

STAG
COMMERCIAL

LAND FOR SALE

FRONTIER DR/CLUBHOUSE DR | DENTON, TX 76210



PROPERTY HIGHLIGHTS

±1.6 acres located at the Northwest corner of Clubhouse Dr and Frontier Dr within the Unicorn Lake development, one of Denton's most established and successful mixed use districts. The site benefits from excellent visibility and prominent corner positioning, surrounded by a strong concentration of medical offices, professional services, restaurants, and neighborhood-serving retail. Unicorn Lake's proven tenant mix, walkable internal road network, and proximity to Loop 288 and I-35 have made it a preferred destination for healthcare users, office professionals, and a diverse range of retail. With scenic lake views, utility availability, and gently sloping terrain, the property offers flexibility for a variety of commercial or mixed use concepts.

PRICE:

\$975,000.00

SIZE:

+/- 1.6 AC | 69,696 SF

**Information contained herein was obtained from sources deemed reliable; however, Stag 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 sale or lease or removal from the market for any reason without notice.

MICHAEL MCDONALD

mcdonald@stagcre.com | 940.400.STAG

SITE

FRONTIER DR/CLUBHOUSE DR | DENTON, TX 76210



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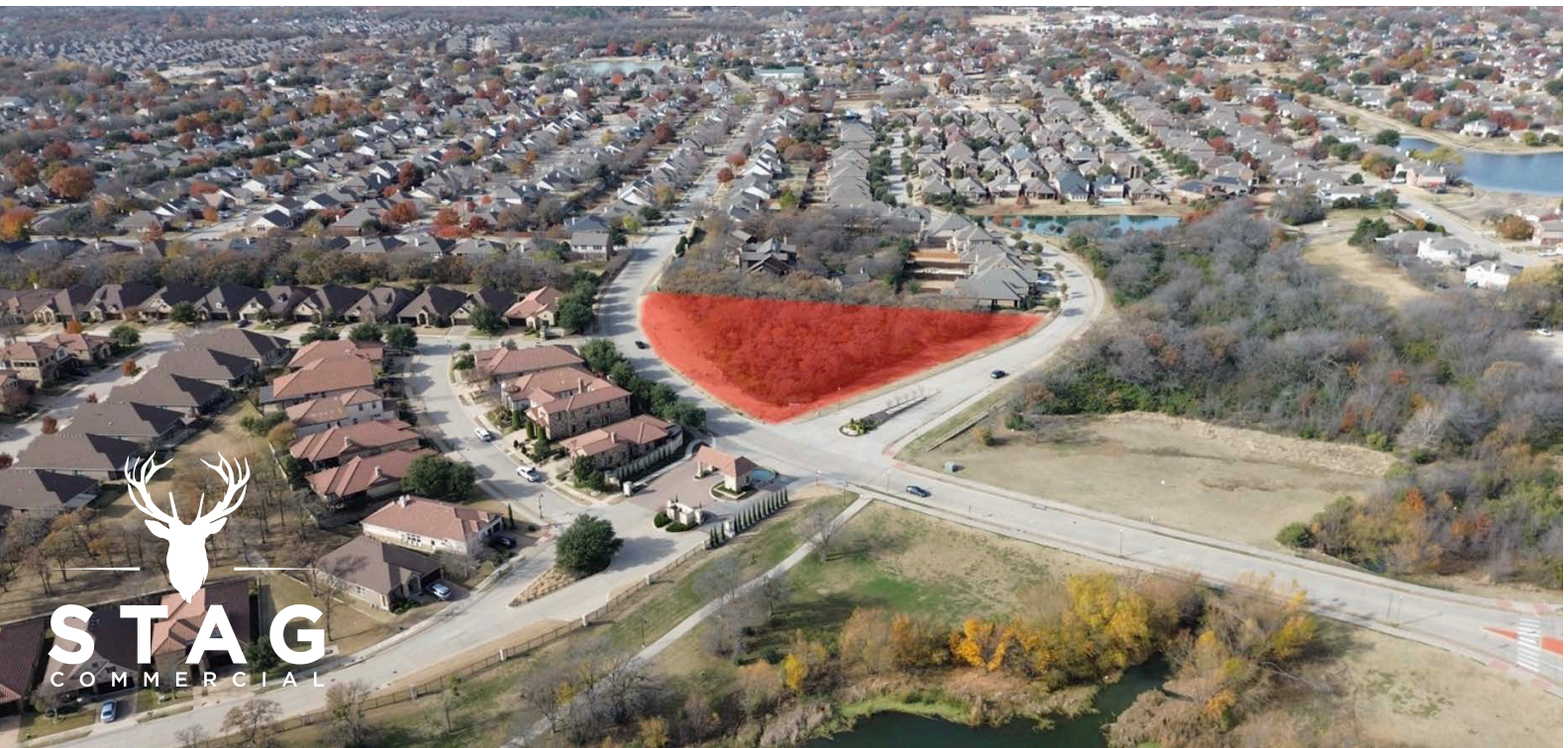
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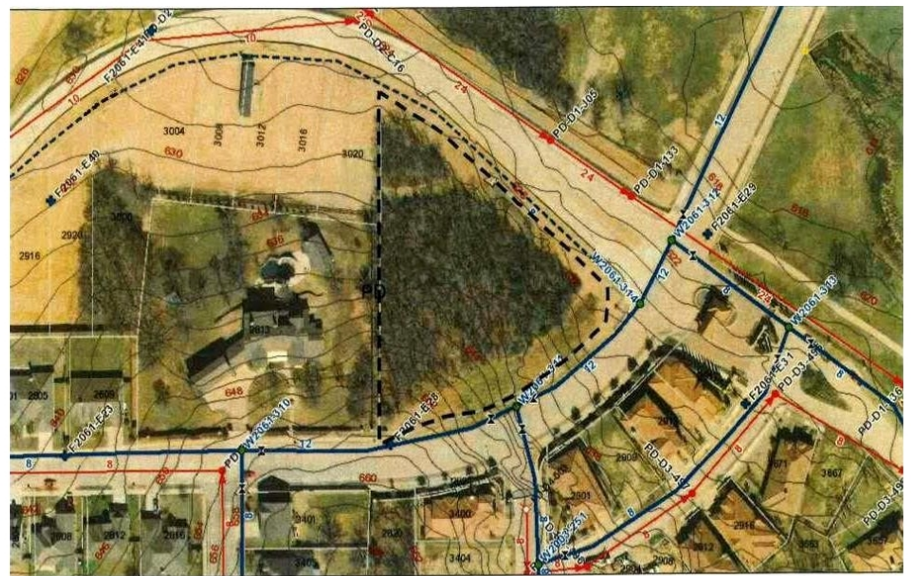
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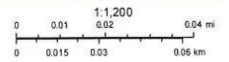
SITE

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January 8, 2016

- Override 1
- CODGIS GISADM Topo_2ft_contours
- Blow Off
- ⊗ Air Release
- Pressure Reducing
- ⊠ Closed valve
- ⊡ Open valve
- ◆ Public Hydrant
- ◆ Private Hydrant
- Water Fitting



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PROPERTY SUMMARY

PROPERTY:	Frontier Dr and Clubhouse Dr Development Site
LOCATION:	Northwest Corner of Frontier Dr and Clubhouse Dr, Denton TX, 76210
TYPE:	Development Site
ZONING:	O-MN (Mixed-Use Neighborhood) within the ULD Overlay
POTENTIAL USE:	Office Medical Office Retail Restaurant Daycare Hospitality
AVAILABLE:	Immediately
LAND:	+/- 1.6 AC 69,696 SF
TOPOGRAPHY:	Gently sloped
FRONTAGE/ACCESS:	Frontier Dr and Clubhouse Dr
VISIBILITY:	High
UTILITIES:	All utilities on site
TAXES:	Tax Parcel ID: 469656
PRICING:	\$975,000.00
TERMS:	Cash at Closing
LISTED:	LoopNet, Costar, Crexi and many more
COMMENTS:	<p>±1.6 acres located at the Northwest corner of Clubhouse Dr and Frontier Dr within the Unicorn Lake development, one of Denton's most established and successful mixed use districts. The site benefits from excellent visibility and prominent corner positioning, surrounded by a strong concentration of medical offices, professional services, restaurants, and neighborhood-serving retail. Unicorn Lake's proven tenant mix, walkable internal road network, and proximity to Loop 288 and I-35 have made it a preferred destination for healthcare users, office professionals, and a diverse range of retail. With scenic lake views, utility availability, and gently sloping terrain, the property offers flexibility for a variety of commercial or mixed use concepts.</p>
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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 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.

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