

# FOR SALE - 1.6 AC LOT DENTON, TX

## INFORMATION:

- Ideal for Professional or Medical Building Development
- Road Frontage  
300' on Clubhouse Dr.  
368' on Frontier Dr.
- Lakeview Lot
- Filled With Beautiful Trees
- Utilities  
Water: 8" Main  
Sewer: 24" Main  
Electric: Denton ME
- Zoned MN



## LOCATION:

This lot is located 1/2 of a mile west of Interstate 35E at the northwest corner of Clubhouse Drive and Frontier Drive, just across Clubhouse Drive from Unicorn Lake. This lot is located within the 47 acre Unicorn Lake Overlay District.

<u>DEMOGRAPHICS (2023):</u>	<u>1 Mile</u>	<u>3 Mile</u>
Population:	12,932	75,197
2023-2028 Projected Growth	7.79%	7.50%
Median Household Income:	\$86,704	\$83,400

## For More Information Contact:

Patrick O'Toole at 214.220.0101 ext.22 or  
[potoole@grayandcorealtors.com](mailto:potoole@grayandcorealtors.com)

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The information contained herein is from sources deemed reliable; however, Gray & Co Realtors, Inc. makes no representations or warranties as to the accuracy hereof.

Unicorn Lake, Denton, Texas

Lakeview Office Site

Location: Northwest Corner of Clubhouse Drive & Frontier Drive, Denton, Texas

Size : 1.6 Acres of Land ( Approx. 70,000 Square Feet of Land )

Zoning : NRMU-12 (Within the 47 Acre Unicorn Lake Overlay District )

: The Site lies within the 47 Acre Unicorn Lake Overlay District, created to protect and enhance certain Lands and Structures, which by virtue of their type and location, have characteristics which are distinct from Lands and Structures outside special districts and contain such reasonable and necessary requirements to ensure the protection and enhancement of said Lands and Structures.

The Overlay Districts are authorized to establish Specific Design Standards and Development Regulations to effectuate the purpose of the District.

Utilities : Water / City of Denton / 8" Main along Frontier Drive

: Sewer / City of Denton / 24" Gravity Main along Frontier Drive

: Electric / Denton Municipal Electric ( DME )

Frontage: 300' Along Club House Drive / 368' Along Frontier Drive

Site : This beautiful Tract of Land sits just across Club House Drive from beautiful Unicorn Lake.

Slightly sloped with beautiful trees, makes for one of Denton's most attractive sites.

Patrick O'Toole @ 214-769-1755



PROPOSED RETAIL BUILDING  
DENTON, TEXAS

CONCEPTUAL  
SITE PLAN



**CARNEY**  
ENGINEERING  
COMPANY  
4444 W. 14th St.  
Denton, TX 76205  
Tel: (940) 381-1111  
Fax: (940) 381-1111

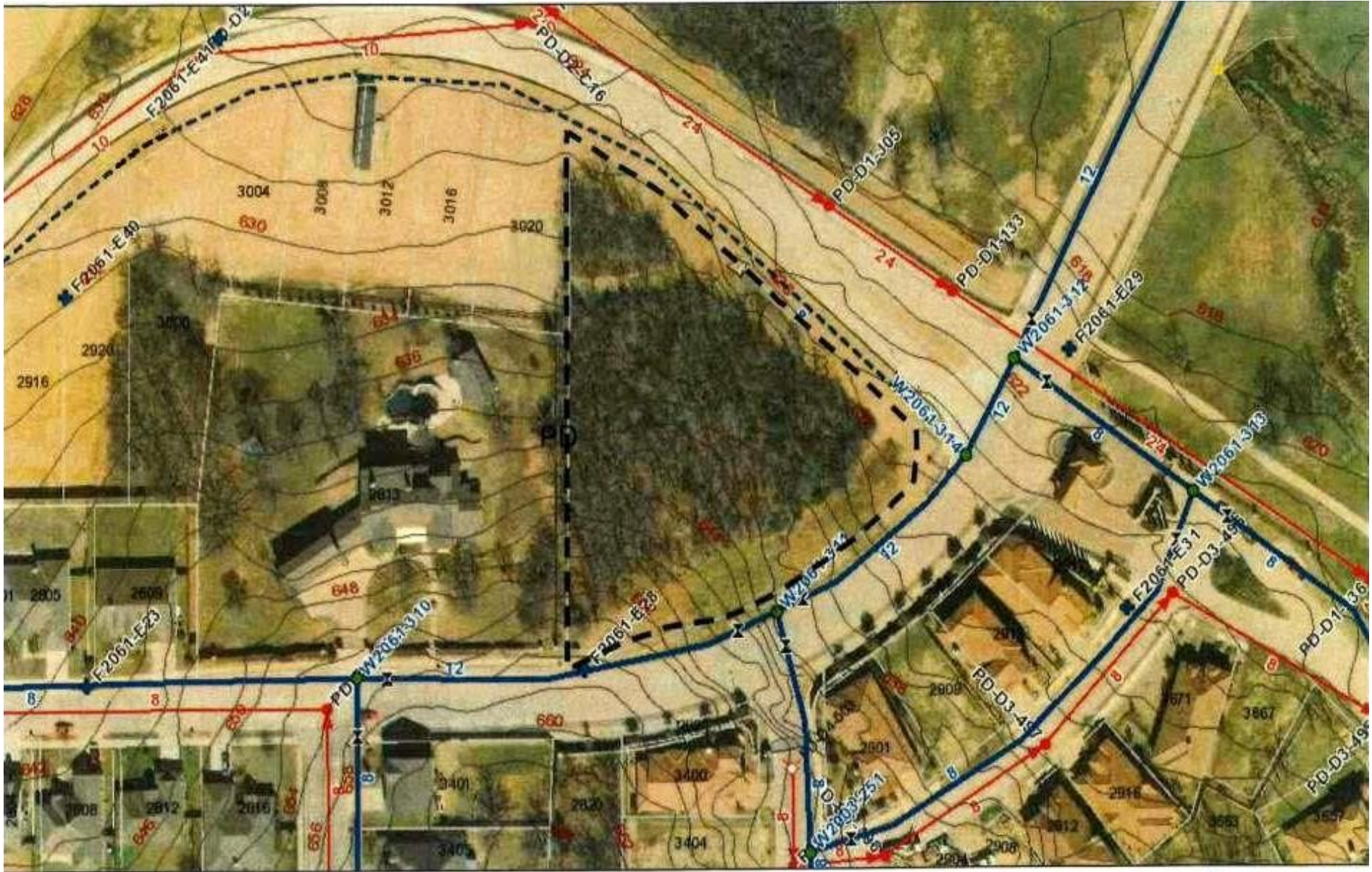
DATE	DESCRIPTION
11/11/2024	ISSUED FOR PERMITTING
11/11/2024	ISSUED FOR PERMITTING
11/11/2024	ISSUED FOR PERMITTING
11/11/2024	ISSUED FOR PERMITTING

EXHIBIT



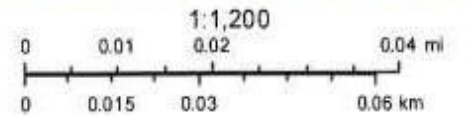






January 8, 2016

- |   |                                 |   |             |   |                   |   |                 |
|---|---------------------------------|---|-------------|---|-------------------|---|-----------------|
| — | Override 1                      | ● | Blow Off    | □ | Pressure Reducing | ◆ | Public Hydrant  |
| — | CODGIS.GISADM.Topo_2ft_contours | ⊗ | Air Release | ⊗ | Closed valve      | ⊕ | Private Hydrant |
|   |                                 | ⊗ | Open valve  | ● | Water Fitting     |   |                 |





16	17	18	19	20
21	22	23	24	25

26	27	28	29	30
31	32	33	34	35

**LEGEND**

- 16 Iron Pin
- 17 Survey Pin
- 18 Boundary Transition
- 19 Iron Stake
- 20 Flag on Rod
- 21 Red Iron Stake
- 22 White Stake
- 23 Survey Stake
- 24 Iron Pin
- 25 Wood Stake



- 1) The survey herein was prepared with the benefit of a title commitment bearing First American Title Insurance Company under OP No. 7602-18654-RTT with an issue date of November 8, 2012 and the exception listed and affecting the property is affected by the following as recorded in the Public Volume and Page of the Instrument Number of the Deed Records of Denton County, Texas, unless otherwise noted:
- a) Restorative Governance in Instrument Number 2004-03088 (non-potable water, Schedule B, Item 1)
  - b) Declaration of Concessions, Conditions and Restrictions to Instrument Number 2008-10710 (non-potable water, Schedule B, Item 1 and 10)
  - c) Restorative Governance in Instrument Number 2007-18804 (non-potable water, Schedule B, Item 1)
  - d) Mineral lease to Volume 1434, Page 115 (non-potable water, Schedule B, Item 10)
  - e) 15-foot utility easel easement in Volume 175, Page 600 as plotted herein (Schedule B, Item 10)
  - f) Mineral lease in Instrument Number 2005-19014, as affected by Amendment in Instrument Number 2004-00861, Instrument Number 2008-03600 and Instrument Number 2010-01079 (non-potable water, Schedule B, Item 10)
  - g) Mineral estate and mineral in Instrument Number 2008-10310 (non-potable water, Schedule B, Item 10)
  - h) Mineral lease in Instrument Number 2008-10314, non-potable water, Schedule B, Item 10
  - i) Public Utility Easement in Instrument Number 2008-13180, as plotted herein (Schedule B, Item 10)
  - j) 20-foot Utility and Driveway Easement in Instrument Number 2011-11800, as plotted herein (Schedule B, Item 10)
  - k) Private Utility Easement in Instrument Number 2011-11801, as plotted herein (Schedule B, Item 10)
  - l) Driveway Area Easement in Instrument Number 2011-11800 (potable water, Schedule B, Item 10)
  - m) Terms, provisions and conditions of Economic Development Program Grant Agreement in Instrument Number 2011-02008 (non-potable water, Schedule B, Item 10)
- 2) The leasing back to the survey at the west line of West River Courts, Phase VI, recorded in Volume P, Page 151-152, Plat Records of Denton County, Texas.
- 3) According to the City of Denton zoning map, the property is currently zoned 09B-03 (Neighborhood Residential Mixed Use), which requires a minimum front setback of 10 feet, a minimum side setback of 6 feet unless adjacent to a street which requires 10 feet, a minimum rear setback of 10 feet, a maximum building height of 40 feet, a maximum lot coverage of 80%, a maximum lot width of 30 feet, a maximum lot depth of 30 feet and a minimum lot area of 2500 square feet. See Zoning Ordinance for additional information.
- 4) The subject property lies in Zone II (areas determined to be suitable for 100-year flood plain) according to the F.E.M.A. Flood Insurance Rate Map Panel No. 48171C1000 dated April 16, 2011.

**LEGAL DESCRIPTION**

- 88.352 59/1.582 AC tract in a 1.92 acre tract of land situated in the N.E. 1/4 of Section 16, T14N, R10E, S1/4, City of Denton, Denton County, Texas, and being part of a tract of land conveyed to Northern Bank of Texas, by deed recorded in Instrument Number 2011-0867, Deed Recorder of Denton County, Texas, and being more particularly described by plat and book as follows:
- BEING 88.352 AC of a tract of land more or less in a corner of the east corner of a right of way shown on the plat as shown at the northeast line of Clubhouse Drive to 65 feet right of way with the east corner, line of Frontier Drive in a distance right of way, with the beginning of a curve to the right with a central angle of 17°02'00", a radius of 507.55 feet, a chord bearing of 6°24'16" 1/4 and a chord distance of 110.71 feet.
- THENCE, Southwesterly, with the southwest line of east Clubhouse Drive and along east corner, an arc distance of 127.44 feet to a point 20 feet from apex at the point of tangency.
- THENCE, S 89°08'41" W, with the north line of Clubhouse Drive, a distance of 4.86 feet to a point 50 feet from apex for a corner, said point being to the west line of Lot 16, Block B of Denton Plaza Phase 2B, as recorded in Volume P, Page 600, Plat Records of Denton County, Texas.
- THENCE, N 00°25'40" E, departing Clubhouse Drive and with the west line of said Lot 16, a bearing the distance east corner of said Lot 16 and Lot 15, Block B of Denton Plaza Phase 2B as recorded in Volume 2011, Page 152, Plat Records of Denton County, Texas, substantially to an oblique of 508.27 feet to a point 50 feet from apex for a corner.
- THENCE, S 00°07'37" E, continuing with the east line of said Lot 16, a distance of 91.47 feet to a point 50 feet from apex for a corner in the southwest line of Frontier Drive.
- THENCE, S 29°23'30" E, with the southeast line of said Frontier Drive, a distance of 88.34 feet to a point 50 feet from apex for a corner.
- THENCE, S 48°15'52" E, continuing with the southeast line of Frontier Drive, a distance of 178.16 feet to a point 50 feet from apex for a corner at the north corner of the above east right of way shown on the plat as shown at the southeast line of Frontier Drive with the southwest line of Clubhouse Drive.
- THENCE, S 29°24'12" E, with the west right of way corner line, a distance of 21.87 feet to the Point of Beginning.

**SURVEYOR'S CERTIFICATE**

By NORTHSTAR BANK OF TEXAS, COURSE CROSS FRONTIER, L.L.C. (MPPR 4) TITLE CO TEXAS, INC. and FIRST AMERICAN TITLE INSURANCE COMPANY as follows:

This is to certify that this map or plat and the survey, in which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, 2011 as established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 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772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Date: December 12, 2012  
 DT No.: 1002-0802-TTT  
 Job No.: YP2 80301  
 SA 82368



ALTA/ACSM  
 LAND TITLE SURVEY  
**1.592 ACRE TRACT**  
 M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 250  
 DENTON, DENTON COUNTY, TEXAS  
 PREPARED BY  
**RADLECK & ASSOCIATES**  
 A Division of **Westwood**  
 Registered Professional Surveyors, Incorporated  
 1919 North Loop West, Suite 1000, Dallas, Texas 75201  
 Phone: 469-447-8444 Fax: 469-447-8445  
 Website: www.radleck.com Email: radleck@radleck.com



# Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

## **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

## **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

## **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

## **If you choose to have a broker represent you,**

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

