



SPACE DETAILS

- **Base Rental Rate:** \$14.50/SF NNN
- **Size:** 1,650 SF SF
- Second Generation Office
- Frontage on Interstate 35
- (1) Private Office
- (1) Private Restroom
- Open Floor Plan
- High Traffic Count

LEASE HIGHLIGHTS

- Term: 3-5 years
- Triple Net Lease
- All Utilities Separately Metered
- Local Property Management

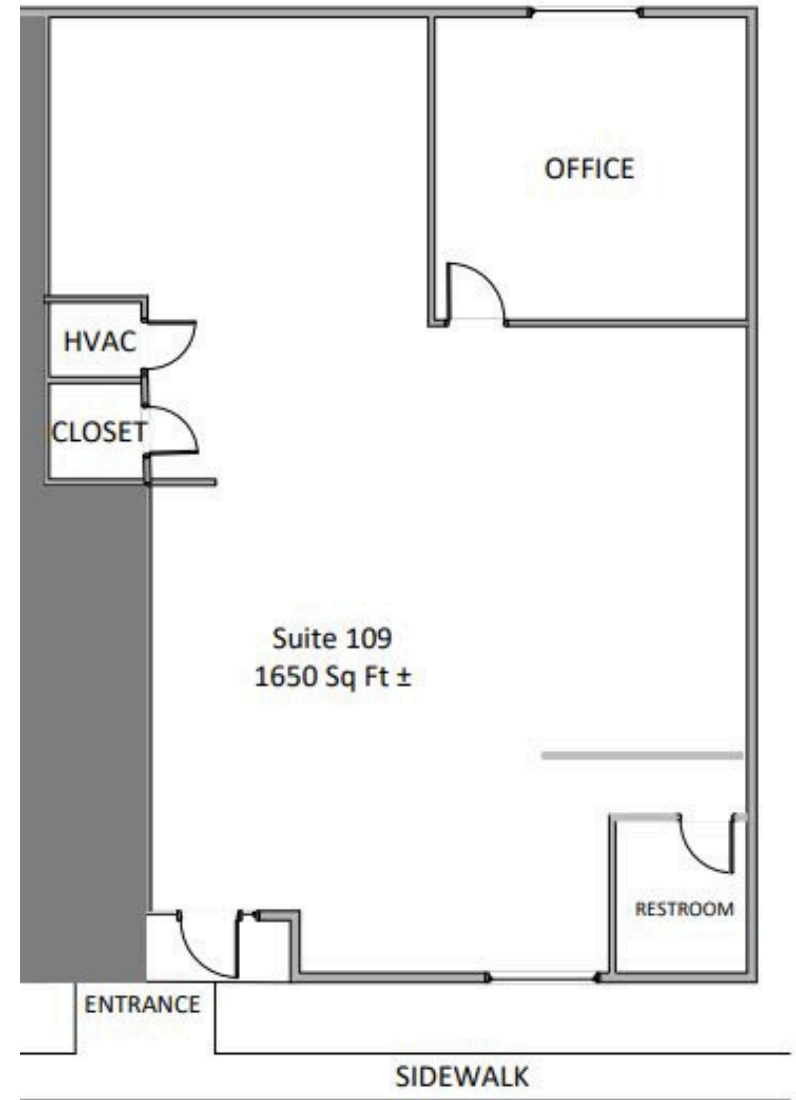
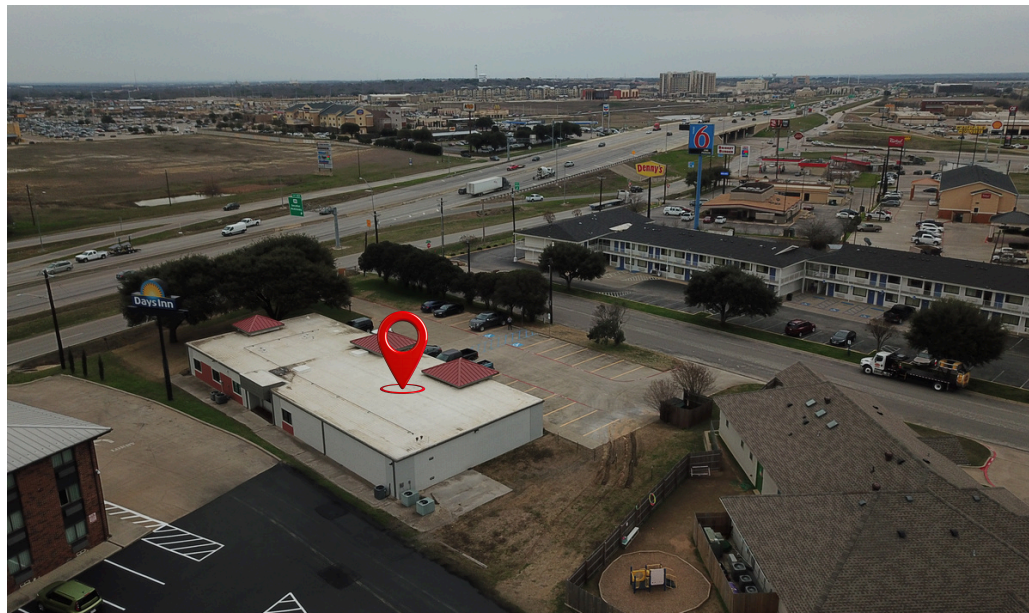
BUSINESS PARK DETAILS

- **Units:** 4 Units
- **Lot Size:** 0.66 AC
- **Year Built:** 2010
- **Construction:** Masonry
- **Zoning:** Highway Corridor (HC)
- **Space Use:** Office/Retail

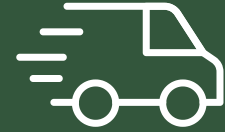
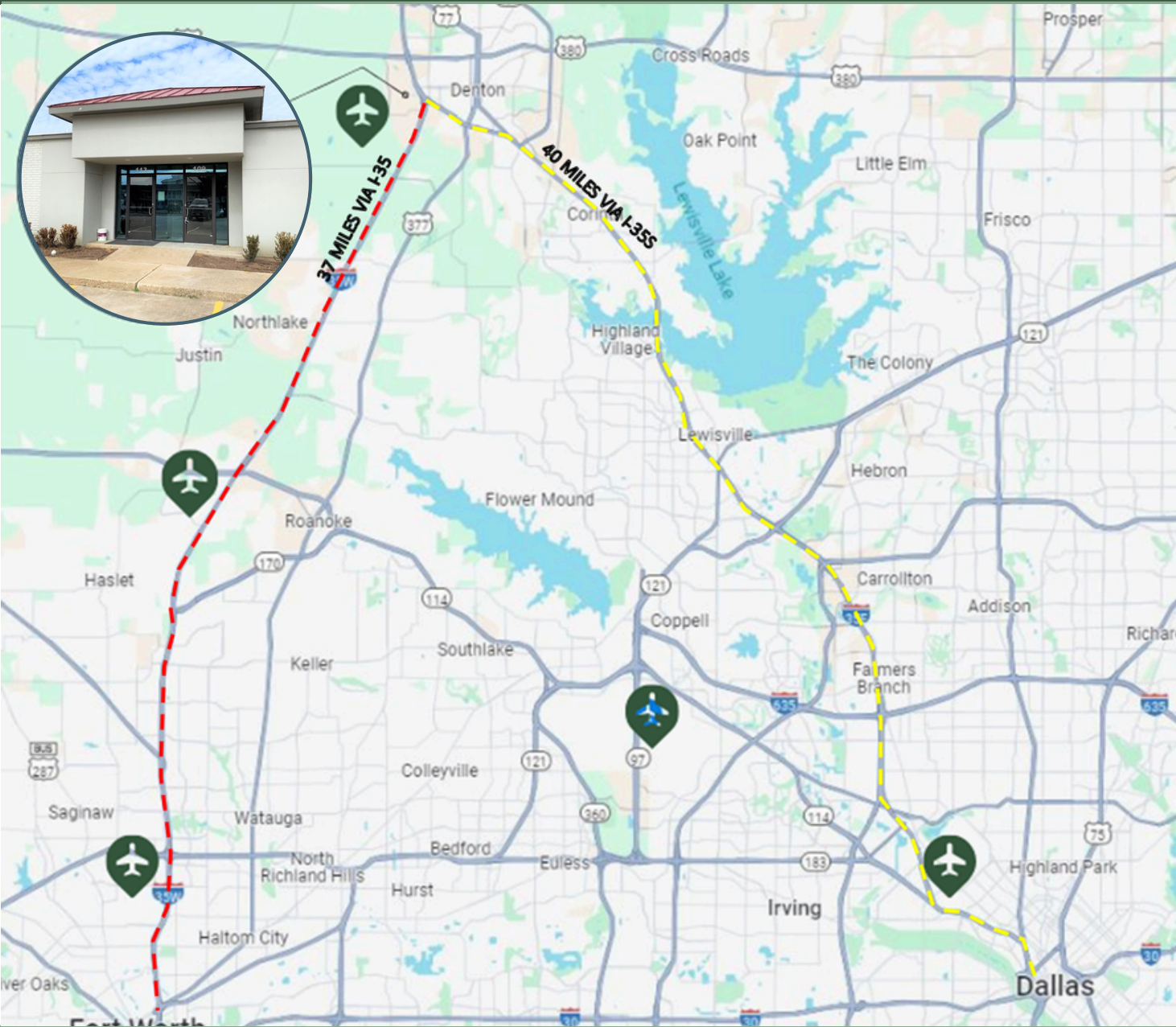


1,650 SF for Lease

4201 NI-35 Ste. 109, Denton, TX 76207
Interior Photos - Floor Plan







DRIVE TIMES

4

MINUTES
TO/FROM
DENTON AIRPORT

26

MINUTES TO/FROM
ALLIANCE
INDUSTRIAL PARK

30

MINUTES
TO/FROM
DALLAS/FTW

33

MINUTES TO/FROM
FORT WORTH
MEACHAM
INTERNATIONAL
AIRPORT

36

MINUTES
TO/FROM FORT
WORTH

47

MINUTES TO/FROM
DALLAS LOVEFIELD
AIRPORT



WORKERS 16+
75,601



TOTAL BUSINESSES
5,194



TOTAL EMPLOYED
67,152

2024 Healthcare/Social Assistance



Businesses: 699
Employed: 13,018

2024 Manufacturing Businesses



Businesses: 145
Employed: 5,948

2024 Educational Services - Businesses



Businesses: 164
Employed: 6,099



2024 Food Service/Drinking Est



Businesses: 425
Employed: 7,301

2024 Retail/Trade Businesses



Businesses: 656
Employed: 9,387

2024 Accommodation/Food Service



Businesses: 471
Employed: 8,212

SOME HIGH SCHOOL
4,039



GRADUATED HIGH SCHOOL
4,039



ASSOCIATES DEGREE
7,658



BACHELOR'S DEGREE
27,457



GRADUATE DEGREE
15,480



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.

Frazier Commercial Real Estate	License No.	(940) 566-0404	Phone
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	Email		
Donald Frazier	dfrrazier@fraziercommercial.co	(940) 566-0404	Phone
Designated Broker of Firm	Email		
Cole Frazier	License No.	610825	Phone
Licensed Supervisor of Sales Agent/ Associate	Email	cole@fraziercommercial.com	Phone
Sales Agent/Associate's Name	License No.		Phone
	Email		
	Buyer/Tenant/Seller/Landlord Initials		Date

Regulated by the Texas Real Estate Commission

TAR 2501

Frazier Commercial Real Estate 633 Luskadee Lane Denton, TX 76205
Donald Frazier

Buyer/Tenant/Seller/Landlord Initials

Date

Information available at www.trec.texas.gov

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Phone: 940.566.0404

Fax: 940.484.7952

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