



OFFICE BUILDING FOR SALE

4000 West University (HWY 380) | Denton, TX 76207



PROPERTY HIGHLIGHTS

Existing Professional Office on great future development site. Existing building is ideal for Construction Office or Equipment Rental and Sales Office. Site is path of rapid growth and development. Great future site for Professional Office, Medical or Residential Development.

PRICE

Call For Pricing

SIZE

+/- 3,747 SF
+/- 2,520 SF Outbuilding
+/- 5.23 Acres | +/-227,818 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.

JOHN WITHERS

john@stagcre.com | (940) 400 -STAG

PHOTOS

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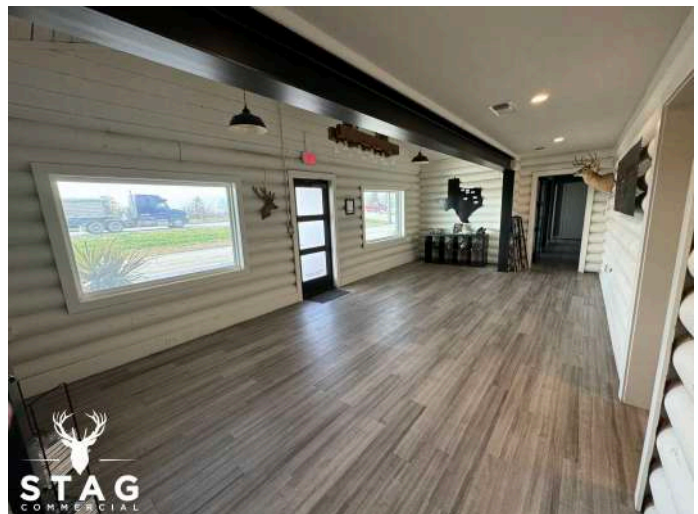
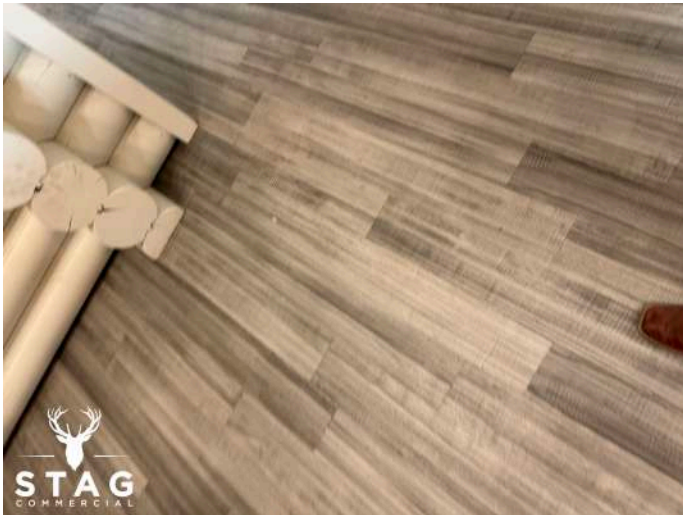
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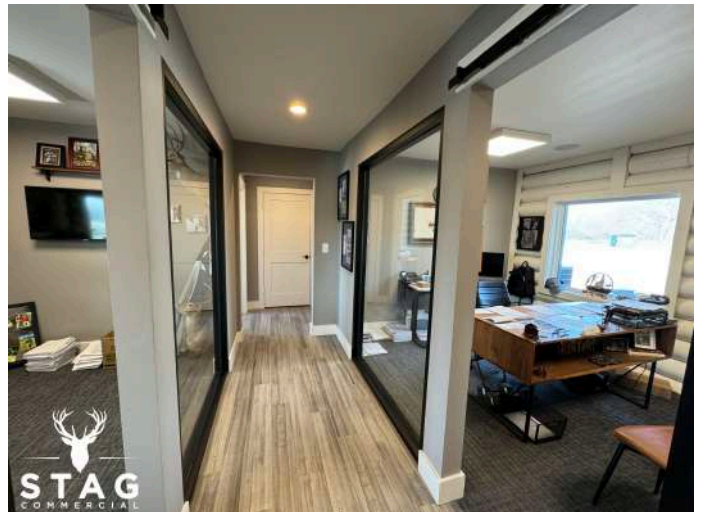
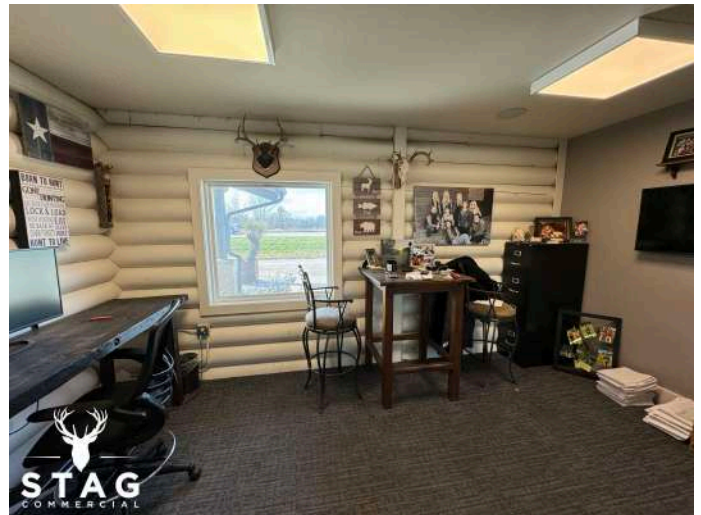
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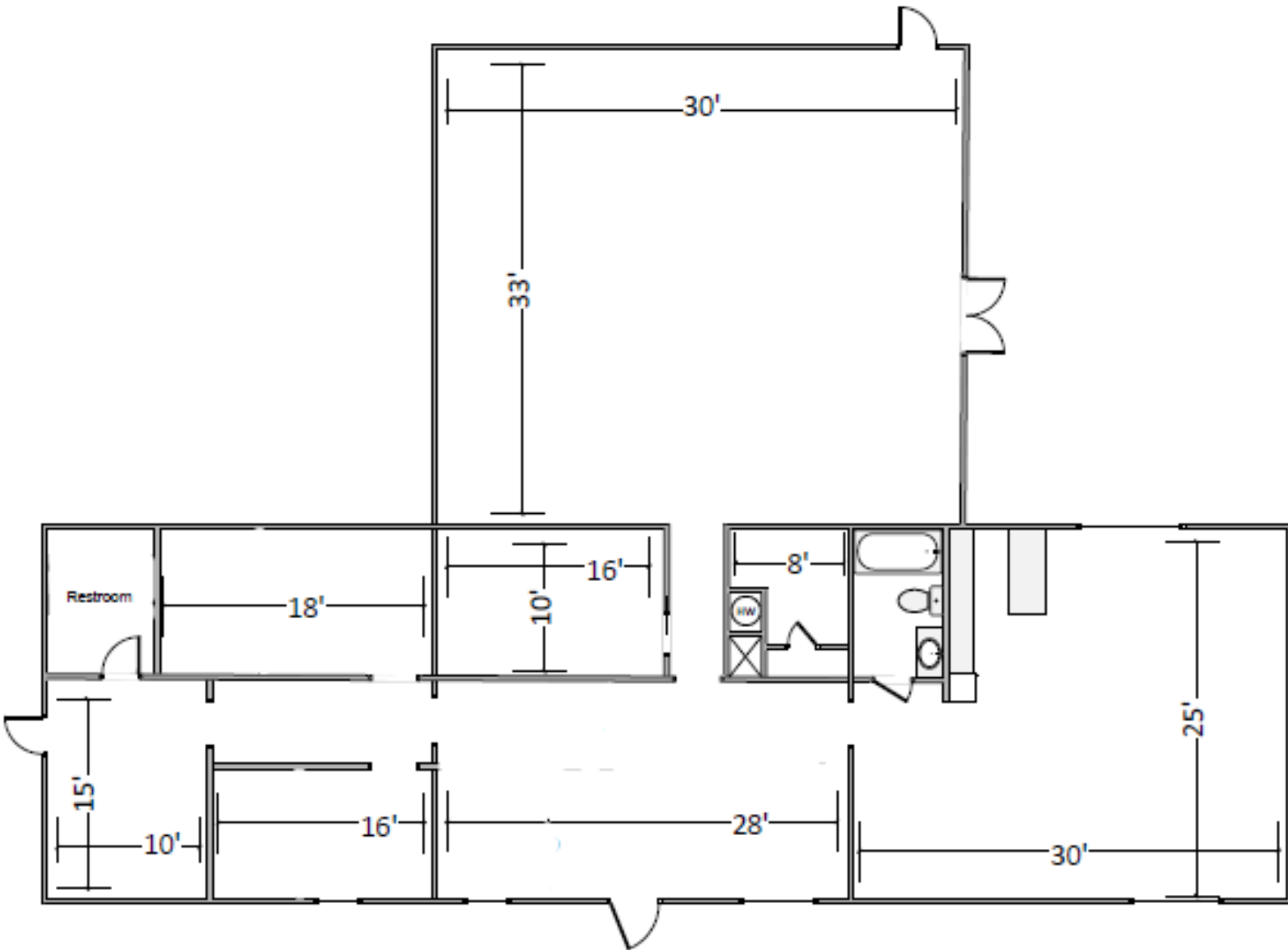
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FLOORPLAN

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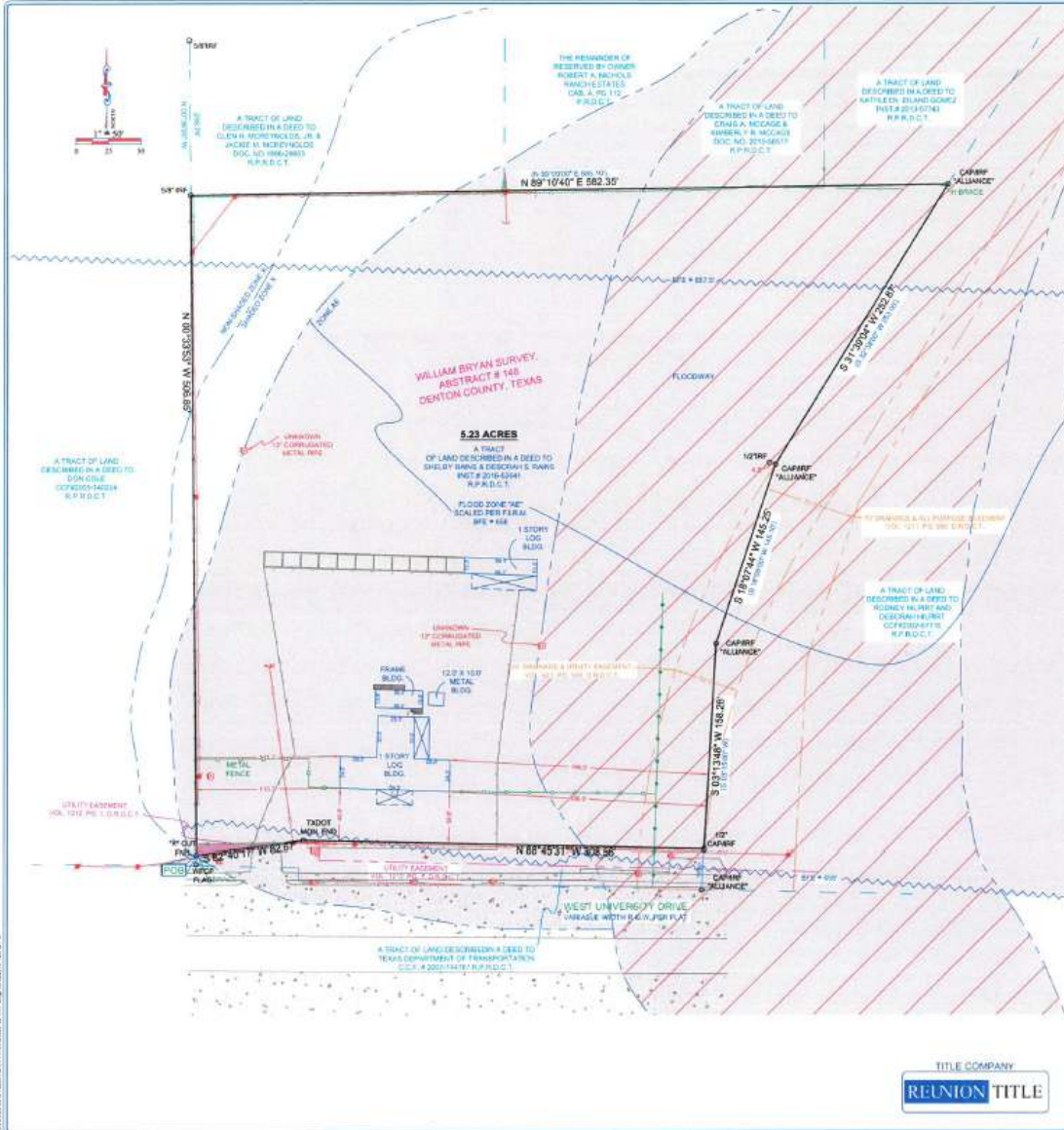
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SURVEY

4000 West University (HWY 380) | Denton, TX 76207



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4000 W. University
5.23 Acres

FIELD NOTES to all the certain lot, tract or parcel of land situated in the William Bryan Survey, Abstract 148 in the City of Denton, Denton County, Texas and being the remainder of a tract of land described in a deed to Shelby Rains and Deborah S. Rains as recorded in instrument number 2016-02641 of the Real Property Records, Denton County, Texas. The subject tract being more particularly described as follows:

BEGINNING at a "X" cut found for the Southwest corner of the herein described and the Northeast corner of a tract of land described in a deed to Texas Department of Transportation as recorded in County Clerks File Number 2007-148767 Real Property Records, Denton County, Texas and being in the North Right of Way of West University Drive and being in the East line of a tract of land described in a deed to Don Cole as recorded in County Clerks File Number 2005-14024 Real Property Records, Denton County, Texas;

Thence North 00 degrees 30 minutes 53 seconds West with the East line thereof, along or near a fence a distance of 506.85 feet to 58" iron rod found for the Northwest corner of the herein described tract and the Southwest corner of a tract of land described in a deed to Glen McReynolds, Jr. and Jackie M. McReynolds as recorded in Document Number 1996-28603, Real Property Records, Denton County, Texas;

Thence North 00 degrees 10 minutes 40 seconds East along or near a fence a distance of 322.35 feet to a capped iron rod stamped "Alliance" found for the Northeast corner of the herein described tract and being the Southeast corner of a tract of land described in a deed to Kathleen Eiland Dorset as recorded in County Clerks Instrument Number 2013-57743, and being in the West line of a tract of land described in a deed to Rodney Hight and Deborah Hight as recorded in County Clerks File Number 2002-87116 Real Property Records, Denton County, Texas;

Thence South 31 degrees 39 minutes 04 seconds West with the West line thereof a distance of 252.87 feet to a capped iron rod stamped "Alliance" found for corner;

Thence South 16 degrees 07 minutes 44 seconds West with the West line of said Hight tract a distance of 145.25 feet to a capped iron rod stamped "Alliance" found for corner;

Thence South 03 degrees 13 minutes 48 seconds West with the West line thereof a distance of 158.02 feet to a "12" capped iron rod found for the Southeast corner of the herein described tract and being in the West line of said Hight tract and being the Northeast corner of said Texas Department of Transportation tract and being in the North Right of Way of said West University Drive;

Thence North 88 degrees 45 minutes 31 seconds West with the North line thereof a distance of 209.16 feet to a TXXOT monument found at an angle point in said new Right of Way;

Thence South 02 degrees 40 minutes 17 seconds West with said North Right of Way of said West University Drive a distance of 82.67 feet to the PLACE OF BEGINNING and ending 5.23 Acres of land more or less.

FLOOD STATEMENT: I have reviewed the F.E.M.A. Flood Insurance Rate Map for the City of Denton, Community Number 480194 effective date 4-18-2011 and that map indicates as shaded, that a portion of this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood (500-year)", a portion of this property is within "Shaded Zone X" defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood" and a portion of this property is within "Shaded Zone AE" defined as "Special Flood Hazard Areas subject to inundation by the 1% annual chance flood (100-year), with base flood elevations determined as shown on Panel 358 G of said map.

NOTE: This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Conditon B Survey.

NOTE: This survey is certified to Reunion Title (09X2005-201432-RU), First American Title Guaranty Company, 02 Outdoor Holdings, LLC, WQ2 Investments, LLC, Happy State Bank, Shelby Rains, and Deborah S. Rains.

NOTE: This survey correctly represents the results of an on-the-ground survey made under my direction and supervision on 9-24-2018. There are no visible or apparent intrusions or protrusions except as shown herein.

NOTE: Only the following easements supplied to me by Reunion Title have been reviewed and addressed as follows:

10(1.) Volume 402, Page 43 Blanket Type Easement to Denton County Electric Cooperative does affect.

10(2.) Volume 621, Page 566 Easement to the City of Denton does affect as shown.

10(3.) Volume 876, Page 648 Easement to Texas Power & Light Company does not affect.

10(4.) Volume 1212, Page 1 Easement to the City of Denton does affect as shown.

LEGEND

- 1 - 1" = 50'
- ▲ - IRON NAIL
- ⊕ - ELECTRIC METER
- ⊙ - STORM DRAIN MANHOLE
- ⊖ - SEWER MANHOLE
- Ⓢ - TELEPHONE PITCHER
- Ⓢ - BURIED VEGETATION
- ⊕ - POWER POLE
- ⊕ - LIGHT POLE
- R.O.W. - RIGHT-OF-WAY
- B.F.E. - BASE FLOOD ELEVATION
- CHAIN LINK FENCE
- WIRE FENCE
- WAVE FENCE
- WOOD FENCE
- OVERHEAD UTILITIES
- ASPHALT
- CONCRETE
- WOOD



TITLE COMPANY
REUNION TITLE

1720 WESTMINSTER
DENTON, TX 76205
(940) 382-3448
JOB NUMBER: 123842
DRAWN BY: JWW
DATE: 10-26-2018
R.P.L.S.
KENNETH A. ZOLLINGER

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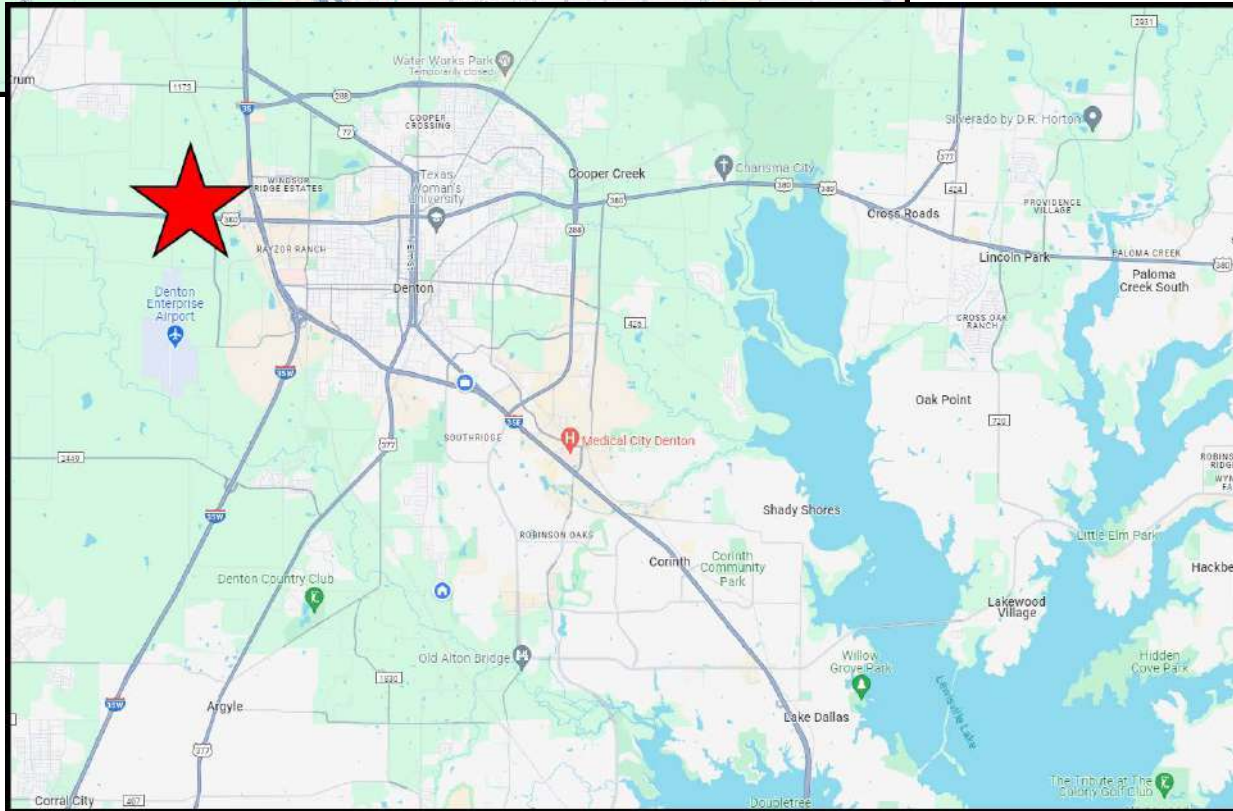
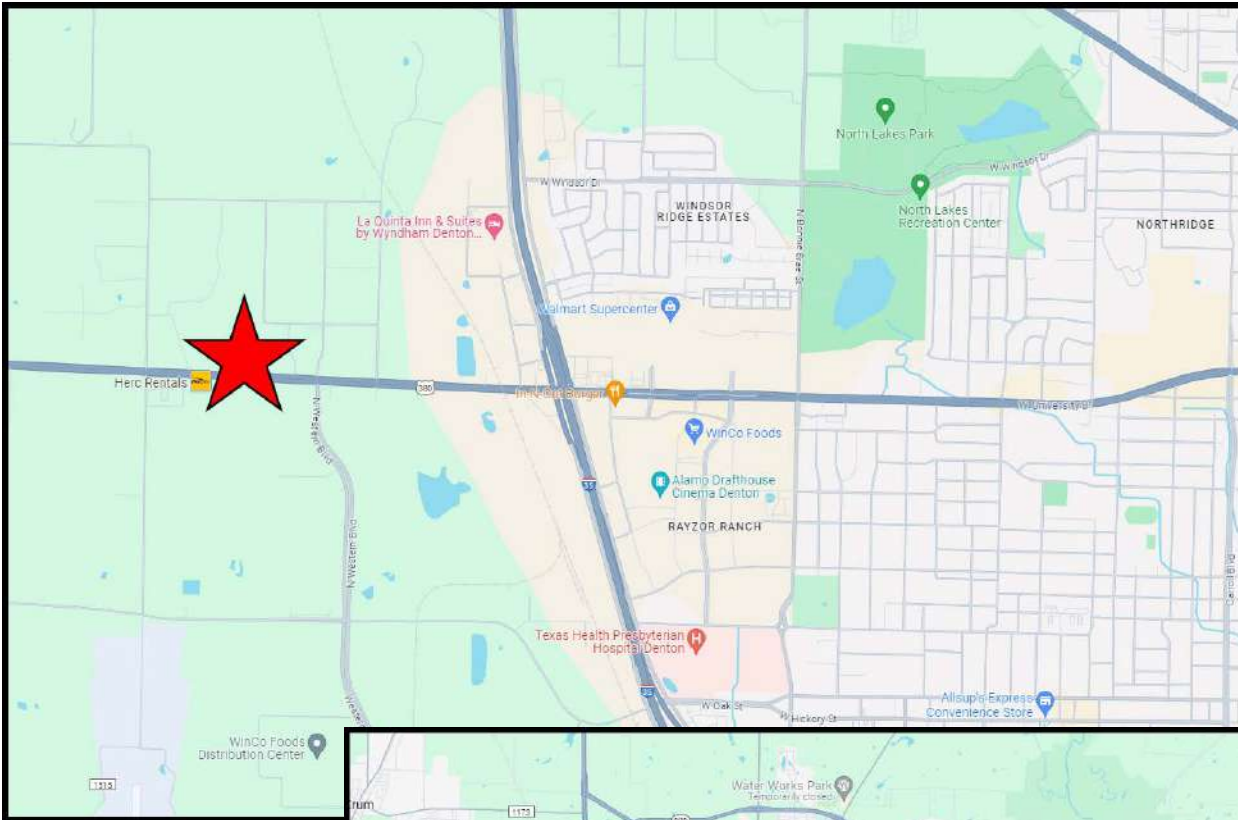
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MAPS

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PROPERTY SUMMARY

PROPERTY:	W. University Redevelopment Site		
TYPE/ZONING:	Office Medical Professional Office Residential Development		
LOCATION:	4000 West University (HWY 380), Denton, TX 76207		
BUILDING SIZE:	+/- 3,747 SF with +/- 2,520 SF Outbuilding		
ACERAGE:	+/- 5.23 Acres +/-227,818 SF		
SALES PRICE:	Call for Pricing		
SIGNAGE:	Exterior Signage available – per city ordinances		
TERM:	Cash at Closing		
VISIBILITY/ACCESS:	University Dr (HWY 380)		
LISTED:	CoStar, LoopNet, Crexi, and many more....		
COMMENTS:	Existing Professional Office on great future development site. Existing building is ideal for Construction Office or Equipment Rental and Sales Office. Site is path of rapid growth and development. Great future site for Professional Office, Medical or Residential Development.		
CONTACT:	John Withers, CCIM	(940) 390-6235	john@stagcre.com
	Austin Davis	(940) 400-7824	austin@stagcre.com

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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