

**LATHAM**  
STAIRS & CABINETS

## FOR SALE Freestanding Office / Warehouse

SHOWROOM

FOR SALE | +/- 43,179 SF

**1850 N Stemmons St (I-35), Sanger, TX**

**Price:** \$4,500,000

**Available:** Bldg Total: +/- 43,179 SF  
Office: +/- 9,600 SF (2 Stories)  
Warehouse: +/- 33,579 SF

### Overview

- Rare Opportunity to Acquire a Freestanding Warehouse / Manufacturing / Distribution / Office with heavy power and I-35 E Frontage and accessibility/visibility.
- +/- 43,179 SF Total building size featuring reception / showroom, open work areas, private offices, large warehouse, in warehouse office, 5 grade level doors & one truck well, covered outside area, & more



**+/- 43,179 SF**  
Square Feet



**I-35 E**  
Frontage



**Industrial**  
Type



**Industrial**  
Proposed Use

### CONTACTS:

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**RON BULLOCK**

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**CHRIS COLLINS**

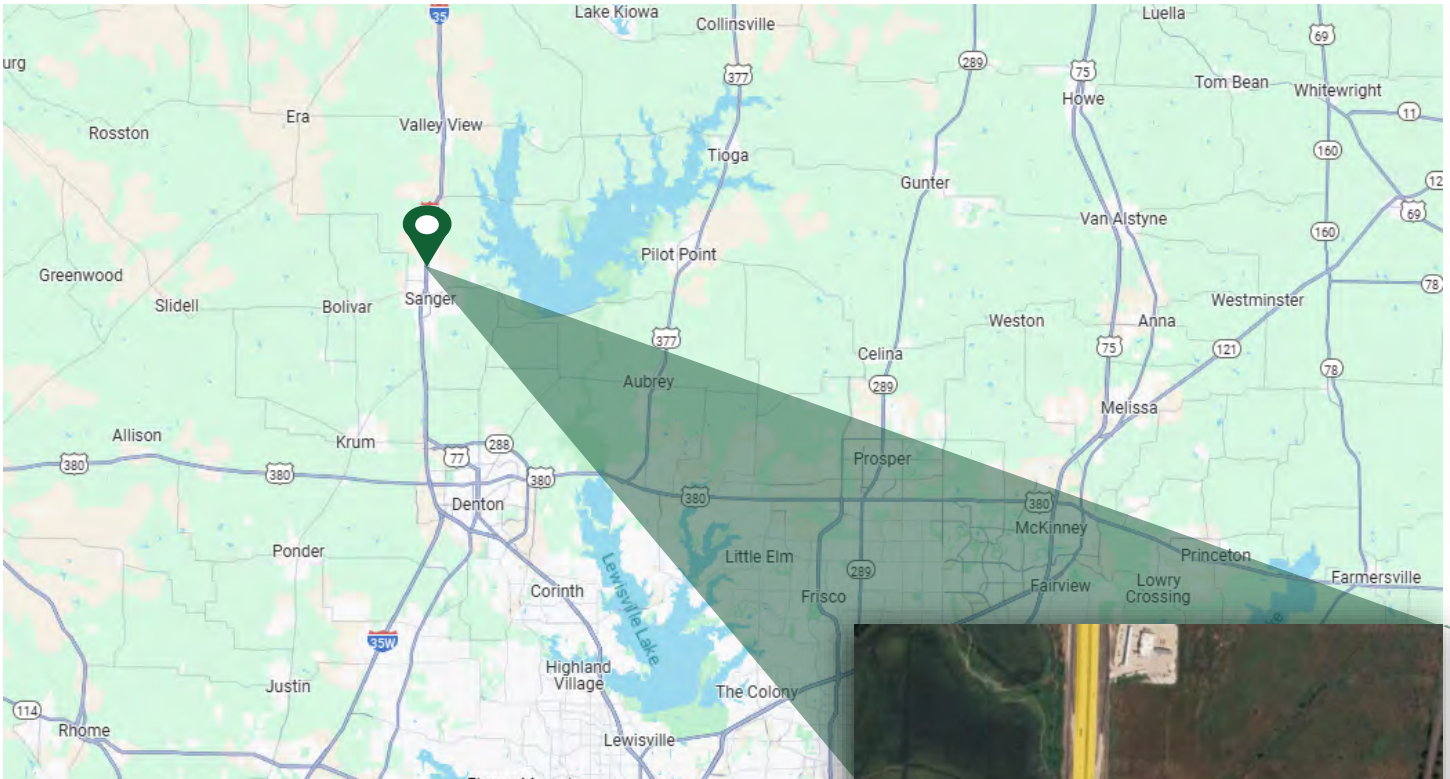
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# MAPS

1850 N Stemmons St. (I-35) | Sanger, TX



## DRIVE TIME (To city center)

I-35 E	Direct Access
FM 455	5 Minutes
Valley View	8 Minutes
Denton	12 Minutes
HWY 380	12 Minutes
Loop 288	12 Minutes
I-35 W	14 Minutes
HWY 377	16 Minutes
Pilot Point	20 Minutes



\*\*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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# PROPERTY OVERVIEW



## **Building Features / Information**

- +/- 43,179 SF Total Building Size
- +/- 9,600 SF Office Space (Two Stories)
- Positioned on +/- 4 AC
- 23 FT Clear Height in Warehouse
- Constructed in 2002
- Metal Clear Span Building
- Pitch Metal Roof
- On Public Water / Sewer
- Small Portion on Back of Tract in 100 yr Flood Plain
- Tall Pole Sign Visible from I-35 E
- 5 Grade Level Doors and One Truck Well
- +/- 1,200 AMPS
- Exhaust System

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# SITE

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# PHOTOS

Downstairs Office



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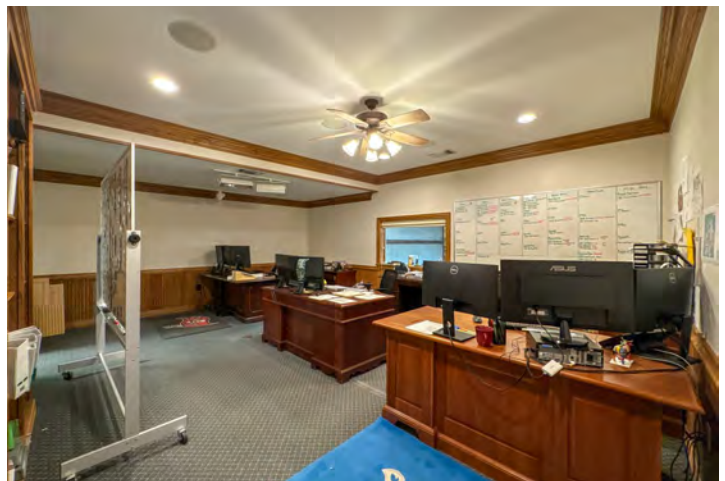
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# PHOTOS

## Upstairs Office



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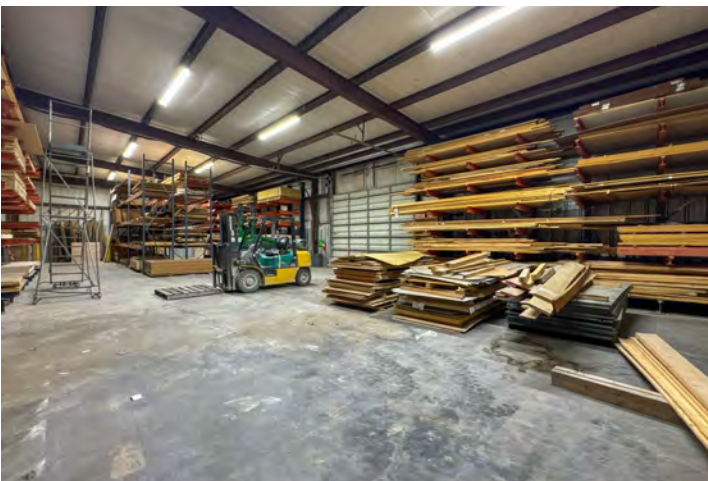
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# PHOTOS

Warehouse / Manufacturing Area



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# PHOTOS

Exteriors



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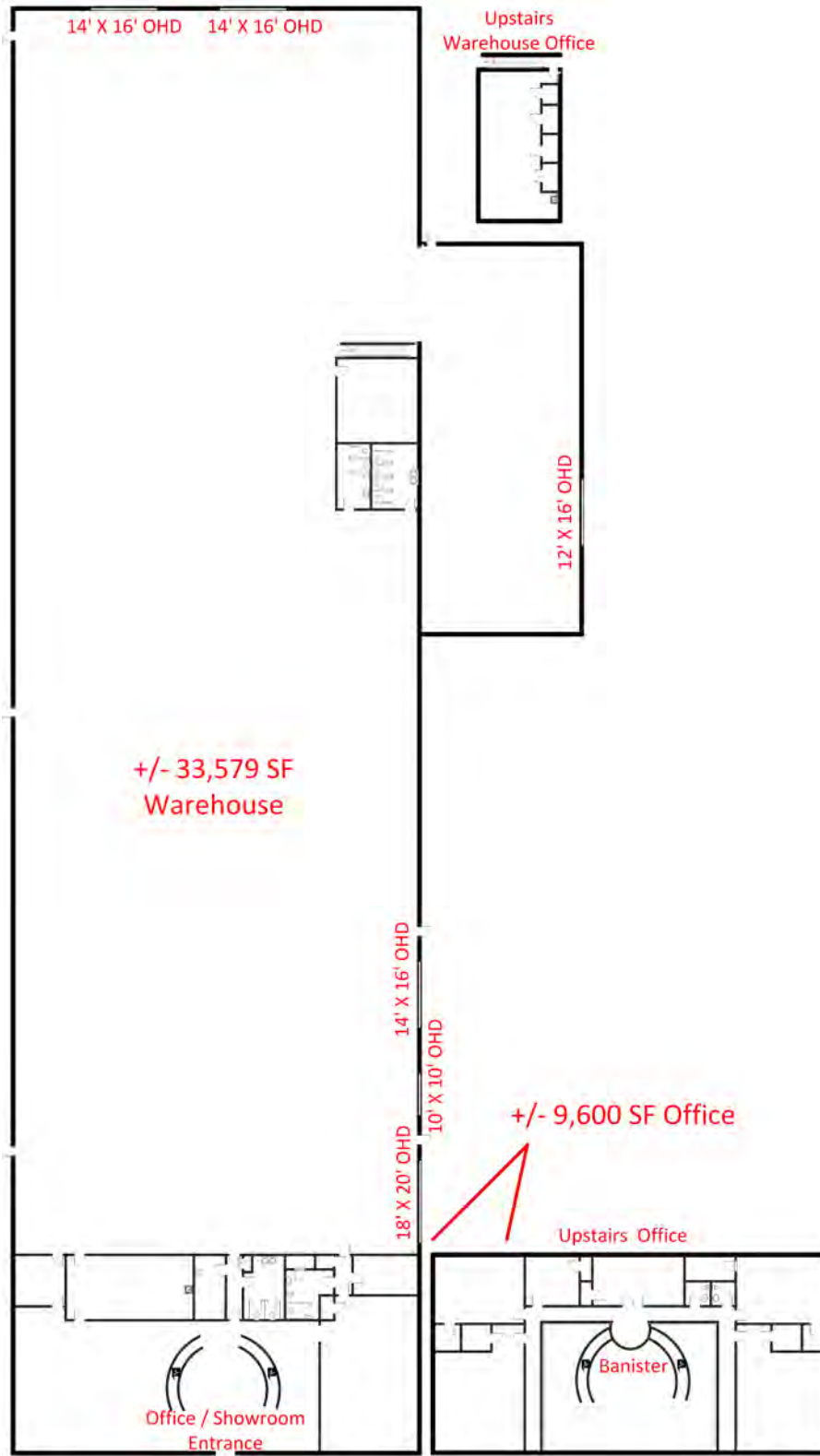
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# FLOOR PLAN



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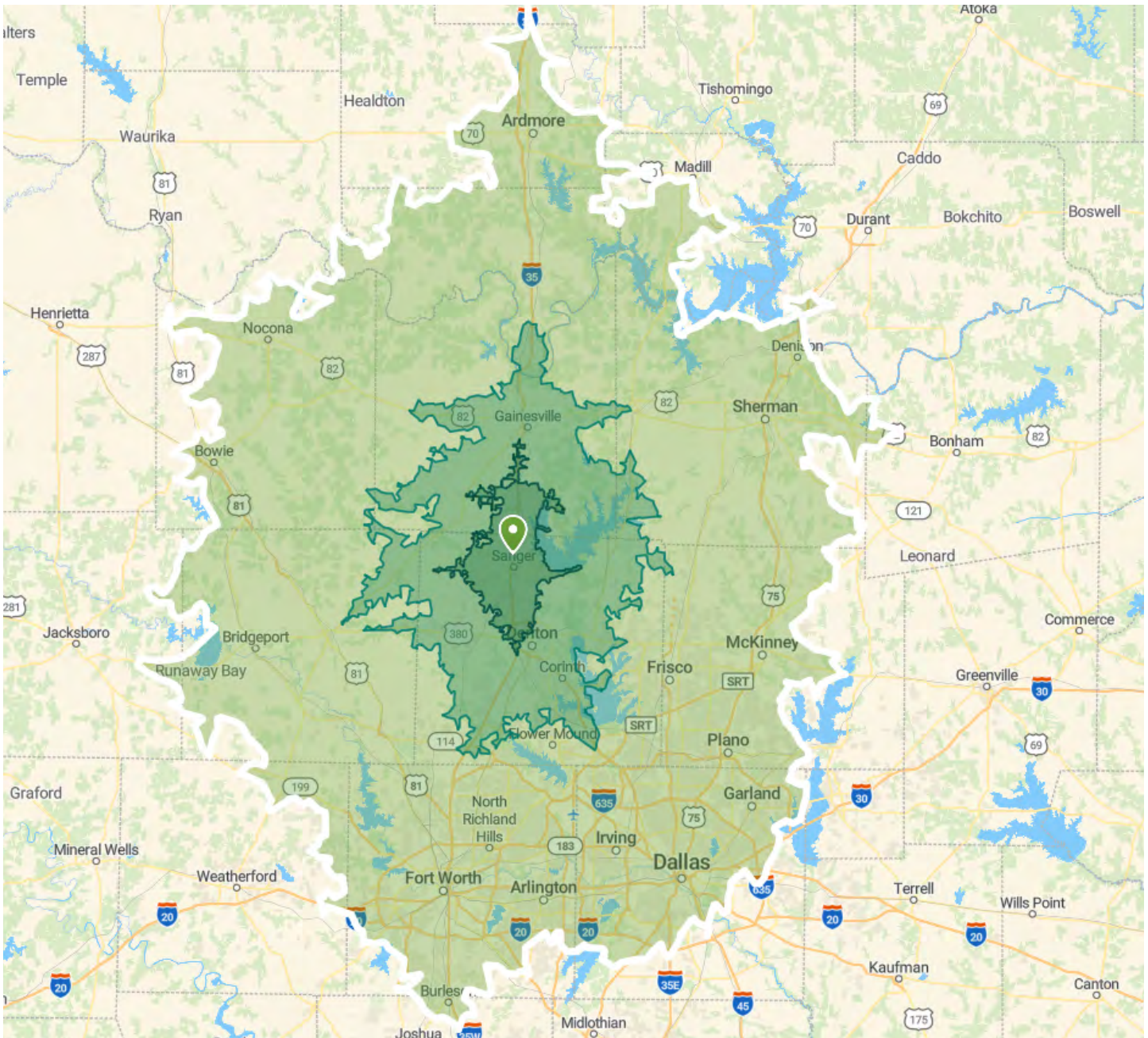
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# DRIVE TIME



## Drive Time

**- 15 Minutes**

**- 30 Minutes**

**- 60 Minutes**

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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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

### 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.

<u>David Cook Co., LLC</u>	<u>9001957</u>	<u>david@davidcookcompany.com</u>	<u>972-387-5600</u>
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Donald David Cook</u>	<u>229066</u>	<u>david@davidcookcompany.com</u>	<u>972-387-5600</u>
Designated Broker's Name	License No.	Email	Phone
<u>Agent's Supervisor's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

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

\_\_\_\_\_  
Date