



For Sale: Restaurant on Interstate 35

5812 N Interstate 35 | Denton, TX 76207



- **Price:** \$1,750,000
- **Total SF:** 6,005 SF
- Interstate 35 frontage
- Turnkey restaurant
- Excellent layout
- (2) Covered patios
- Ample parking
- Heavy traffic count

PROPERTY DETAILS

Turnkey restaurant & bar in an incredible location. The largest industrial employers in Denton are within 5 miles of this location. Loop 288 expansion to the west will bring more retail/residential development in the coming years. Great view of the sunset across I-35 in the evenings from the patio. Excellent layout for live music/patio atmosphere. Call Broker for more details or to schedule a tour.

BROKER INFORMATION

Cole Frazier
cole@fraziercommercial.com
940.566.0404

Don Frazier
dfrazier@fraziercommercial.com
940.566.0404



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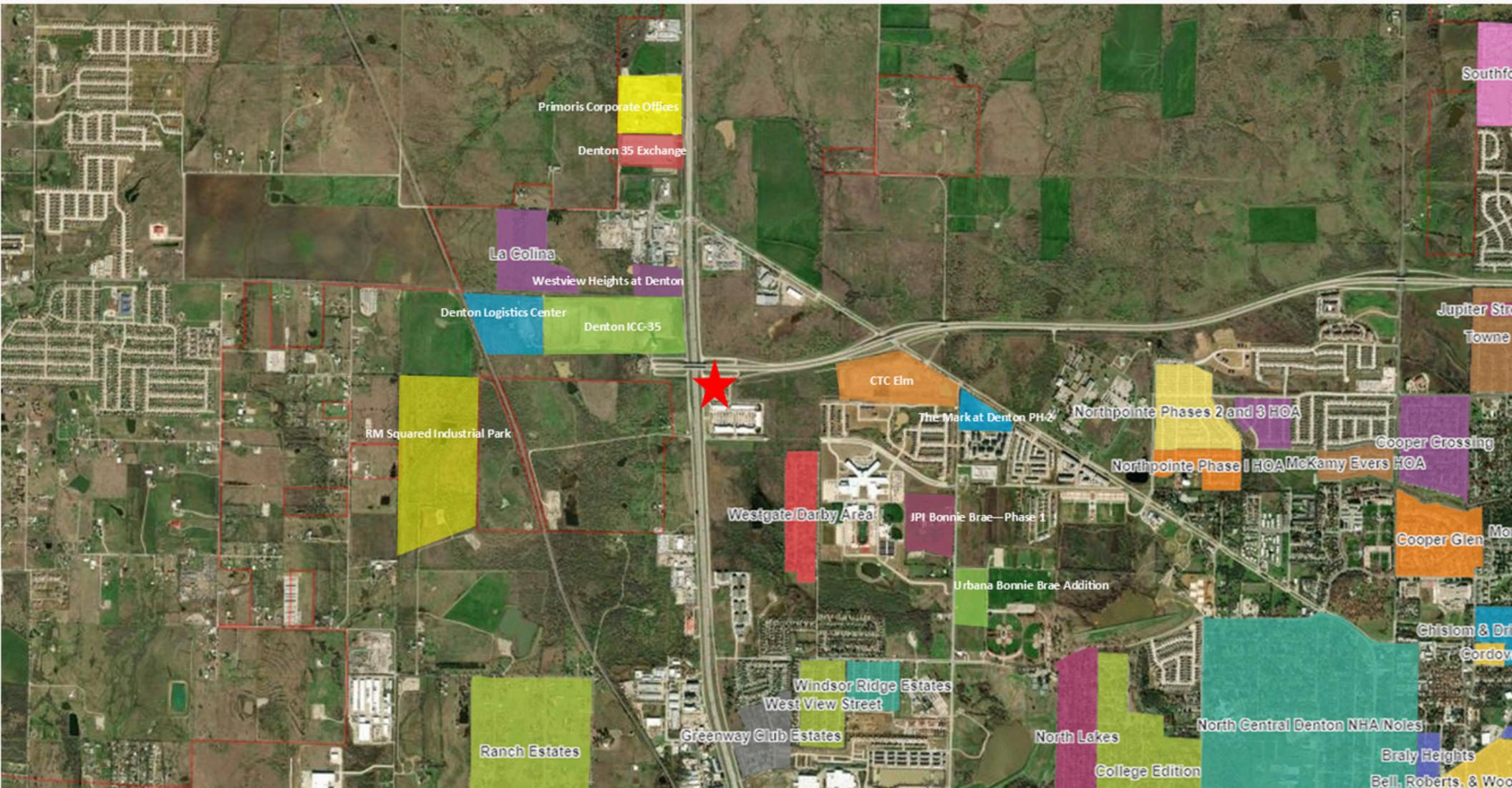
Workforce Solutions for North Central Texas
BoxDrop Denton
Community Dental Partners
Explorium Denton Children's Museum
Silhouette Dance Company
The Antique Experience
Two Men and A Truck Moving
Taekwondo America
Quandary Escape Adventures
Super Deals Denton
United & Holland Mattress Company





Development Map

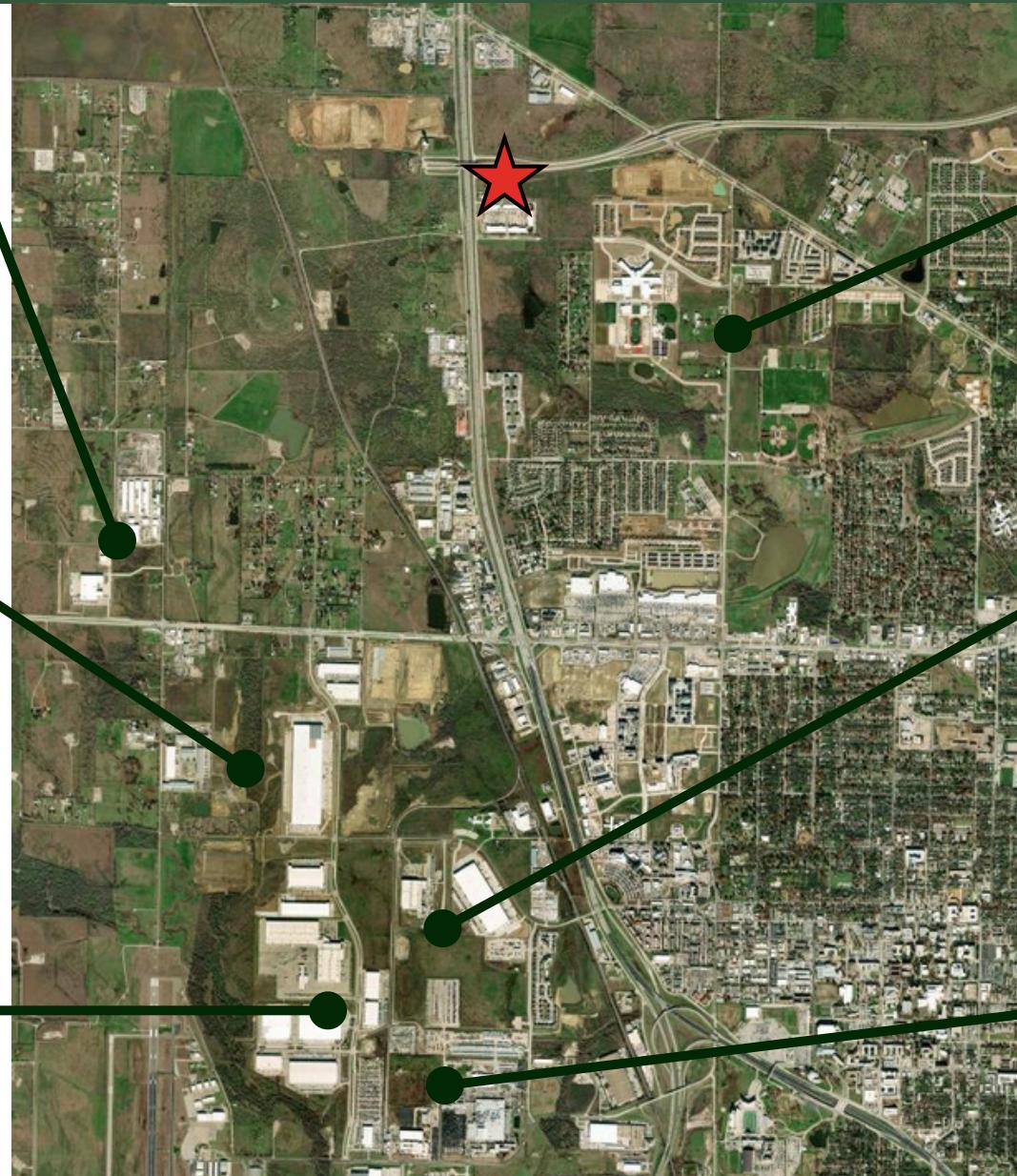
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Top Employers in Denton, TX

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Discovery Park



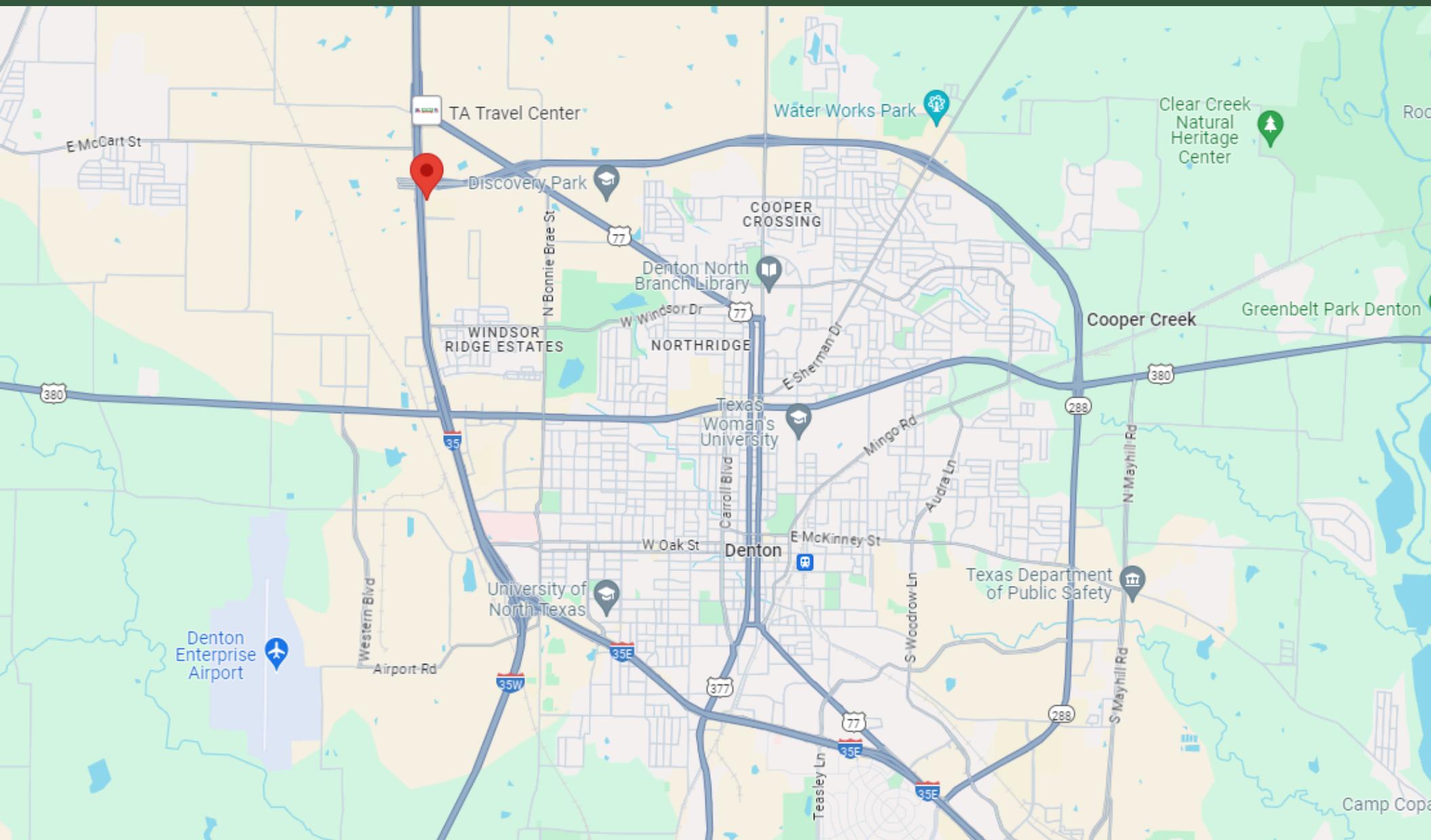
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Roadway Map

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Survey

5812 N Interstate 35 | Denton, TX 76207



SCALE
1" = 30'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	873489	181.00	108.40	N32°59'44"E	108.70

NOT TO SCALE

NOTES

- Grid Bearings based on the Texas Coordinate System of the North American Datum of 1983 (NAD83) (EPOCH 2010, North Central Zone 4202) from GPS observations using the RTK Global Positioning System.
- Access to practical plotting of the Flood Insurance Rate Map for Denton County, Texas, Incorporated Areas, Panel 220 of 250, Map Numbers 401210/0200, Map Revised Date: April 18, 2021, the subject property is located in.
- Zone X (Unshaded) - Areas determined to be outside the 0.2% annual chance floodplain. This information does not reflect any type of flood study or this.

The surveyor has not obtained the record title and/or assessed the subject property. The surveyor prepared this survey with the benefit of a title commitment issued by the title company, First American Title Company, File No. 2023-72110, with an effective date of June 06, 2023 and an issued date of June 23, 2023, and assumes liability for any easements, right-of-way dedications or other title matters affecting the subject property. The surveyor has been held to the real property records but are not disclosed in said title commitment.

SCHEDULED NOTES

The following instruments of public record as listed in Schedule B of said Title Commitment ARE LOCATED ON OR TOUCHING the Subject property:

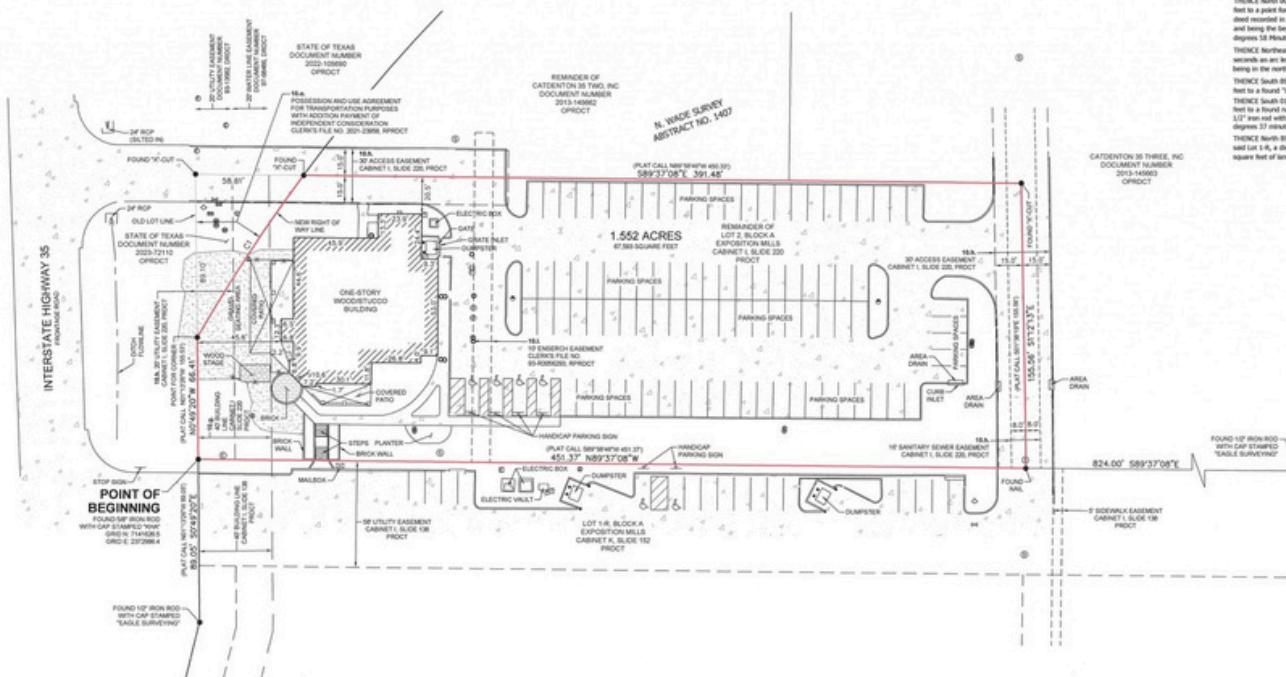
- 4# Building Line recorded in Cabinet L Page 120, PRDCT, as shown.
- 3# Access easement recorded in Cabinet L Page 220, PRDCT, as shown.
- 3# Sanitary Sewer easement recorded in Cabinet L Page 220, PRDCT, as shown.
- 2# Utility easement recorded in Cabinet L Page 220, PRDCT, as shown.
- 1# Easement to Essores Corporation recorded under Clerk's File No. 93-00056200, PRDCT, as shown.
- Power of Attorney Agreement for Transformation Purposes recorded under Clerk's File No. 2023-27998, PRDCT, as shown.

The following instruments of public record as listed in Schedule B of said Title Commitment ARE NOT LOCATED ON OR TOUCHING the Subject property:

- Easement to the City of Denton recorded in Volume 735, Page 1935, PRDCT.
- Easement to the City of Denton recorded in Volume 671, Page 282, PRDCT.
- Judgment recorded in Volume 1213, Page 733, PRDCT.

The following instruments of public record as listed in Schedule B of said Title Commitment ARE LOCATED ON OR TOUCHING the Subject property:

- 4# Building Line recorded in Cabinet L Page 120, PRDCT, as shown.
- 3# Access easement recorded in Cabinet L Page 220, PRDCT, as shown.
- 3# Sanitary Sewer easement recorded in Cabinet L Page 220, PRDCT, as shown.
- 2# Utility easement recorded in Cabinet L Page 220, PRDCT, as shown.
- 1# Easement to Essores Corporation recorded under Clerk's File No. 93-00056200, PRDCT, as shown.
- Power of Attorney Agreement for Transformation Purposes recorded under Clerk's File No. 2023-27998, PRDCT, as shown.



LEGEND	
1	FEAR VALVE
2	WATER VALVE
3	LIGHT POLE
4	WATER METER
5	HANDICAP PARKING SPOT
6	TELEPHONE POLE
7	TELEPHONE JUNCTION
8	TELEPHONE BOX
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FRAZIER
COMMERCIAL REAL ESTATE

11-2-2015

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.

Frazier Commercial Real Estate 610825 **License No.** (940) 566-0404
Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

Donald Frazier 610825 **License No.** (940) 566-0404
Designated Broker of Firm **cole@fraziercommercial.com** **Email** **Phone**

Cole Frazier 610825 **License No.** (940) 566-7005
Licensed Supervisor of Sales Agent/
Associate **cole@fraziercommercial.com** **Email** **Phone**

Sales Agent/Associate's Name **License No.** **Email** **Phone**

Regulated by the Texas Real Estate Commission

TAR 2501

Frazier Commercial Real Estate 6133 University Lane Denton, TX 76205

Donald Frazier

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Frazier, Michigan 48026

Phone: 940.484.2927

Fax: 940.484.0404

TARS 1-0

Updated

Information available at www.trec.texas.gov