

URBAN DISTRICT 35  
Denton, Texas 76207

 **URBAN  
DISTRICT 35**

PROPERTY OVERVIEW

MASTER SITE PLAN

GET DIRECTIONS

 **HOLT LUNSFORD  
COMMERCIAL**

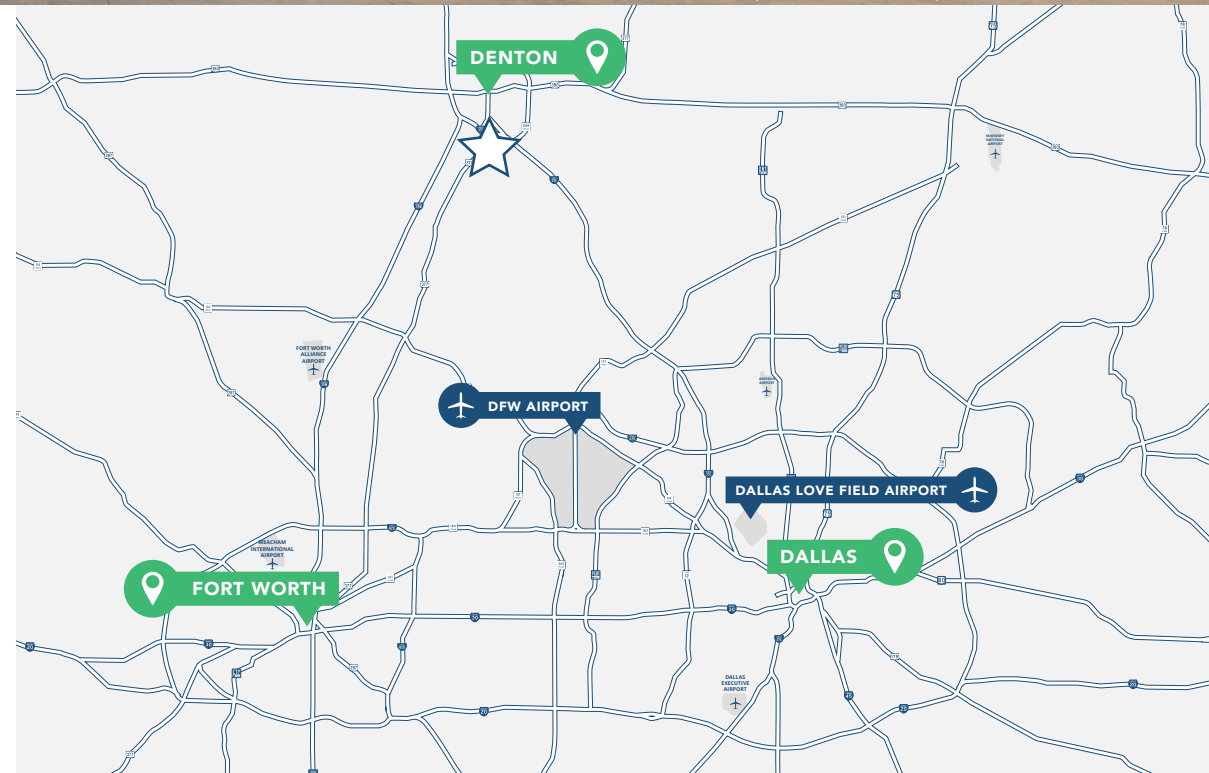
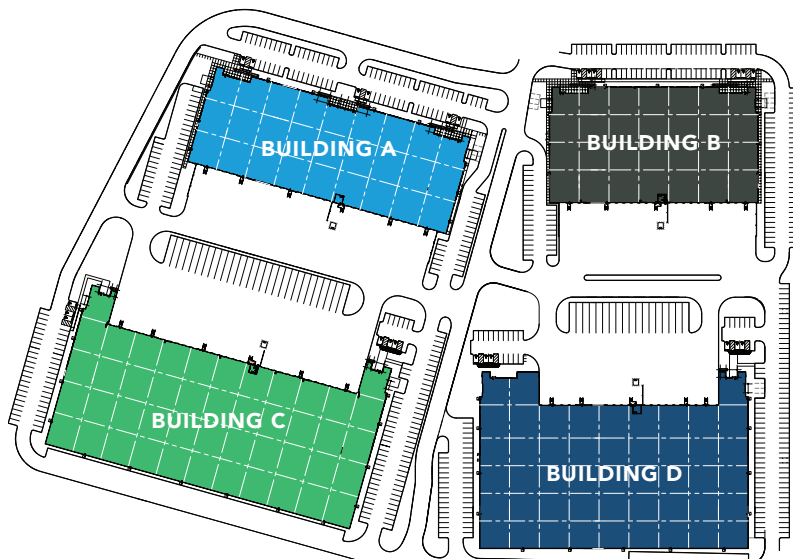
 **HIGH STREET  
LOGISTICS PROPERTIES**



This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

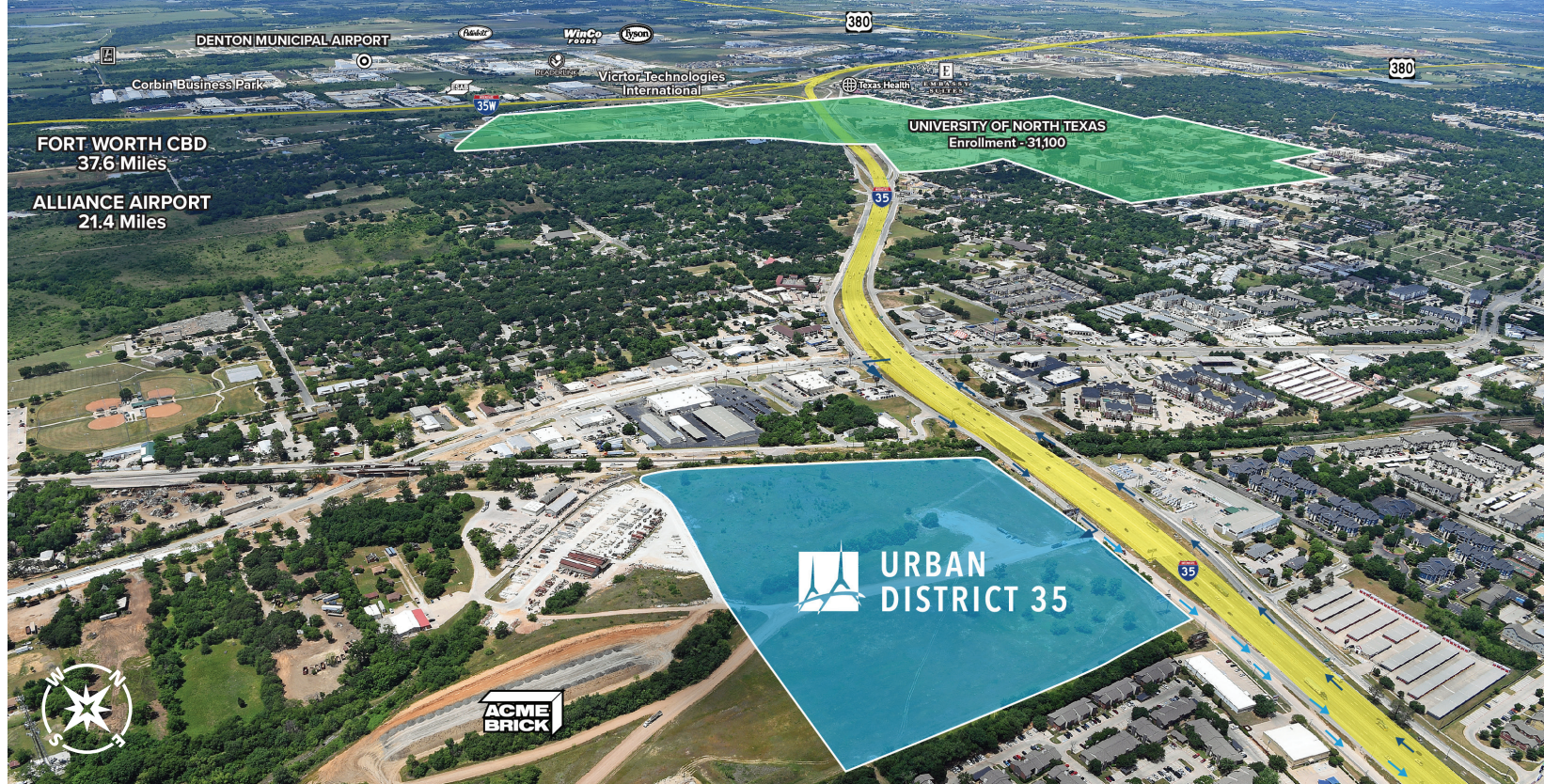
## PROPERTY NAVIGATION

Master Site Plan



## URBAN DISTRICT 35 Denton, Texas 76207

UD-35 is a four (4) building project totaling 440,663 SF located in Denton with frontage and visibility on I-35 and is in close proximity to Lewisville and State Highway 121. The site has direct ingress/egress access to I-35 and is an ideal location for any distributor, manufacturer or showroom user.



Owned By



Leased By



**ANDREW GILBERT**

972.280.8312

agilbert@holtlunsford.com

**KEATON BRICE**

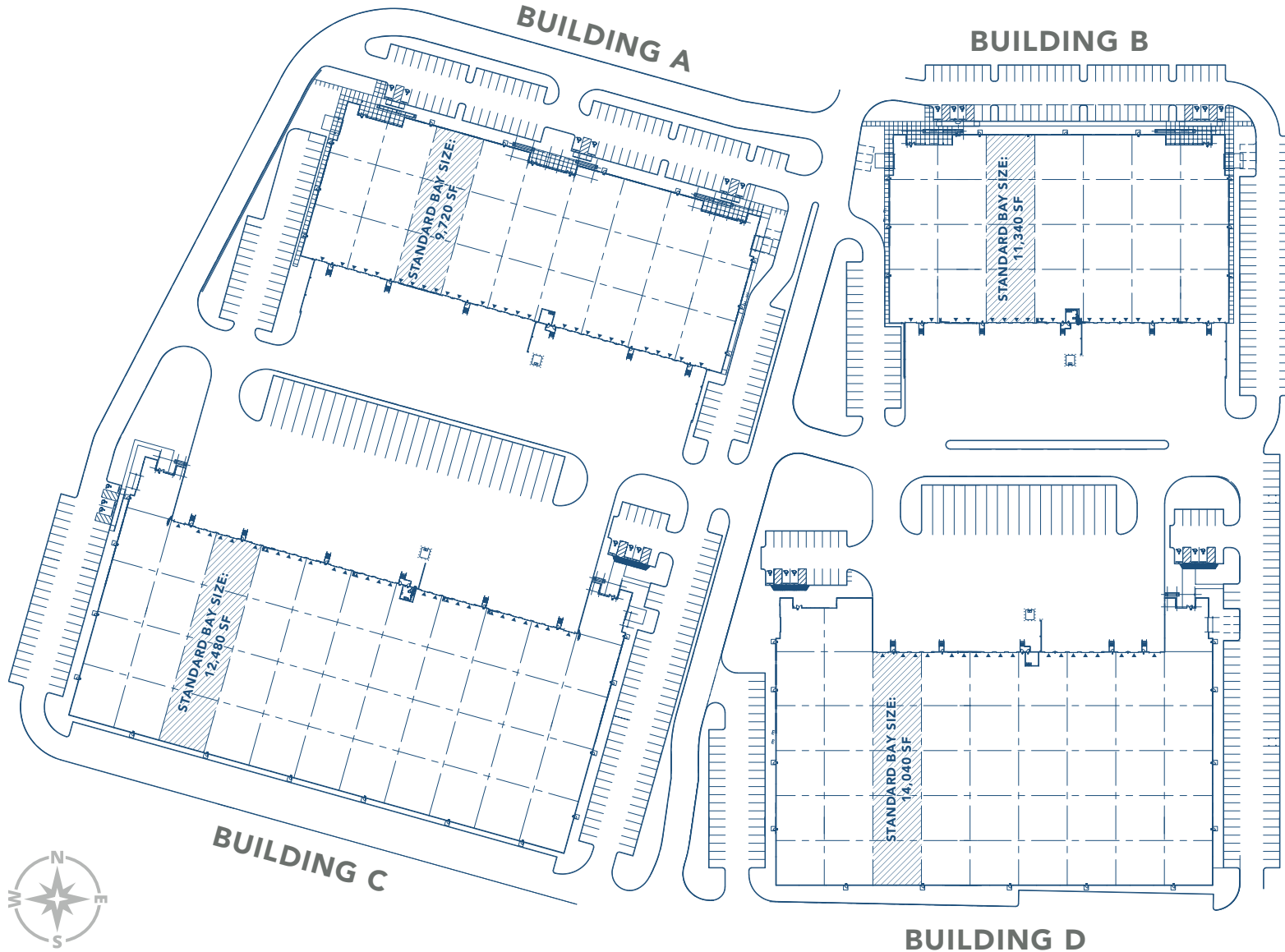
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**GEORGE JENNINGS**

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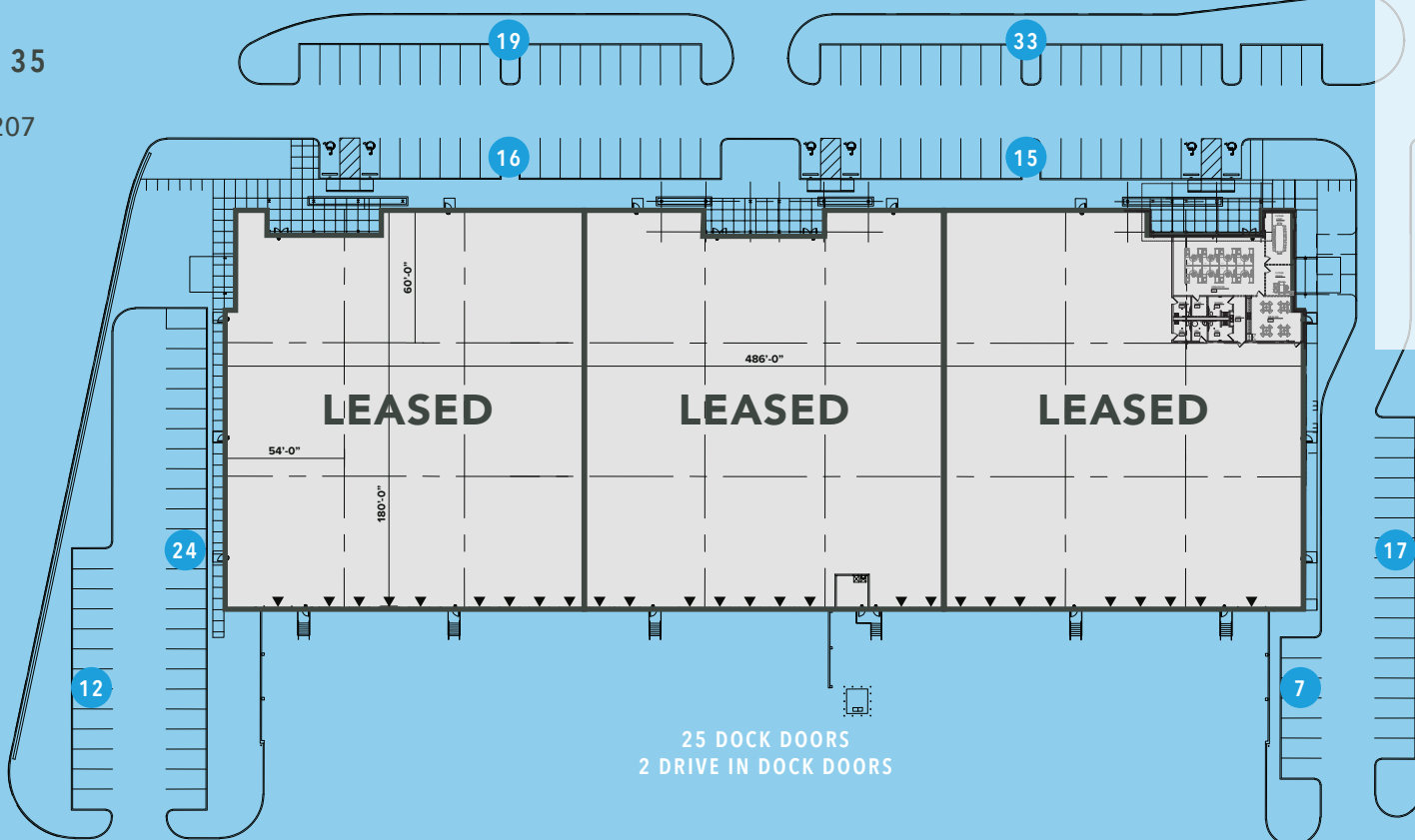
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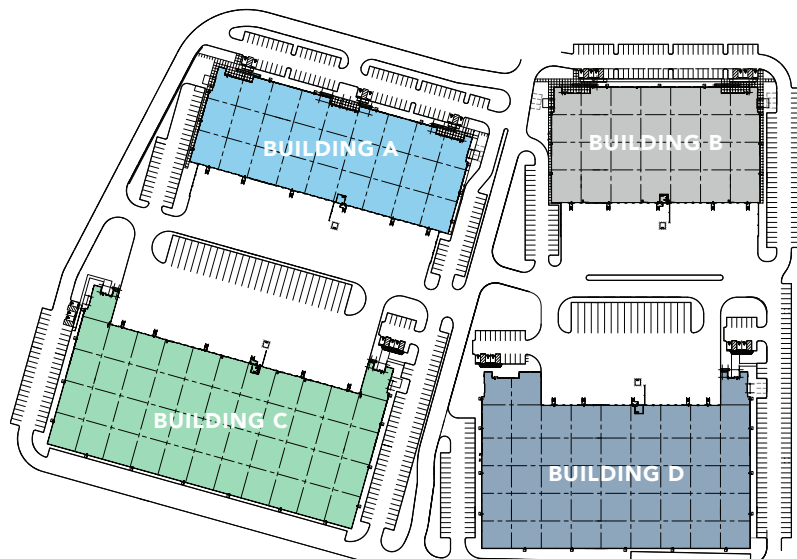
# MASTER SITE PLAN

**URBAN DISTRICT 35**  
 155 N I-35 E  
 Denton, Texas 76207



**PROPERTY OVERVIEW**  
**MASTER SITE PLAN**  
**GET DIRECTIONS**

**PROPERTY NAVIGATION**  
 Master Site Plan



**BUILDING A 85,318 SF**  
 155 N I-35 E Denton, Texas 76207

Available SF	LEASED
Clear Height	28'
Speed Bay	60'
Dock Doors	25
Drive In Dock Doors	2
Car Parks	144
Spec Office	2,887 SF

Owned By



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## URBAN DISTRICT 35

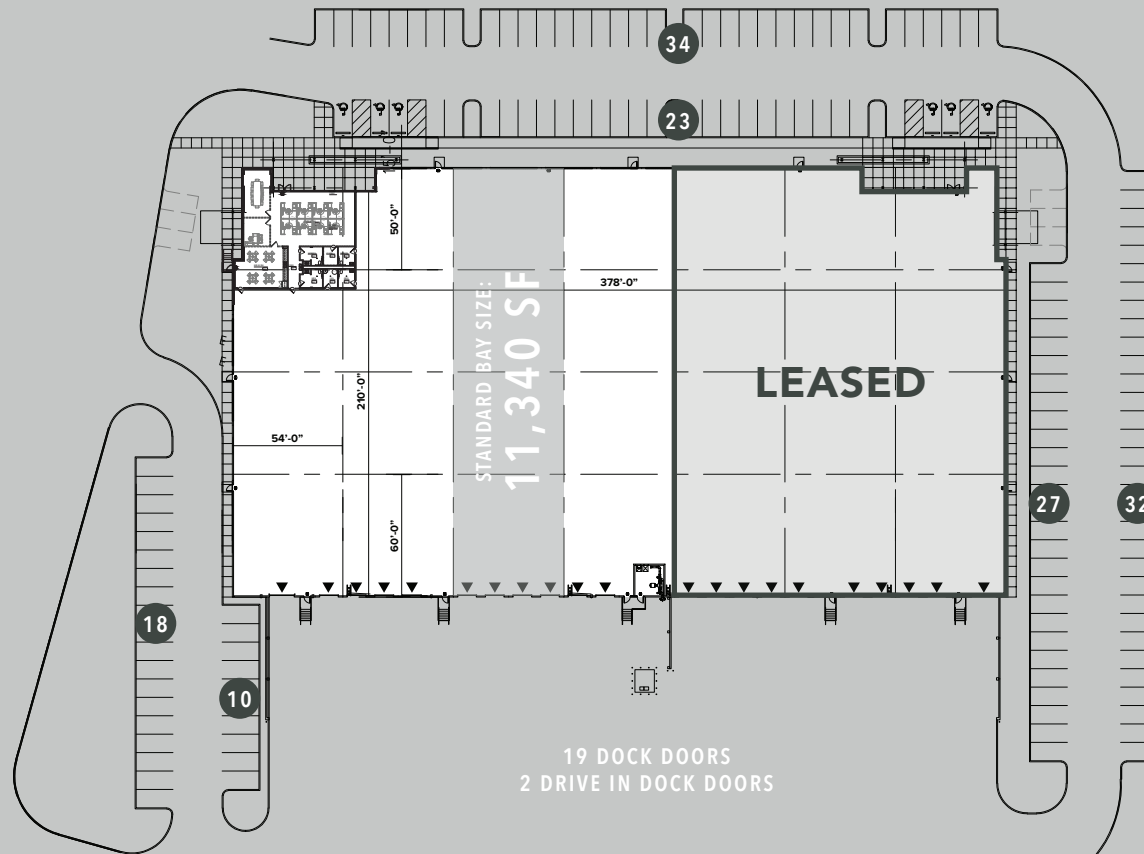
151 N I-35 E  
Denton, Texas 76207



PROPERTY OVERVIEW

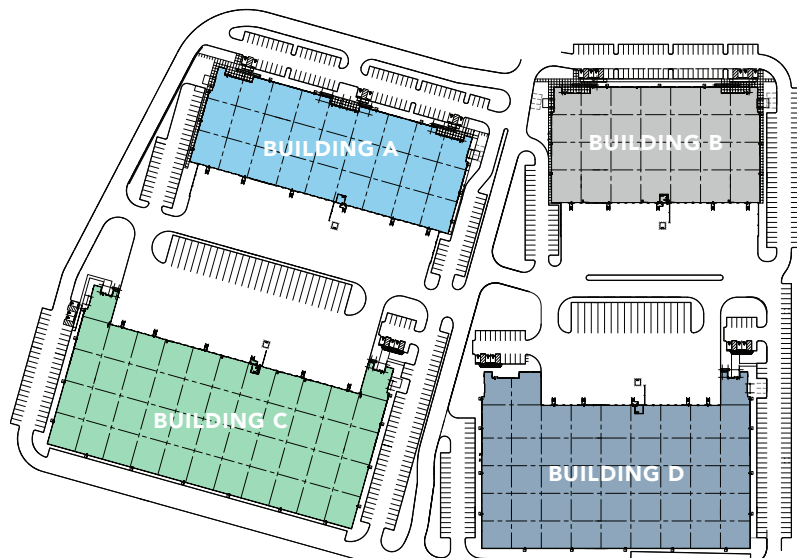
MASTER SITE PLAN

GET DIRECTIONS



## PROPERTY NAVIGATION

Master Site Plan



## BUILDING B 77,830 SF

151 N I-35 E Denton, Texas 76207

Available SF	44,480 SF
Clear Height	28'
Speed Bay	60'
Dock Doors	11
Drive In Dock Doors	2
Car Parks	155
Spec Office	2,887 SF

Owned By



Leased By



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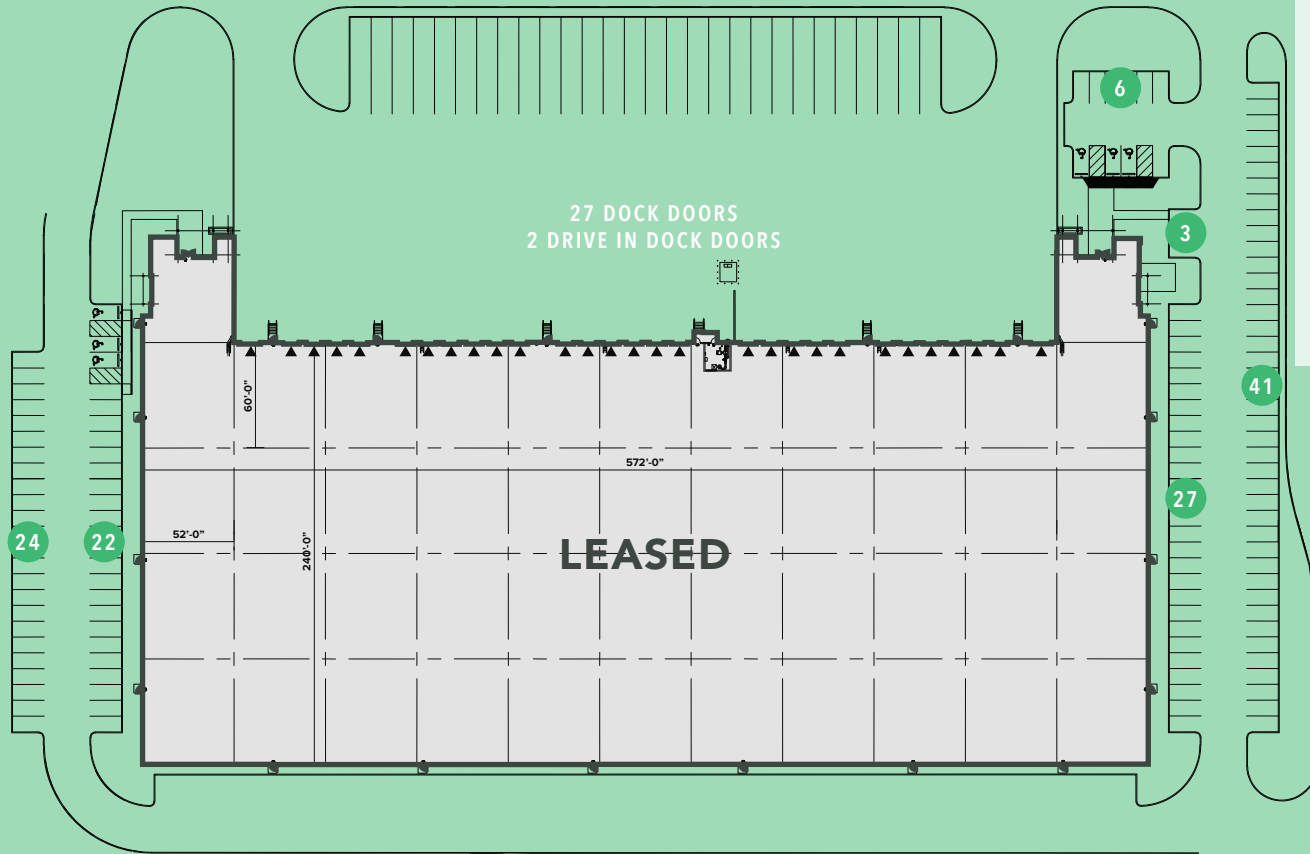
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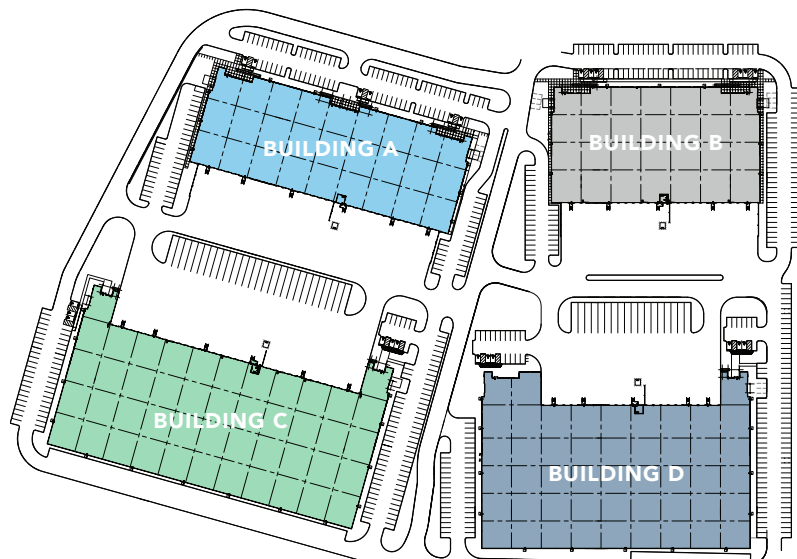
**URBAN DISTRICT 35**  
 165 N I-35 E  
 Denton, Texas 76207



**PROPERTY OVERVIEW**  
**MASTER SITE PLAN**  
**GET DIRECTIONS**



**PROPERTY NAVIGATION**  
 Master Site Plan



**BUILDING C 142,628 SF**  
 165 N I-35 E Denton, Texas 76207

Available SF	Fully Leased
Minimum Divisible	Fully Leased
Clear Height	32'
Speed Bay	60'
Dock Doors	27
Drive In Dock Doors	2
Car Parks	133
Trailer Parking	28

Owned By



Leased By



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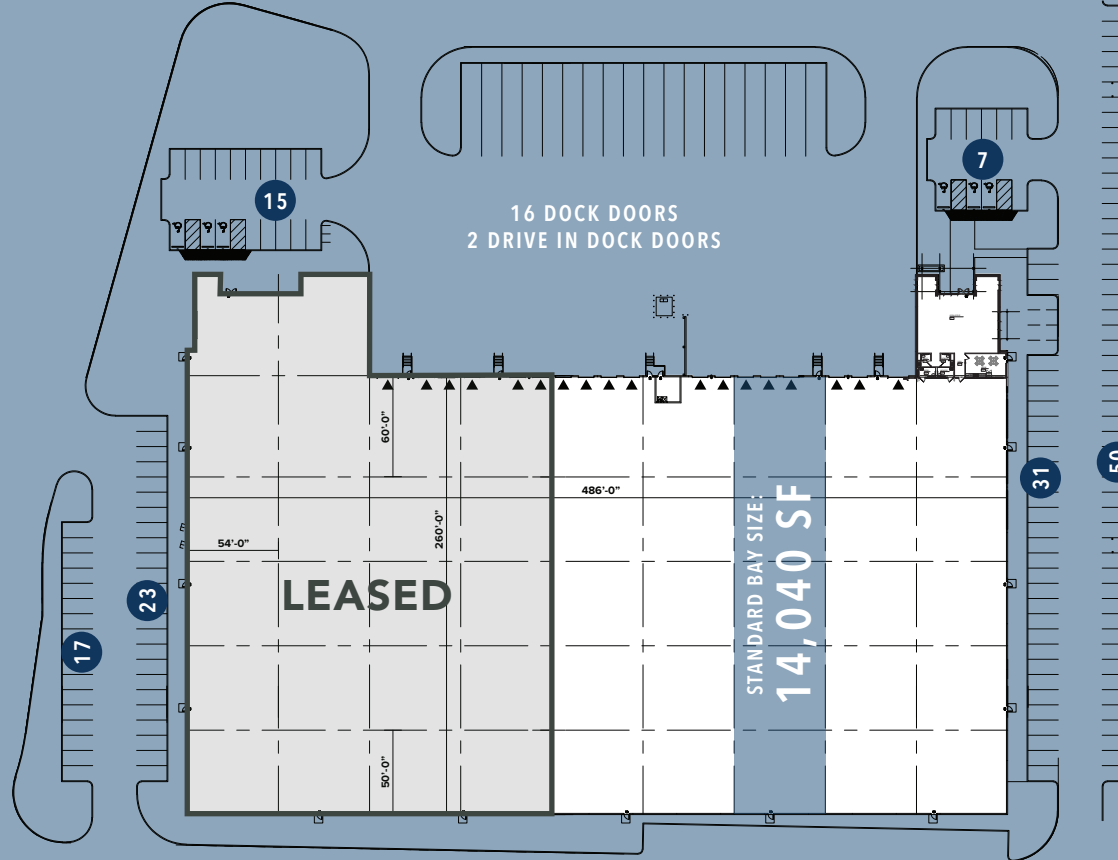
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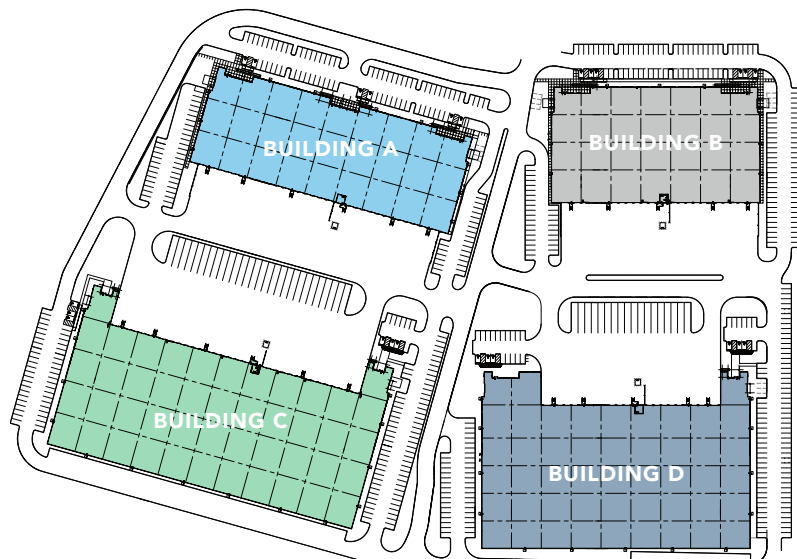
**URBAN DISTRICT 35**  
 161 N I-35 E  
 Denton, Texas 76207



**PROPERTY OVERVIEW**  
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**PROPERTY NAVIGATION**  
 Master Site Plan



**BUILDING D 134,887 SF**  
 161 N I-35 E Denton, Texas 76207

Available SF	72,989 SF
Clear Height	32'
Speed Bay	60'
Dock Doors	16
Drive In Dock Doors	2
Car Parks	143
Trailer Parking	18
Spec Office	2,830 SF

Owned By



Leased By



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# Information About Brokerage Services

11-2-2015



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.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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 have 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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone