



# LAND FOR SALE

2701-2756 GREENLEAF CIR | DENTON, TX 76208



## PROPERTY HIGHLIGHTS

New industrial flex business park on 22+ acres at 2701 Green Leaf Circle, Denton. Individually platted lots - Development ready sites or hold for investment with future growth. Build to suite options available as well. Business Owners Association in place to protect your asset.

**PRICE:**  
CALL FOR PRICING

**SIZE:**  
1-22.68 Acres -  
Industrial Zoned

\*\*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

2701-2756 GREENLEAF CIR | DENTON, TX 76208



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**STAG**  
COMMERCIAL



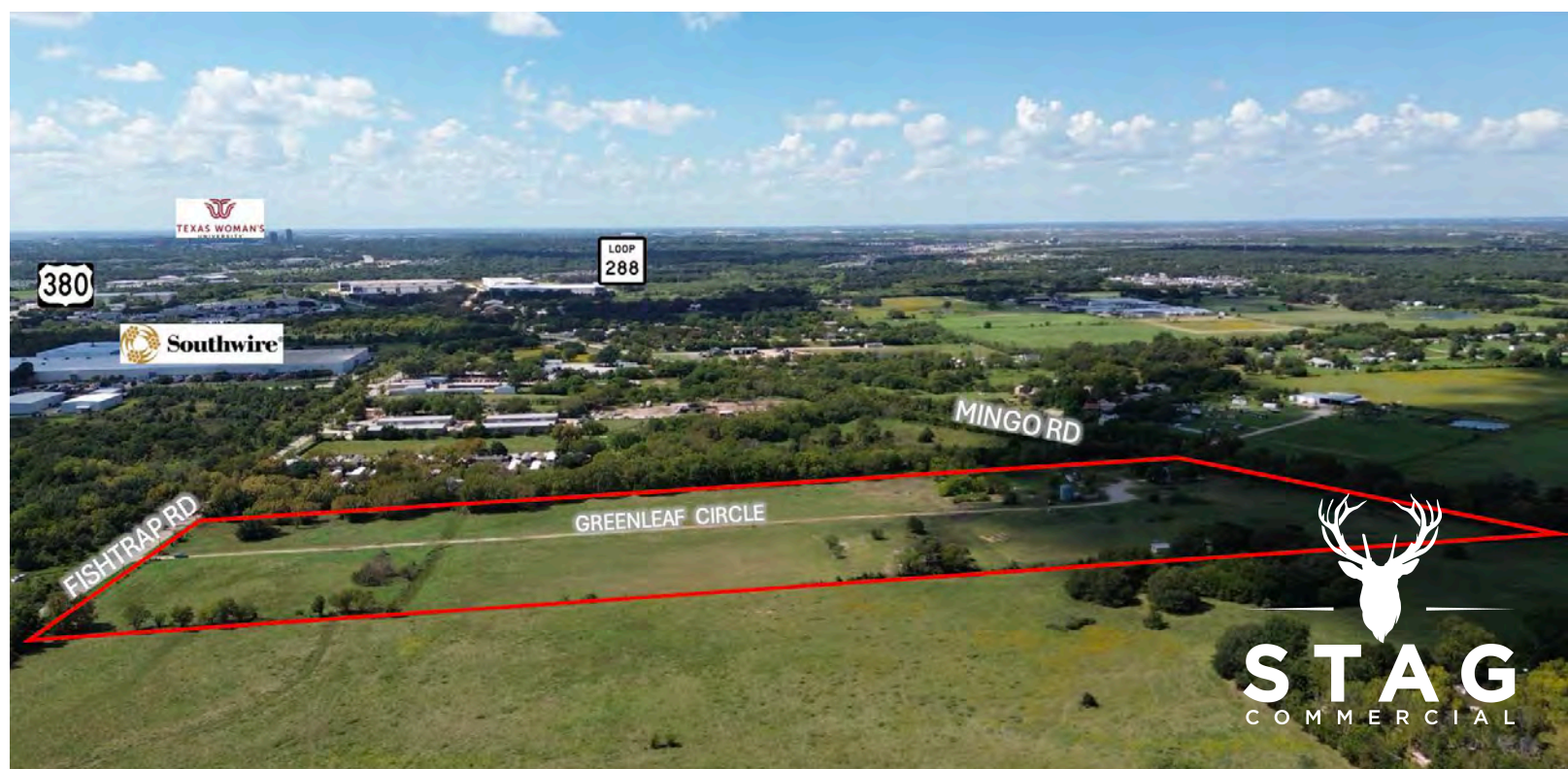
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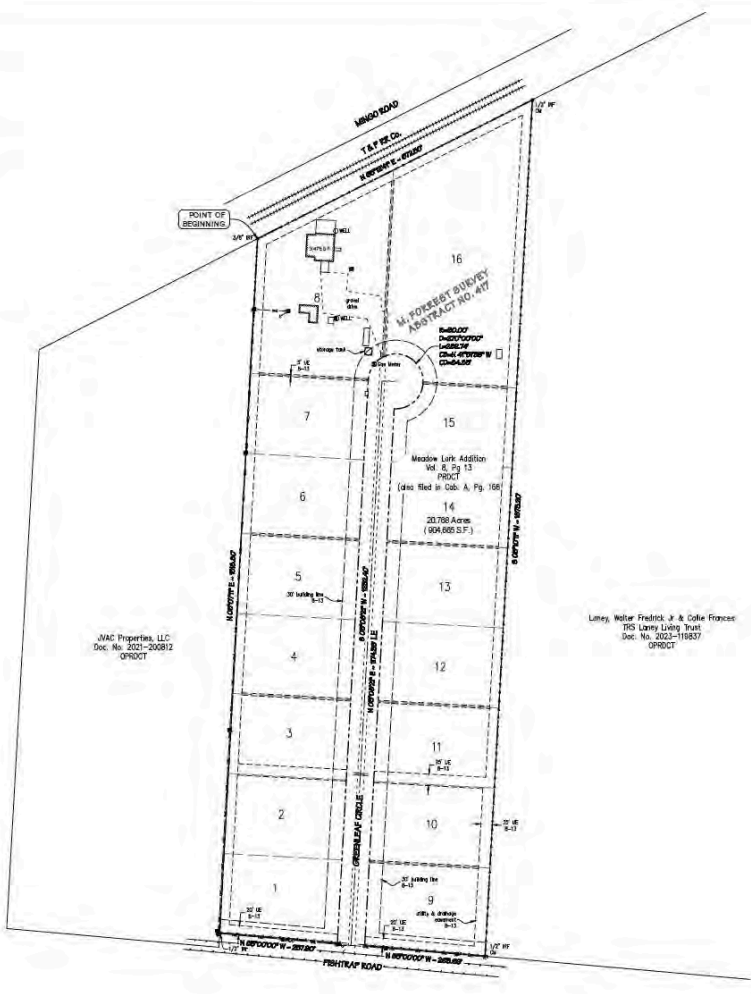
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Scale of bearing: State Plane  
 Coordinate System: Texas North  
 Central Zone 4202, North American  
 Datum of 1983, Adjustment  
 Resolution 2011.



LEGEND	
1	7/7' 1/2" WIDE BY 12' 0" DEEP DRIVEWAY BY 12' 0" WIDE
2	8' 0" WIDE DRIVEWAY
3	8' 0" WIDE DRIVEWAY
4	8' 0" WIDE DRIVEWAY
5	8' 0" WIDE DRIVEWAY
6	8' 0" WIDE DRIVEWAY
7	8' 0" WIDE DRIVEWAY
8	8' 0" WIDE DRIVEWAY
9	8' 0" WIDE DRIVEWAY
10	8' 0" WIDE DRIVEWAY
11	8' 0" WIDE DRIVEWAY
12	8' 0" WIDE DRIVEWAY
13	8' 0" WIDE DRIVEWAY
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96	8' 0" WIDE DRIVEWAY
97	8' 0" WIDE DRIVEWAY
98	8' 0" WIDE DRIVEWAY
99	8' 0" WIDE DRIVEWAY
100	8' 0" WIDE DRIVEWAY



**LEGAL DESCRIPTION**  
 Being Lots 1 thru 16 of MEADOW LARK ADDITION, an Addition to Denton County, Texas, according to Map thereof recorded in Volume 8, Page 13, of the Map Records of Denton County, Texas.

SURVEY RELATED SCHEDULE "B" - EXCEPTIONS	
100	No existing easements and building lines in place as shown on plat to Volume 8, Page 13, Map Records, Denton County, Texas.
	10' EASEMENT FOR 30' SETBACK AND DRIVEWAY EASEMENTS.
	AS SHOWN ON PLAT.

Laney, Walter, Fredrick, Jr. & Colle Frances  
 TRS Laney Living Trust  
 Doc. No. 2021-118537  
 OP/ROCT

JVAC Properties, LLC  
 Doc. No. 2021-200812  
 OP/ROCT

**SURVEYOR'S CERTIFICATE**  
 I, DANIEL E. BROWN, a Texas Licensed Surveyor, having personally examined the original and copies of the survey and the instruments thereon, and the same being correct, I hereby certify that the same are true and correct as shown on the plat hereon filed for record.



Daniel E. Brown, SLS 3555

No part of the subject land is located in a 100-year Flood Plain or in an identified "hazard prone area," as defined pursuant to the Flood Hazard Protection Act of 1974, as amended, as indicated on reflected by Flood Insurance Rate Map Panel 48721C0300, dated 4/18/2011. The property is located in Zone "X".

**SPIARS**  
 ENGINEERING & SURVEYING  
 199112, No. 4-2147 and No. 1-1082100

**ALTA/NSPS LAND TITLE SURVEY**  
 CITY OF DENTON,  
 DENTON COUNTY, TEXAS  
 Meadow Lark Addition

Issue Date: 9/23/24

Date: \_\_\_\_\_

Revised: \_\_\_\_\_

Scale: 1" = 100'

Drawn By: PMK

Checked By: GKB

Sheet 1 of 1

JOB # 24-226

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# RENDERINGS

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# PROPERTY OVERVIEW

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+/- 22.68 Acres with city approved plans for multi building Business Park. Easy access to University Dr, Loop 288 and all points of Fort Worth and DFW. One of the last prime undeveloped sites that high growth corridor. This property has ideal zoning, demographics, surrounding development infrastructure for a mixed use business park with surrounding residential, retail and multi family in the area.

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# PROPERTY SUMMARY

<b>PROPERTY:</b>	<b>Green Leaf Business Park</b>		
<b>ADDRESS:</b>	2701 – 2756 Green Leaf Circle, Denton, TX 76208		
<b>TYPE/ZONING:</b>	Commercial   Flex Space   Light Manufacturing   Distribution		
<b>AVAILABLE:</b>	1 – 22.68 Acres of Industrial Zoned Land		
<b>UTILITIES:</b>	Water and Power to site, Sewer available		
<b>PARKING:</b>	Ample		
<b>SALES PRICE:</b>	Call for Pricing		
<b>TERMS:</b>	Cash at Closing		
<b>LISTED:</b>	LoopNet, Costar, Crexi, and many other sites		
<b>COMMENTS:</b>	New industrial flex business park on 22+ acres at 2701 Green Leaf Circle, Denton. Individually platted lots - Development ready sites or hold for investment with future growth. Build to suite options available as well. Business Owners Association in place to protect your asset.		
<b>CONTACT:</b>	John Withers, CCIM	(940) 390-6235	<a href="mailto:john@stagcre.com">john@stagcre.com</a>
	Blake Kelly	(972) 832-1680	<a href="mailto:blake@stagcre.com">blake@stagcre.com</a>

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[www.stagcre.com](http://www.stagcre.com)



## 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