



# PROPERTY SUMMARY

|                |                                                                                                                                                                                                                                                                                                                                                            |                                  |                                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----------------------------------------------------------------------------------------------------------------------|
| PROPERTY:      | <b>Fort Worth Dr Retail</b>                                                                                                                                                                                                                                                                                                                                |                                  |                                                                                                                      |
| LOCATION:      | 1206 Fort Worth Dr, Denton, TX 76205                                                                                                                                                                                                                                                                                                                       |                                  |                                                                                                                      |
| POTENTIAL USE: | Commercial   General Retail   Office                                                                                                                                                                                                                                                                                                                       |                                  |                                                                                                                      |
| AVAILABILITY:  | <b><u>1206 Fort Worth – +/- 2,300 SF - \$12.00/SF + NNN (Estimated \$5.00/SF)</u></b> – Open layout, Ideal for multitude of retail, automotive, office uses. Access to loading dock, and yard space.<br><br><b><u>1200 Fort Worth – Small Bays +/- 200 SF - \$500/M</u></b> – Open layout with access to power. Ideal for private storage or hobby garage. |                                  |                                                                                                                      |
| PARKING:       | Abundant – Dedicated lot                                                                                                                                                                                                                                                                                                                                   |                                  |                                                                                                                      |
| UTILITIES:     | Tenants Expense – All existing to the site                                                                                                                                                                                                                                                                                                                 |                                  |                                                                                                                      |
| SIGNAGE:       | Façade available. All signage will be per city ordinances and Landlords approval.                                                                                                                                                                                                                                                                          |                                  |                                                                                                                      |
| TERMS:         | Negotiable                                                                                                                                                                                                                                                                                                                                                 |                                  |                                                                                                                      |
| COMMENTS:      | Take advantage of this location with prime exposure off Fort Worth Dr (HWY 377) Denton, TX. High traffic   High visibility   High Demand Area in Denton County.                                                                                                                                                                                            |                                  |                                                                                                                      |
| CONTACT:       | John Withers, CCIM<br>Austin Davis                                                                                                                                                                                                                                                                                                                         | (940) 400-STAG<br>(940) 400-STAG | <a href="mailto:john@stagcre.com">john@stagcre.com</a><br><a href="mailto:austin@stagcre.com">austin@stagcre.com</a> |

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