



BUILDING DETAILS

- Building: 12,000 SF
- Office: 1,600 SF
- 22' side walls
- (1) Grade-level Door: 14' x 16'
- (3) Grade-level Doors: 14' x 14'
- 3-Phase power available to the property
- Single- phase wired throughout the building
- LED Warehouse Lighting
- Insulated building & OH doors
- 6- inch concrete with added fiber & rebar
- 1,600 SF of Mezzanine storage

PROPERTY HIGHLIGHTS

- **\$1,899,000**
- 10.5+/- Acres
- 42.5+/- additional acres available
- Outside the city limits
- DOT Approved turn ins
- City Water (12 inch line)
- 2- inch water tap
- Septic system
- Fiber internet available
- Finished out offices
- Less than half an acre of flood plain

BROKER INFORMATION

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The Seller is currently in the process of draining and filling in the pond with fill dirt to create a more usable yard.

Boundary lines are flexible and will be determined by a new survey

PROPERTY DETAILS

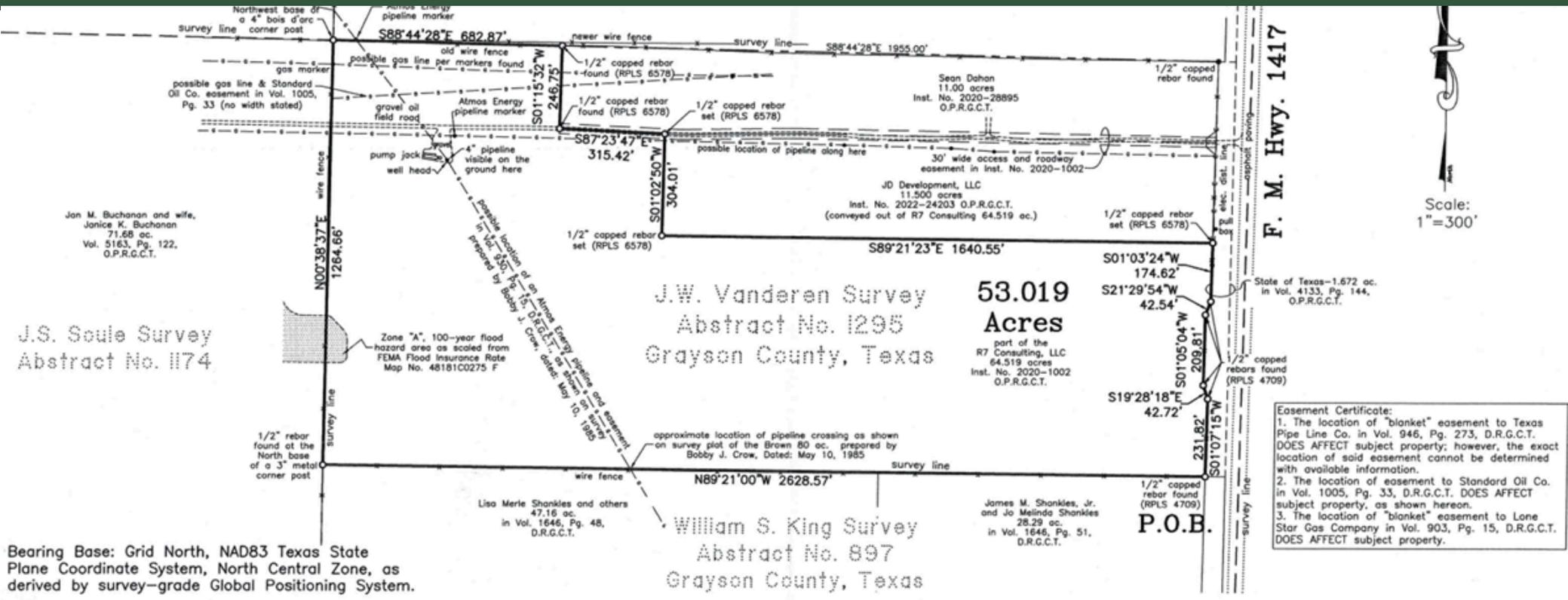
This property is ideal for any manufacturing operation needing yard space. This would also be an ideal location for an investor with the land to build additional buildings creating a business park. There is approximately 1,600 SF of office build out and the remainder of the building offers a clear-span warehouse floor for maximum flexibility. The four overhead doors are ideally situated for multiple access points to the yard area. There is an additional 42.5+/- acres available to purchase with the 10.5 acres or to purchase separately. This property is ideally located outside the city limits with a 911 approved address on FM 1417 offering easy access to the major throughfares running through Grayson County. Call Broker today for more details!

Additional 42.5 acres
available that can be
divided or sold
separately

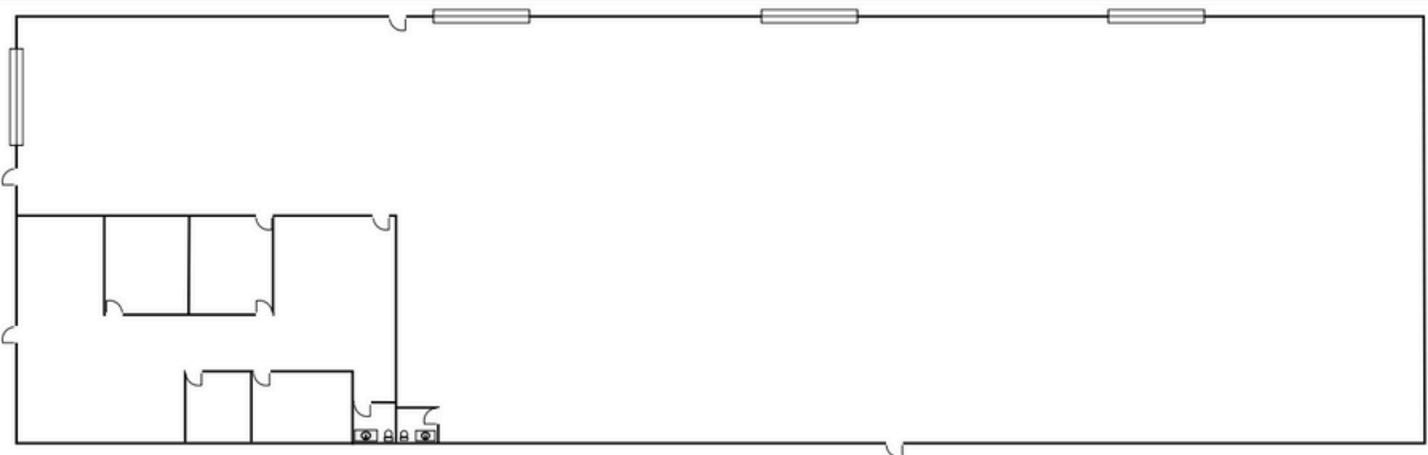




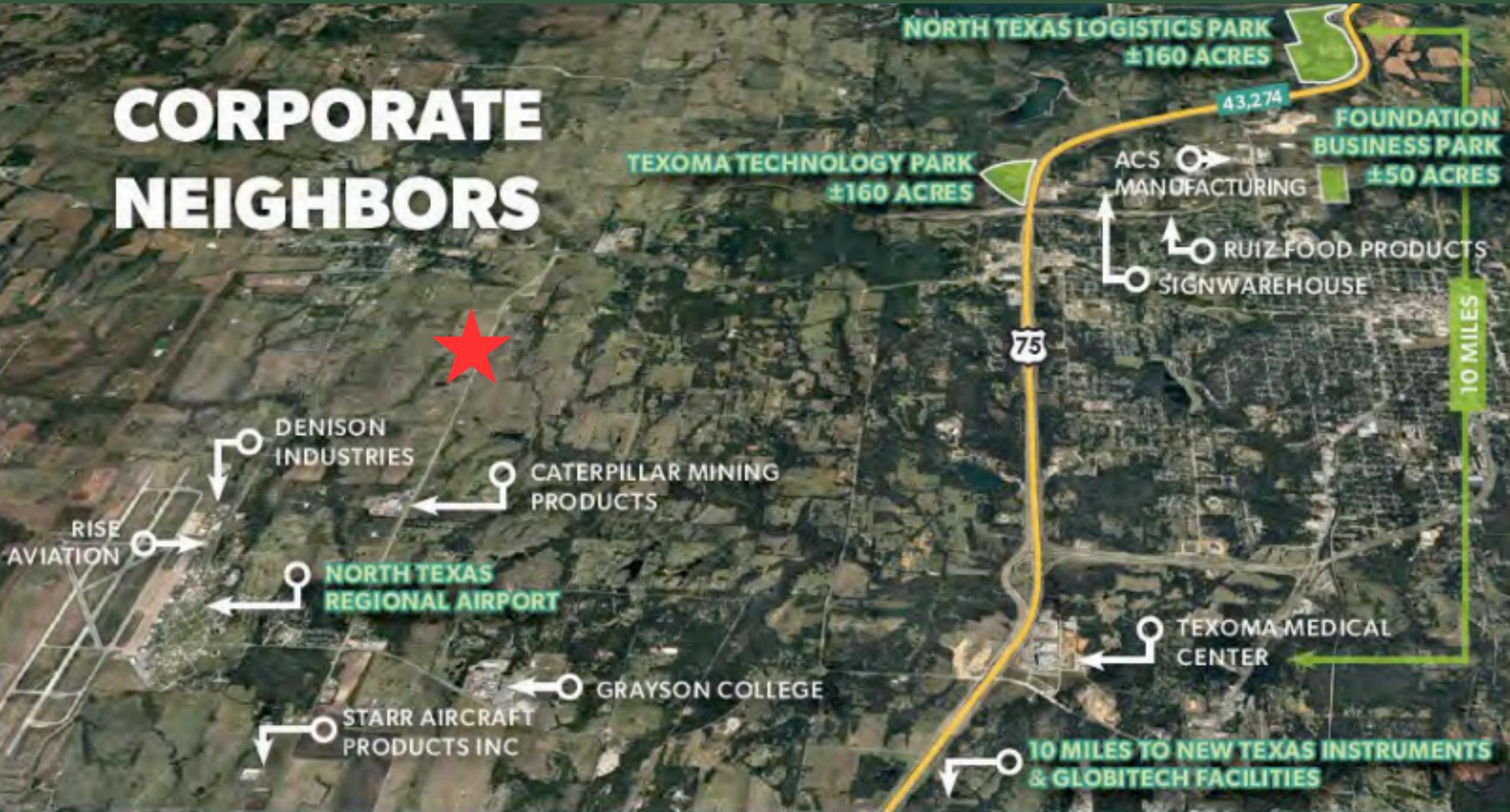




Bearing Base: Grid North, NAD83 Texas State Plane Coordinate System, North Central Zone, as derived by survey-grade Global Positioning System.



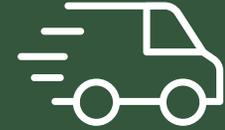
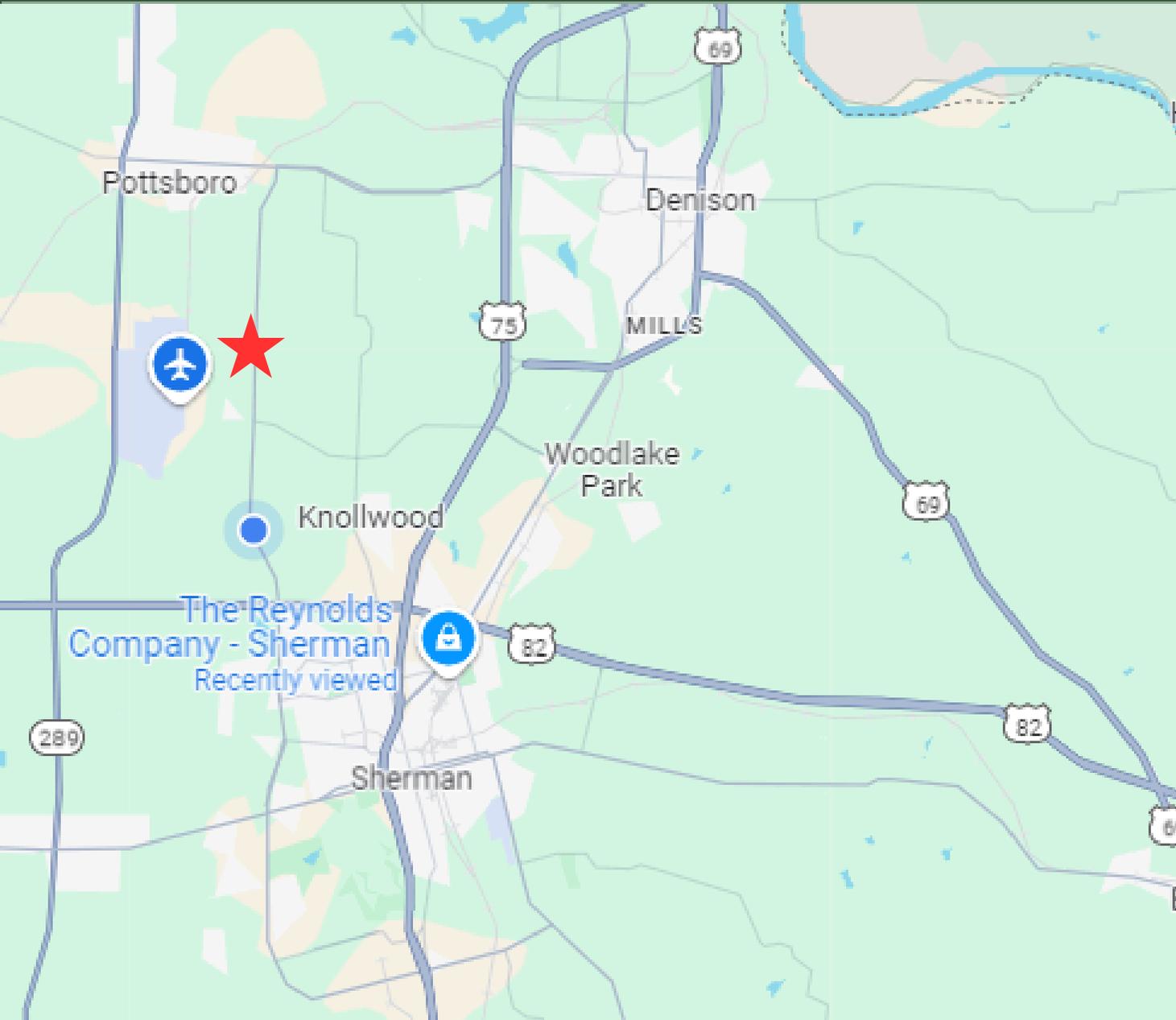
CORPORATE NEIGHBORS



A Strategic Location for Advanced Manufacturers

12,000 SF on 10.5+/- Acres for Sale

8029 FM 1417, Denison, TX 75020
Map Graphic



DRIVE TIMES

5

MINUTES
TO/FROM NORTH
TEXAS REGIONAL
AIRPORT

15

MINUTES TO/FROM
TEXAS INSTRUMENTS
AND
GLOBALWAFERS

7

MINUTES
TO/FROM
HWY 75

6

MINUTES
TO/FROM
HWY 82

5

MINUTES
TO/FROM
HWY 289

68

MINUTES TO/FROM
DALLAS FORT
WORTH
INTERNATIONAL
AIRPORT



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.

11-2-2015

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.

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TAR 2501

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Unfilled