - Peterbilt, headquartered in Denton, has internship program opportunities with the engineering program at UNT.
- Low mill rates within Denton County, triple freeport tax breaks and affordable blue-collar housing create opportunities for new businesses to be up and running more efficiently.
- Quick and easy access to I-35E and I-35W provide direct truck routes to both Dallas and Fort Worth CBD's and interstate access for longer hauls.

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mario Zandstra	312827	mzandstra@holtlunsford.com	972.241.8300
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