



FOR SALE

|- +/- 1.05 AC

417 Oakbend Drive, Lewisville, TX

Price: \$500,000

Available: +/- 1.05 AC

Overview

- Two minutes from I-35 and various National Credit retailers
- Situated along major commercial corridor in Lewisville
- Ideal for office development similar to the adjacent office tower
- Office / Retail zone: LC "Lease Commercial District"



+/-. 1.05
Acres



Oakbend Drive
Frontage



Land
Type



Development
Proposed Use

CONTACT:

CHRISTIAN SCOFIELD

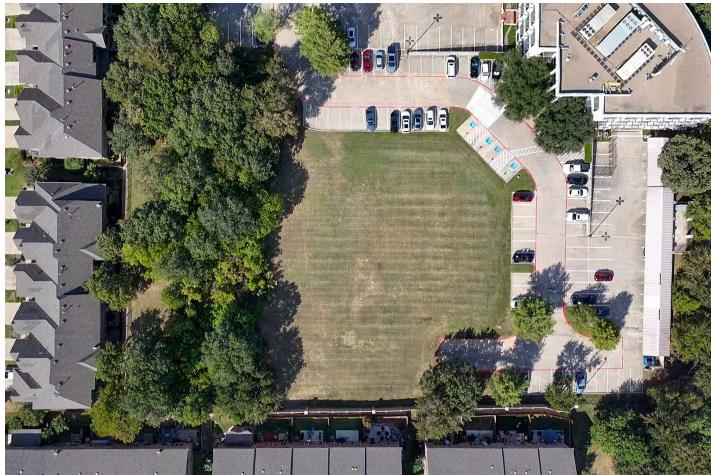
940.391.8115

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**SCOTT
BROWN
COMMERCIAL**

PHOTOS



Information contained herein was obtained from sources deemed reliable; however, Scott Brown 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 to sale or lease or removal from the market for any reason without notice.

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ZONING REGULATIONS



“LC” Local Commercial District Regulations

- (a) Use. A building or premises shall be used only for indoor, neighborhood office, retail, and services which are primarily retail in nature, including, but not limited to:
 - (1) Any use permitted in district “OD” as regulated in said district
 - (2) Grocery stores
 - (3) Barber and beauty shops
 - (4) Book, card, gift, and stationary stores
 - (5) Dry cleaning and laundry services
 - (6) Gasoline service stations (SUP required)
 - (7) Minor automobile services including tune-up and repair services, tire stores and car washes, providing there is no overnight outside storage of vehicles (not including transmission or body shops (SUP required)
 - (8) Restaurants
 - (9) Florists
 - (10) Video rental stores, movie theaters and other indoor amusements
 - (11) Church worship facilities
 - (12) Buildings and uses owned or operated by public governmental agencies
 - (13) Other retail, office and service uses of a similar nature, provided that the business establishment supplies the everyday needs of the immediate neighborhood and is subject to the following conditions:
 - (a) There is no outside display and storage of merchandise or vehicles, except for the incidental and occasional sale of merchandise outside of the building for periods not to exceed 30 days (i.e. Christmas tree sales and sidewalk sales, etc.)
 - (b) That required yards not be used for display, sale or storage of merchandise, or for the storage of vehicles, equipment, containers, or waste material.
 - (c) That such use not be objectionable because of odor, excessive light, smoke, fust, noise, vibration, or similar nuisance.
 - (14) Temporary buildings for uses incidental to construction work on the premises, which buildings shall be removed upon the completion or abandonment of construction work
 - (15) Accessory buildings and uses customarily incidental to any of the above uses, provided that such not be objectionable because of odor, smoke, dust, noise, vibration, or similar nuisance
 - (16) Private utility plants or sub-stations (including alternative energy) (SUP required)
 - (17) Cemetery, columbarium, mausoleum, and accessory uses (SUP required)

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ZONING REGULATIONS



Continued

- (18) Beverage container recycling collection facility (SUP required)
- (19) Kiosks, including water and ice sales (SUP required)
- (20) Private stadium/arena/sports field (SUP required)
- (21) Communication towers (SUP required)
- (22) Plant nursery (retail sales) (indoor)
- (23) Plant nursery (retail sales) (with outdoor display or storage) (SUP required)

(b) Height. No building shall exceed 45 feet or three stories in height, except that a building may be erected to a height of 80 feet and eight stories if set back from all required yard lines a distance of one foot for each two feet of additional height above 45 feet. In no event, however, shall the portion of a building located within 150 feet of any property zoned for residential purposes exceed the height allowed in that residential zoning district.

(c) Area.

(1) Size of yards.

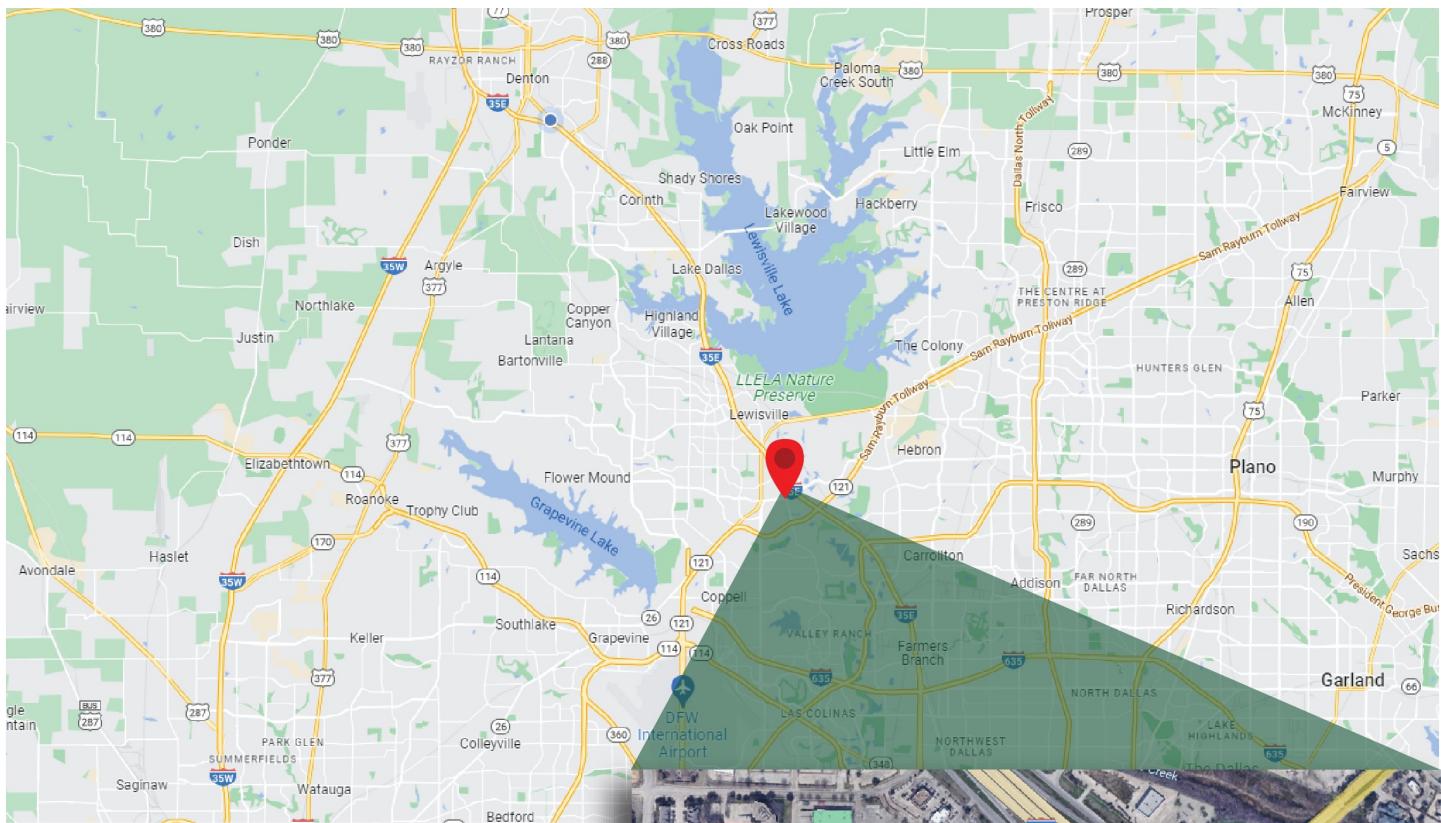
A. Front yard. There shall be a front yard having a minimum depth of 25 feet. No parking, storage or similar use shall be allowed in required front yards in district "LC", except that automobile parking will be permitted in such yards if separated by at least 25 feet from any residential district.

B. Side Yard. A side yard of not less than 15 feet in width shall be provided on the side of a lot adjoining a side street. A side yard of not less than 10 feet in width shall be provided on the side of a lot adjoining a residential district. The required side yard shall be waived when a screening device is installed in accordance with the city's general development ordinance. The building itself can serve as a portion of the screening device. No parking, storage or similar use shall be allowed in any required side yard or in any side street yard adjoining a residential district.

C. Rear yard. No rear yard is required, except that a rear yard of not less than 25 feet in depth shall be provided upon that portion of a lot abutting or across a rear street from a residential district, except that such a yard requirement shall not apply where the property in the residential district also backs up to the rear street. The required rear yard shall be waived when a screening device is installed in accordance with the city's general development ordinance. The building itself can serve as a portion of the screening device when that portion of the building exterior is constructed of the same materials as the screening device.

MAPS

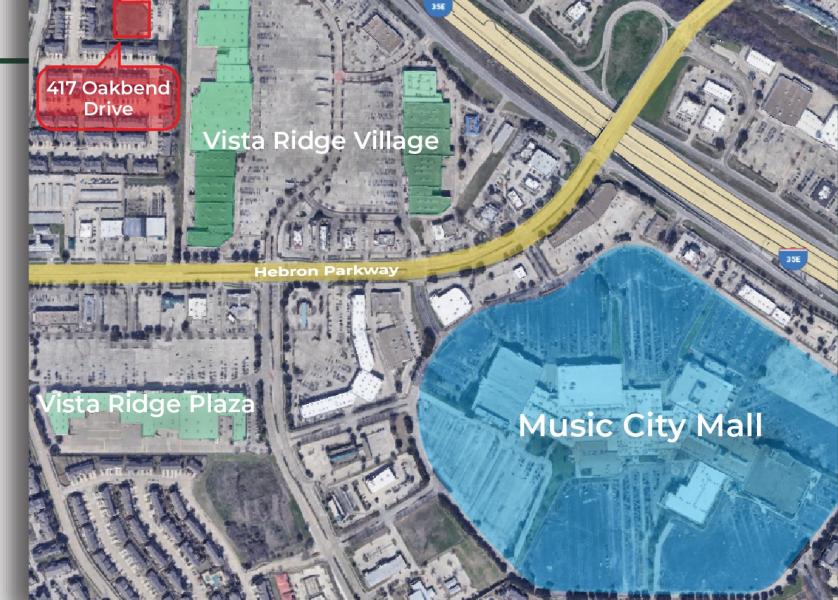
417 Oakbend Drive, Lewisville, TX



DRIVE TIME

(To city center)

Vista Ridge Village	1 Minute
Vista Ridge Plaza	2 Minutes
I-35 E	2 Minutes
Music City Mall	4 Minutes
Lakepointe Towne Crossing	4 Minutes
Costco	5 Minutes
HWY 121	5 Minutes
Lewisville	9 Minutes
Carrollton	11 Minutes
Flower Mound	16 Minutes



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RETAIL MAP



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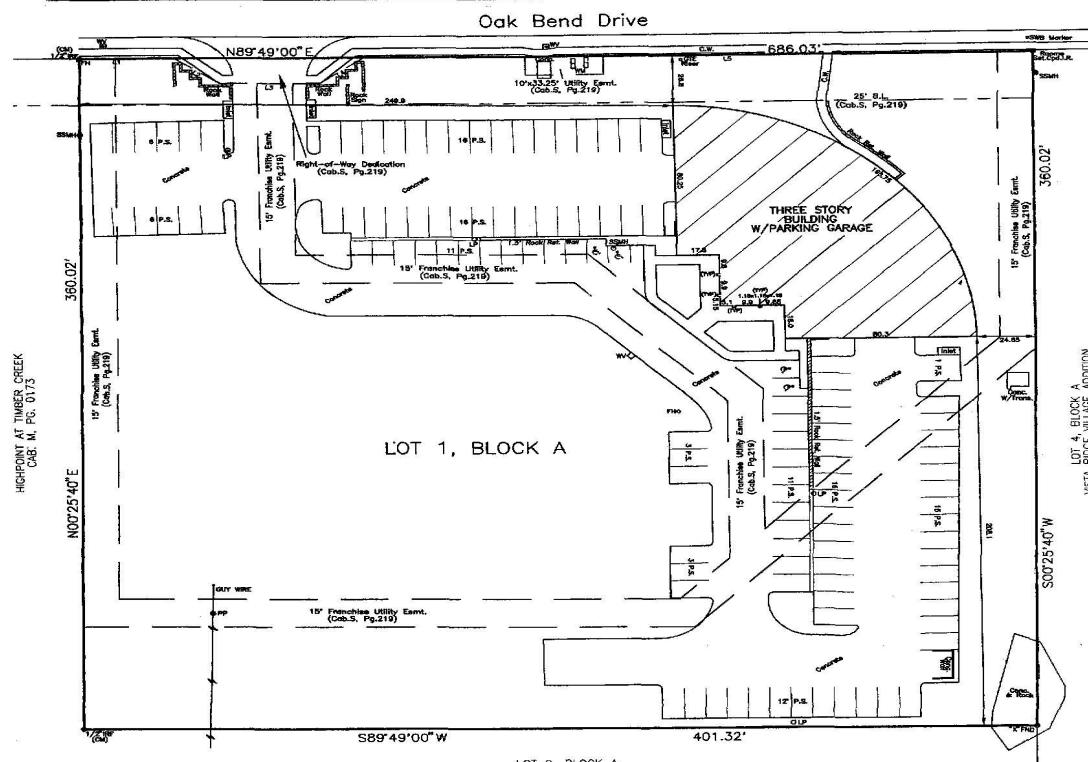
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LAND SURVEY

The logo for Scott Brown Commercial. It features a dark green 3D-style block on the left. To its right, the word "SCOTT" is stacked vertically in a large, bold, dark green sans-serif font. Below "SCOTT", the word "BROWN" is stacked vertically in a slightly smaller, bold, dark green sans-serif font. At the bottom, the words "COMMERCIAL" are stacked horizontally in a bold, dark green sans-serif font.

PROPERTY DESCRIPTION

Being Lot 1, Block A of Oak Bend and Rock Brook Addition, Lot 1 and Lot 2, Block A, an Addition to the City of Wiseville according to the Map thereof recorded in Cabinet S, Page 219, Plat Records, Denton County, Texas.



Right-of-Way Dedication

L1 N89°49'00" E, 39.49'
 L2 S54°36'16" E, 23.52'
 L3 N89°50'34" E, 42.00'
 L4 N53°50'16" E, 23.33'
 L5 N89°49'00" E, 281.82'

Legend

OL = Overhead Lines
 HW = Handicap Parking
 HDPSP = Handicap Parking Spaces
 PP = Parking Spaces
 WM = Water Meter
 GW = Guy Wire
 LD = Loop
 GTE = General Telephone Electronics Riser
 E/M = Electric Meter
 CM = Controlling Monument
 WM = Water Meter
 SSMH = Storm, Sewer, Man-Hole

1" = 40

SURVEYOR'S CERTIFICATION

TO: LEGACY BANK OF TEXAS, GARY SIMON, GMS PROPERTIES, LP, REPUBLIC
TITLE OF TEXAS, INC. GF NO. 01R18144/SJ7 AND FIRST AMERICAN TITLE
INSURANCE COMPANY

I hereby certify that on the 24th day of October, 2001, this survey was made on the ground as per the final notes shown on this survey, and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and type of buildings and improvements thereon, if any, and as to the other matters shown herein, and correctly shows the location of all visible easements and rights-of-way, and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property.

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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.

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.

Scott Brown Commercial	475257	Help@sbpcommercial.com	940-320-1200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ron Bullock	286566	Ron@sbpcommercial.com	940-320-1200
Designated Broker of Firm	License No.	Email	Phone
Ron Bullock	0286566	ron@sbpcommercial.com	972-571-5470
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Christian Scofield	0697458	christian@sbpcommercial.com	940-391-8115
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date