



PROPERTY SUMMARY

PROPERTY:	Dallas Dr Flex Space
ADDRESS:	715 Dallas Dr, Denton, TX
TYPE/ZONING:	Commercial Office Retail Light Manufacturing Tow Yard
BUILDING:	+/- 6,700 SF – Office / Waiting Area – Parts Storage, Paint Booth, Open Warehouse – Seven (7) OHD. Outdoor Parking
LAND:	+/- 1.27 Acres 55,146 SF – Fully Fenced
UTILITIES:	All existing to the site – 3 Phase 220v
SIGNAGE:	Available per city ordinances
PRICE:	\$1,350,000.00
TERMS:	Cash at Closing
LISTED:	LoopNet, Costar, Crexi, and many other sites
COMMENTS:	Located on one of Denton's most recognizable commercial corridors. Ideally well-suited for contractors, service businesses, fleet operations, storage, light industrial, or owner-users seeking a central Denton location. High Traffic / High Visibility with convenient access to I-35E, Downtown Denton and the greater DFW Metroplex.
CONTACT:	John Withers, CCIM (940)390-6235 john@stagcre.com

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