



# Property Highlights



- +/- 48.38 Acres (Divisible for a Lease)
- +/- 5,000 SF Office (Two-Story)
- Water Well & Septic On-Site
- 3 Phase Power On-Site
- Outside City Limits (Within Denton ETJ)
- Completely Fenced and Gated
- +/- 11 Acres Heavily Stabilized
- Outside 500 Year and 100 Year Floodplains
- +/- 4,100' of Frontage Along BNSF Railroad
- Location:
  - +/- 1 Mile North of Denton City Limits
  - +/- 35 Miles North of Fort Worth
  - +/- 36 Miles North of DFW Airport
- Sale Price: \$5.00/SF
- Lease Rate: \$2,000/Acre/Month

# Property Survey

**FIELD NOTES  
48.380 ACRES**

BEING all that certain lot, tract, or parcel of land situated in the J. Ayers Survey Abstract Number 2 in Denton County, Texas, being all that certain "Tract I" and "Tract II" of land conveyed by deed from Denton County Land Investments, LLC to Nicodemus Investments, LLC recorded under Document Number 2012-97884, Real Property Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a capped iron rod found for corner in the east line of the Gulf, Coast and Santa Fe Railroad Company right-of-way, said point being the northwest corner of that certain tract of land conveyed by deed from Aubrey H. Turner to North Texas Kartars, Inc. recorded under Clerk's File Number 96-R0009246, Real Property Records, Denton County, Texas;

THENCE N 52° 09' 17" E, 2212.57 feet with said east line of said Railroad Company right-of-way to an iron rod found for corner;

THENCE N 52° 06' 12" E, 1802.67 feet with said east line of said Railroad Company right-of-way to a capped iron rod marked TXDOT found for corner in the west line of Interstate Highway Number 35, a public roadway;

THENCE S 10° 04' 12" E, 539.54 feet with said west line of said Interstate Highway to a capped iron rod marked TXDOT found for corner;

THENCE S 53° 15' 20" W, 97.46 feet with said west line of said Interstate Highway to a capped iron rod marked TXDOT found for corner;

THENCE S 36° 55' 49" E, 81.57 feet with said west line of said Interstate Highway to a capped iron rod marked TXDOT found for corner in the west line of that certain tract of land conveyed by deed from Dale Williamson and wife, Bernice Williamson to Allen Williamson and David Williamson recorded under Document Number 2013-151056, Real Property Records, Denton County, Texas;

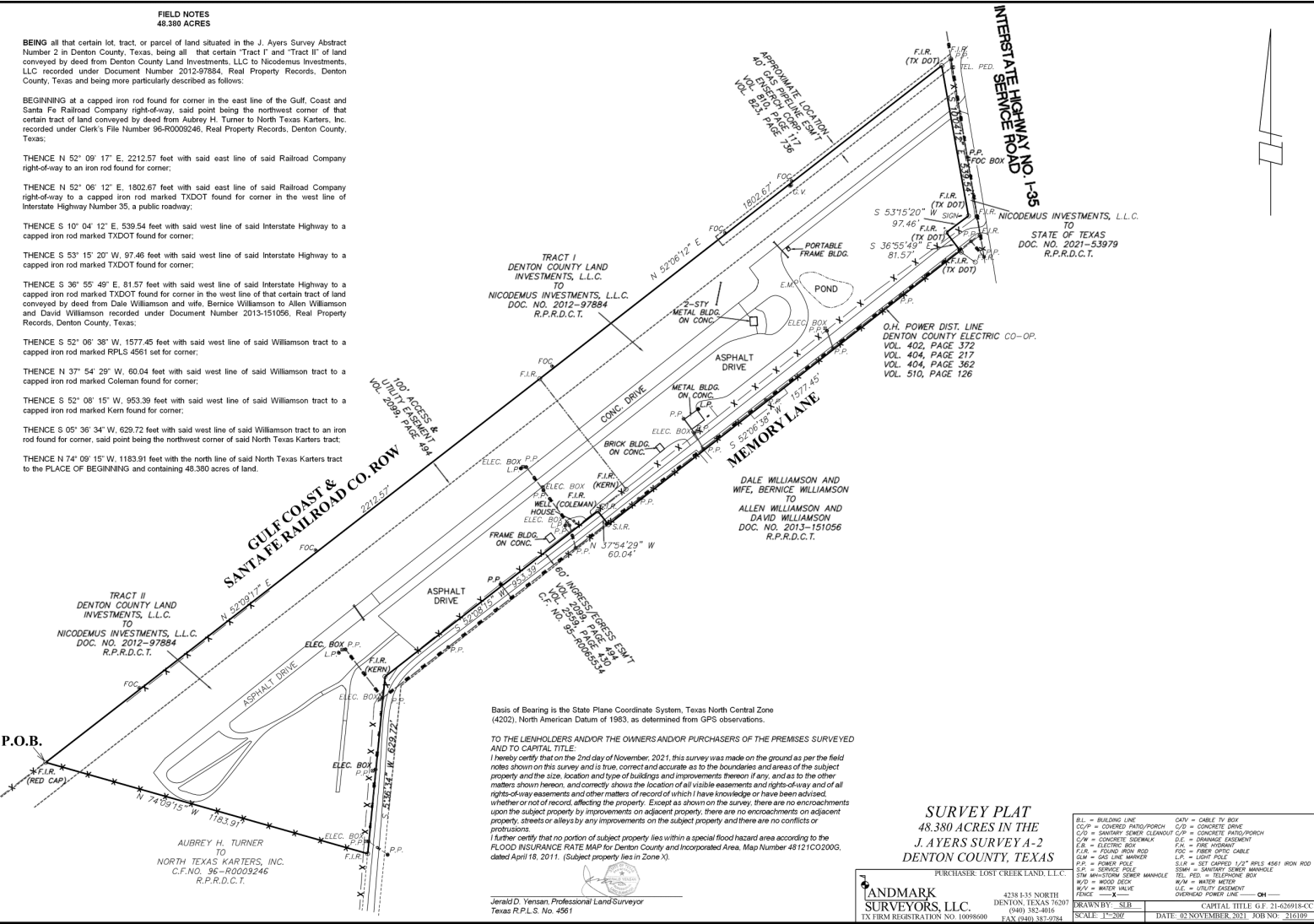
THENCE S 52° 06' 38" W, 1577.45 feet with said west line of said Williamson tract to a capped iron rod marked RPLS 4561 set for corner;

THENCE N 37° 54' 29" W, 60.04 feet with said west line of said Williamson tract to a capped iron rod marked Coleman found for corner;

THENCE S 52° 08' 15" W, 953.39 feet with said west line of said Williamson tract to a capped iron rod marked Kern found for corner;

THENCE S 05° 36' 34" W, 829.72 feet with said west line of said Williamson tract to an iron rod found for corner, said point being the northwest corner of said North Texas Kartars tract;

THENCE N 74° 09' 15" W, 1183.91 feet with the north line of said North Texas Kartars tract to the PLACE OF BEGINNING and containing 48.380 acres of land.



Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.

TO THE LIENHOLDERS AND/OR THE OWNERS AND/OR PURCHASERS OF THE PREMISES SURVEYED AND TO CAPITAL TITLE:

I hereby certify that on the 2nd day of November, 2021, this survey was made on the ground as per the field notes shown on this survey and is true, correct and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way easements and other matters of record of which I have knowledge or have been advised, whether or not of record, affecting the property. Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets or alleys by any improvements on the subject property and there are no conflicts or prohibitions.

I further certify that no portion of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Areas, Map Number 48121C0200G, dated April 18, 2011. (Subject property lies in Zone X).

**SURVEY PLAT  
48.380 ACRES IN THE  
J. AYERS SURVEY A-2  
DENTON COUNTY, TEXAS**

LANDMARK SURVEYORS, L.L.C.  
4218 L-35 NORTH DENTON, TEXAS 76207  
(940) 382-4016  
FAX: (940) 382-0784

B.L. = BUILDING LINE	CATV = CABLE TV BOX
CC/P = COVERED PATIO/PORCH	C/D = CONCRETE DRIVE
CC/S = SANITARY SEWER CLEANSOUT	C/P = CONCRETE PATIO/PORCH
C/W = CONCRETE SIDEWALK	D.E. = DRAINAGE EASEMENT
E.B. = ELECTRIC BOX	F.W. = FIRE HYDRANT
F.L.R. = FOUNDATION ROAD	FLC = FIBER OPTIC CABLE
G.M. = GAS LINE MARKER	L.P. = LIGHT POLE
P. = POWER POLE	S.P. = SET CAPTIVE 1/2" IRCL 4561 IRON ROD
S.P. = SERVICE POLE	SSM = SANITARY SEWER MANHOLE
SM = SANITARY SEWER MANHOLE	TEL. = TELEPHONE BOX
W/D = WOOD DECK	W/M = WATER METER
W.V. = WEAVER VALVE	W.L. = UTILITY EASEMENT
FENCE = X-X-X	OVERHEAD POWER LINE = OH

Jerald D. Yensan, Professional Land Surveyor  
Texas R.P.L.S. No. 4561

REVENUE - SUR CAPITAL TITLE G.P. 21-430918-CU  
SCALE: 1"=200' DATE: 03 NOVEMBER 2021 408 NOD 2101051



## 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 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.

**M&W Real Estate, LLC**      9012712      [jake@mwrealestate.com](mailto:jake@mwrealestate.com)      (325) 721-2353

Licensed Broker/Broker Firm Name or  
Primary Assumed Business Name      License No.      Email      Phone

**Jake Wilkinson**      6169900      [jake@mwrealestate.com](mailto:jake@mwrealestate.com)      (325) 721-2353

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

Buyer/Tenant/Seller/Landlord Initials      Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)



# REAL ESTATE

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