

# FOR SALE

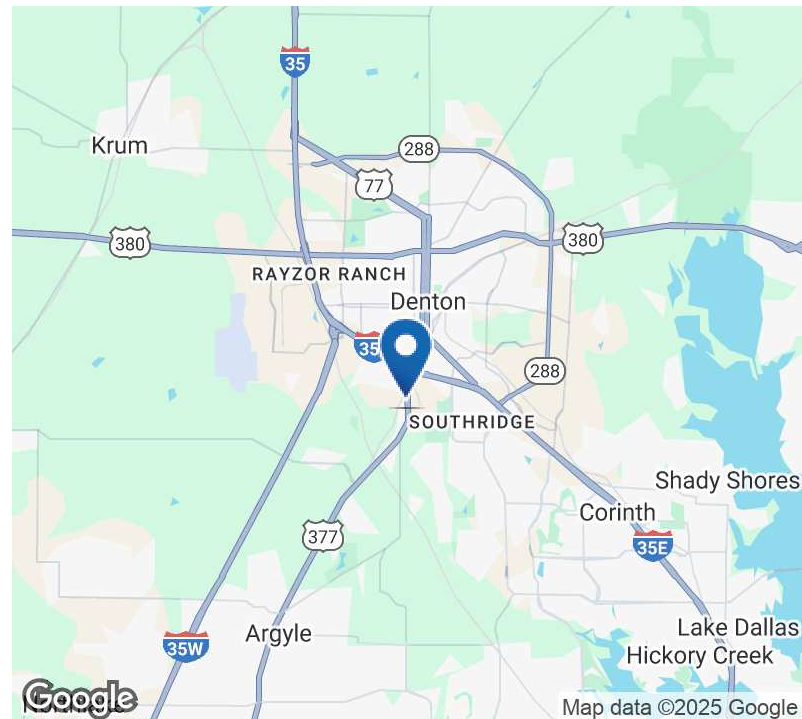
## 1920 FORT WORTH DRIVE

DENTON, TX 76205



### Property Description

Prime 4-acre redevelopment opportunity along highly traveled Fort Worth Drive (Hwy 377) in Denton, Texas. This unique offering includes 3 contiguous parcels featuring a self-service car wash with highway frontage, an income-producing residential property, and nearly 3.5 acres of unimproved land with future development potential. Located in a rapidly growing corridor with flexible GO zoning, the property offers exceptional visibility and access for a variety of commercial or mixed-use applications.



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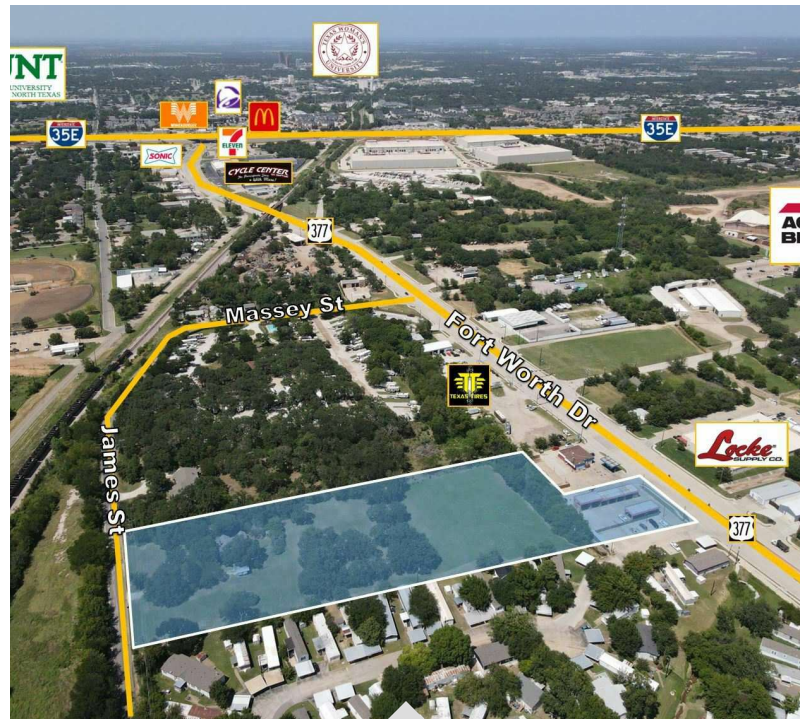
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### PROPERTY DETAILS & HIGHLIGHTS

Property Address	1920 Fort Worth Dr
Lot Size	4.08 Acres
Zoning	GO - General Office
Water	City of Denton
Sewer	City of Denton
Electric	City of Denton
Gas	Atmos Energy



- Approx. 4 acres across three parcels with Hwy 377 frontage & 2nd point of access on James St
- Minimal responsibility, revenue generating improvements include operating car wash & leased residential home
- Flexible General Office (GO) zoning permits multiple commercial uses
- High-visibility location along recently improved Hwy 377 corridor
- Strong development potential for office, flex, or mixed-use projects
- Easy access to I-35, retailers, and major Denton employment centers



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## PERMITTED USES (PER CITY OF DENTON ZONING ORDINANCE)

**Table 5.2-A: Table of Allowed Uses**

P = permitted S = specific use permit required Blank cell = use prohibited + = use-specific standards apply

	Residential							Mixed-Use			Corridor		Other Nonresidential				Use-Specific Standards
	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF	
Residential Uses																	
HOUSEHOLD LIVING																	
Single-Family Detached Dwelling	p+	p+	p+	p+	p+	p+	p+	p+									5.3.3A
Townhome					S+	p+	p+	p+	p+	p+							5.3.3B
Duplex					S+	p+	p+	p+	p+	p+							5.3.3C
Triplex						p+	p+	p+	p+	p+							5.3.3C
Fourplex						p+	p+	p+	p+	p+							5.3.3C
Multifamily Dwelling							S+	p+	p+	p+	S+	S+	S+				5.3.3D
Tiny Home Development	Subject to approval of a planned development (PD); see 5.3.3E																
Work/Live Dwelling	p+						p+	p+	p+	p+	p+	S+	S+				5.3.3F
Manufactured Home Development (HUD Code)						S+	S+										5.3.3G
GROUP LIVING																	
Chapter House							S	S								P	
Community Home	p+	p+	p+	p+	p+	p+	p+	p+	p+	p+							5.3.3I
Dormitory							S	S	P								
Elderly Housing						S+	S+	p+	P	P			P				5.3.3H
Group Home	S+			S+	S+	S+	S+	S+	S+	S+							5.3.3I
Public, Institutional, Religious, and Civic Uses																	
COMMUNITY AND CULTURAL FACILITIES																	
Airport, City-Owned																P	
Cemetery, City-Owned																P	
Club or Lodge	P	S	S	S	S	S	S+	p+	P	p+	P	P	P	p+	p+		5.3.4A
Community Service	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	



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Day Care, Adult or Child	P	S	S	S	S	S	P	P	P	P	P	P	P	P+			5.3.4B
Funeral and Intermment Facility									S	S	P	P	P	P			
Homeless Shelter	S+						S+	S+	S+	S+						P+	5.3.4C
Landfill, City-Owned																P	
Park, Playground, Open Space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Religious Assembly	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.3.4D
<b>EDUCATIONAL FACILITIES</b>																	
Business or Trade School								P+	P+	P+	P+	P	P	P	P		5.3.4E
College or University									P	P			P				
School, Private	P	S	S	S	S	S	S	P	P	P	P	P	P			P	
School, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
<b>HEALTHCARE FACILITIES</b>																	
Hospital Services										P+	P+	P	P				5.3.4F
Medical Clinic								S+	S+	P+	P+	P	P	P			5.3.4G
Medical Office								P+	P+	P+	P+	P	P	P			5.3.4H
<b>Commercial Uses</b>																	
<b>AGRICULTURAL AND ANIMAL USES</b>																	
General Agriculture	P	S+												S+	P		5.3.5A
Commercial Stable	P	S+	S+														5.3.5B
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	S	S	S	
Kennel	P+	S+	S+								P+	P+	S+	P+	P+		5.3.5C
Urban Farm	P	S	S	S	S	S	S	P	P	P	P	P	P	P	P		
Veterinary Clinic	P	S	S					P	P+	P	P	P	P	P			5.3.5D
<b>RECREATION AND ENTERTAINMENT</b>																	
Amenity Center	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Indoor Recreation Facility	P							P	P	P	P	P	P	P			
Outdoor Recreation Facility	P	P	P	P	P	P	P	S	S	S	P	P	P	P			
RV Park	S+		S+	S+	S+	S+	S+							S+	P+		5.3.5E
<b>FOOD AND BEVERAGE SERVICES</b>																	
Bar, Tavern, or Lounge								S+	P	P	P	P	P	P			5.3.5F
Mobile Food Court								S+	S+	S+	S+	S+	S+	S+			5.3.5G
Private Club	P+							P+	P+	P+	P+			P+	P+		5.3.5H
Restaurant								P+	P	P	P	P	P	P			5.3.5I
Restaurant, with Drive-Through								S+	S+	P+	P+	P+	P+	P+			5.3.5J



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	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF	
OFFICE, BUSINESS, AND PROFESSIONAL SERVICES																	
Administrative, Professional, and Government Office				S <sup>+</sup>	S <sup>+</sup>	S <sup>+</sup>	S <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P	P	P	P	P	P	P	5.3.5K
Bank or Financial Institution							S <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P	P	P	P	P			5.3.5L
Musician Studio								P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>		5.3.5M
Credit Access Business								S <sup>+</sup>	P <sup>+</sup>	P	P	P	P	P			5.3.5N
Printing, Copying, and Publishing Establishment								S	P	P	P	P	P	P	P		
PERSONAL SERVICES																	
Laundry Facility, Industrial												S	S	P	P		
Laundry Facility, Self-Service							S <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P	P	P	P	P		5.3.5O
Personal Service, General								P	P	P	P	P	P	P			
Tattoo and Body Piercing Parlor									P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>					5.3.5P
RETAIL SALES																	
Building Materials and Supply Store											S	P		P	P		
General Retail Unless Otherwise Specified, Less than 5,000 Square Feet							S <sup>+</sup>	P	P	P	P	P	P	P	P	P	5.3.5Q
General Retail Unless Otherwise Specified, Between 5,000 Square Feet and 15,000 Square Feet								P	P	P	P	P	P	P	P		
General Retail Unless Otherwise Specified, More than 15,000 Square Feet								S	S	P	P	P	P	P <sup>+</sup>	P <sup>+</sup>		5.3.5R
Smoke Shop									P	P	P	P					
LODGING FACILITIES																	
Bed and Breakfast	P <sup>+</sup>				S <sup>+</sup>	S <sup>+</sup>	S <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>						5.3.5S
Boarding or Rooming House								S	P	P	P						
Hotel								P	P	P	P	P	P	P			
Motel										P	P	P	P	P			
Short-Term Rental	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>									5.3.5T
VEHICLES AND EQUIPMENT																	
Auto Wash										P	P	P	P	P	P		
Automotive Fuel Sales								S <sup>+</sup>	S <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>		5.3.5U
Automotive Repair Shop, Major										P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	S <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>		5.3.5V
Automotive Repair Shop, Minor								S <sup>+</sup>		P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>		5.3.5W
Automotive Sales or Leasing												P					



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Automotive Wrecking Service, Impound Lot, Junkyard, and Salvage Yard														S <sup>+</sup>	P <sup>+</sup>		5.3.5X
Equipment Sales and Rental												S <sup>+</sup>		S <sup>+</sup>	P <sup>+</sup>		5.3.5Y
Parking Lot as a Principal Use									P	P	P	P	P	P	P		
Travel Plaza												P		P	P		
<b>ADULT ENTERTAINMENT ESTABLISHMENTS</b>																	
Sexually Oriented Business															S <sup>+</sup>		5.3.5Z
<b>Industrial Uses</b>																	
<b>MANUFACTURING AND PROCESSING</b>																	
Craft Alcohol Production								S	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P	P	P	P		5.3.6A
Feedlot, Slaughterhouse, or Packaging Plant	S														S		
Food Processing, Less than 2,500 Square Feet								P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>		5.3.6B
Food Processing, More than 2,500 Square Feet								S <sup>+</sup>	S <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>		5.3.6C
Gas Well	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	Subchapter 6: Gas Wells
Manufacturing, Artisan								P <sup>+</sup>	P <sup>+</sup>	P	P	P	P	P	P		5.3.6D
Manufacturing, Low-Impact									S <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>		5.3.6E
Manufacturing, Medium-Impact													S	S	P		
Manufacturing, High-Impact															S		
Commercial Incinerator, Transfer Station															S		
<b>STORAGE AND WAREHOUSING</b>																	
Outdoor Storage														S <sup>+</sup>	S <sup>+</sup>	S <sup>+</sup>	5.3.6F
Self-Service Storage								S <sup>+</sup>	S <sup>+</sup>	S <sup>+</sup>	P <sup>+</sup>	S <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>		5.3.6G
Storage of Hazardous Materials															S		
Warehouse and Wholesale Facility										S <sup>+</sup>	S <sup>+</sup>	P	P	P	P		5.3.6H
<b>Public and Semi-Public Utility Uses</b>																	
Basic Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Power Stations, Electric Substations, Interchanges, and Switch Stations	P <sup>+</sup>							P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	P <sup>+</sup>	5.3.7A
Solar Collector as Principal Use	S <sup>+</sup>												S <sup>+</sup>	S <sup>+</sup>	S <sup>+</sup>	P <sup>+</sup>	5.3.7B
Wind Energy Conversion System (WECS)															S <sup>+</sup>	S <sup>+</sup>	5.3.7C



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	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF	
Wireless Telecommunications	See Section 5.6: Wireless Telecommunications Facilities																
Accessory Uses																	
Accessory Dwelling Unit	p+	p+	p+	p+	p+	p+	p+	p+									5.4.4A
Donation Box																	5.4.4B
Home Occupation	p+	p+	p+	p+	p+	p+	p+	p+	p+	p+	p+						5.4.4C
Outdoor Storage, Accessory												p+	p+	p+	p+	p+	5.4.4D
Sale of Produce and Plants Raised on Premises	p+	p+	p+	p+	p+	p+	p+	p+	p+	p+	p+	p+	p+	p+	p+	p+	5.4.4E
Solar Collector, (Ground- or Building-Mounted)	p+	p+	p+	p+	p+	p+	p+	p+	p+	p+	p+	p+	p+	p+	p+	p+	5.4.4F
Wind Energy Conversion System (WECS), Small (Ground-Mounted)	p+	s+	s+	s+	s+	s+	s+	s+	s+	s+	s+	s+	s+	p+	p+	p+	5.4.4G
Wind Energy Conversion System (WECS), Small (Building-Mounted)	p+	s+	s+	s+	s+	s+	s+	s+	s+	s+	s+	s+	s+	p+	p+	p+	0
Temporary Uses																	
Temporary Storage Containers and Other Portable Storage Units	p+	p+	p+	p+	p+	p+	p+	p+	p+	p+	p+	p+	p+	p+	p+	p+	5.5.6A
Concrete or Asphalt Batching Plant, Temporary	s+	s+	s+	s+	s+	s+	s+	s+	s+	s+	s+	s+	s+	s+	s+	s+	5.5.6B
Farmer's Market or Open Air Market								p+	p+	p+	p+	p+	p+	p+	p+	p+	5.5.4
Field or Construction Office	p+	p+	p+	p+	p+	p+	p+	p+	p+	p+	p+	p+	p+	p+	p+	p+	5.5.6C
Seasonal Sales								p+	p+	p+	p+	p+	p+	p+	p+		5.5.4
Special Event								p+	p+	p+	p+	p+	p+	p+	p+	p+	5.5.4
Portable Wireless Telecommunications Facility	p+	p+	p+	p+	p+	p+	p+	p+	p+	p+	p+	p+	p+	p+	p+	p+	5.5.4



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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.*

11-2-2015



## 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.

Axis Realty Group	570358	alex@axisrealty.biz	940-891-2947
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Alex Payne	468927	alex@axisrealty.biz	940-891-2947
Designated Broker of Firm	License No.	Email	Phone
Brad Andrus	656647	brad@axisrealty.biz	940-891-2947
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Chase Traugher	675426	chase@axisrealty.biz	972-515-0045
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date