

FOR SALE

1.42 AC @ W UNIVERSITY & WESTERN BLVD

3809 W UNIVERSITY DR | DENTON, TX 76207

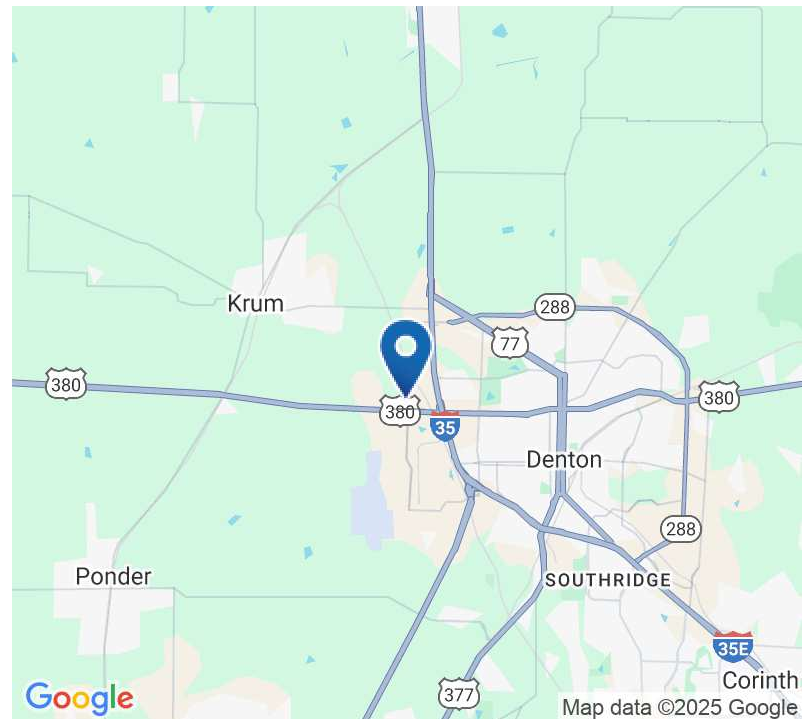


Property Description

Axis Realty Group is pleased to present this 1.42 AC site on University Dr / US-380, a rare opportunity to acquire a fully platted, development-ready commercial lot in one of Denton's fastest-growing corridors. Located just 1/4 mile west of I-35, the site benefits from exceptional visibility along Hwy 380 (W University Dr), with over 43,000 vehicles per day (TXDOT 2024) - a 19% increase year-over-year. The property sits adjacent to major residential and commercial growth, including Rayzor Ranch to the east and D.R. Horton's Hickory Grove community to the west.

Offering Summary

| | |
|-------------|-------------------------|
| Sale Price: | Call Broker for Pricing |
| Lot Size: | 1.42 Acres |
| Utilities: | All to Site |
| Zoning: | GO |



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SITE IMPROVEMENTS

Planning & Approvals

- Fully platted lot with GO (General Office) zoning, one of the most versatile zoning districts in the City of Denton, allowing a variety of office, medical, retail, hospitality, flex. and light industrial uses
- Over 18 months of engineering, drainage, and grading plan approvals completed by Seller through the City of Denton

Access & Traffic

- Two approved driveways: primary Hwy 380 frontage and a secondary western entrance via easement to Western Blvd, supported by TXDOT
- 43,078 VPD (per TXDOT 2024 data) - a 19% traffic growth from 2023

Infrastructure & Investments

- Grading & Fill Dirt: completed to engineered specifications for drainage integration with adjoining property
- Drainage System: stormwater inlet and 24" pipe in SW corner routing under storage facility's main drive into a concrete channel at the rear
- Sanitary Sewer: 400'+ private sewer line installed to city main behind the site - sized for public conversion and multiple users
- Electric Service: over \$100k spent in 2018 to install poles and lines. City of Denton co-op electric available to the site
- Water, Gas, Telecom: all available to the site

Site Condition

- No floodplain on the property
- Generally level, rectangular configuration with optimal frontage on US-380
- Surrounded by high-income households and strong residential growth



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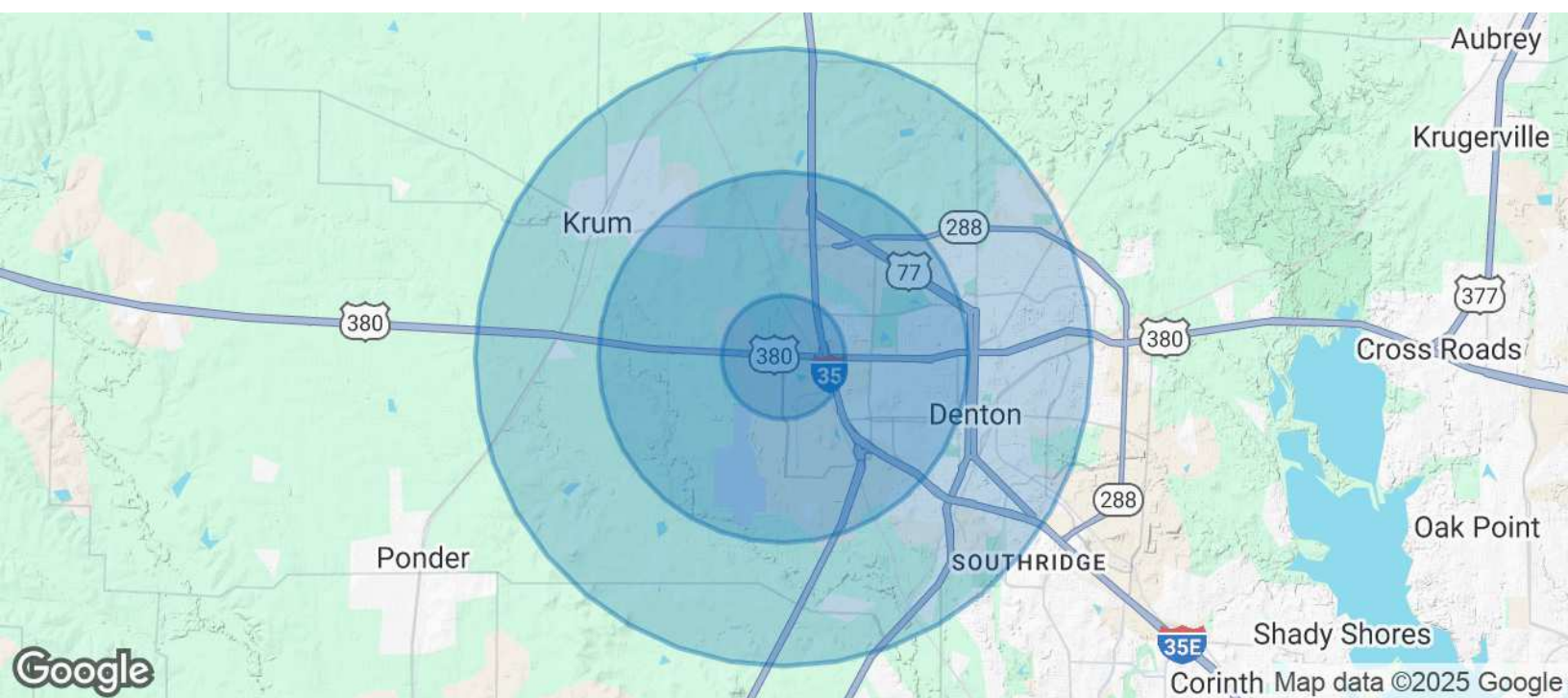
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DEMOGRAPHICS MAP & REPORT



Population

| | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population | 1,098 | 34,647 | 95,185 |
| Average Age | 39 | 34 | 34 |
| Average Age (Male) | 37 | 33 | 34 |
| Average Age (Female) | 40 | 34 | 35 |

Households & Income

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 404 | 13,951 | 38,445 |
| # of Persons per HH | 2.7 | 2.5 | 2.5 |
| Average HH Income | \$105,092 | \$71,097 | \$76,858 |
| Average House Value | \$357,218 | \$362,047 | \$358,752 |

Demographics data derived from AlphaMap



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PERMITTED USES (PER CITY OF DENTON ZONING ORDINANCE)

| Table 5.2-A: Table of Allowed Uses | | | | | | | | | | | | | | | | | |
|--|---|----|----|----|----|----|----|-----------|----|----|----------|----|----------------------|----|----|----|------------------------|
| P = permitted S = specific use permit required Blank cell = use prohibited + = use-specific standards apply | | | | | | | | | | | | | | | | | |
| | Residential | | | | | | | Mixed-Use | | | Corridor | | Other Nonresidential | | | | Use-Specific Standards |
| | RR | R1 | R2 | R3 | R4 | R6 | R7 | MN | MD | MR | SC | HC | GO | LI | HI | PF | |
| Residential Uses | | | | | | | | | | | | | | | | | |
| HOUSEHOLD LIVING | | | | | | | | | | | | | | | | | |
| Single-Family Detached Dwelling | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | | | | | | | | | 5.3.3A |
| Townhome | | | | | S+ | p+ | p+ | p+ | p+ | p+ | | | | | | | 5.3.3B |
| Duplex | | | | | S+ | p+ | p+ | p+ | p+ | p+ | | | | | | | 5.3.3C |
| Triplex | | | | | | p+ | p+ | p+ | p+ | p+ | | | | | | | 5.3.3C |
| Fourplex | | | | | | p+ | p+ | p+ | p+ | p+ | | | | | | | 5.3.3C |
| Multifamily Dwelling | | | | | | | S+ | p+ | p+ | p+ | S+ | S+ | S+ | | | | 5.3.3D |
| Tiny Home Development | Subject to approval of a planned development (PD); see 5.3.3E | | | | | | | | | | | | | | | | |
| Work/Live Dwelling | p+ | | | | | | p+ | p+ | p+ | p+ | p+ | S+ | S+ | | | | 5.3.3F |
| Manufactured Home Development (HUD Code) | | | | | | S+ | S+ | | | | | | | | | | 5.3.3G |
| GROUP LIVING | | | | | | | | | | | | | | | | | |
| Chapter House | | | | | | | S | S | | | | | | | | P | |
| Community Home | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | | | | | | | 5.3.3I |
| Dormitory | | | | | | | S | S | P | | | | | | | | |
| Elderly Housing | | | | | | S+ | S+ | p+ | P | P | | | P | | | | 5.3.3H |
| Group Home | S+ | | | S+ | S+ | S+ | S+ | S+ | S+ | S+ | | | | | | | 5.3.3I |
| Public, Institutional, Religious, and Civic Uses | | | | | | | | | | | | | | | | | |
| COMMUNITY AND CULTURAL FACILITIES | | | | | | | | | | | | | | | | | |
| Airport, City-Owned | | | | | | | | | | | | | | | | P | |
| Cemetery, City-Owned | | | | | | | | | | | | | | | | P | |
| Club or Lodge | P | S | S | S | S | S | S+ | p+ | P | p+ | P | P | P | p+ | p+ | | 5.3.4A |
| Community Service | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | |



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| | Residential | | | | | | | Mixed-Use | | | Corridor | | Other Nonresidential | | | | Use-Specific Standards |
| | RR | R1 | R2 | R3 | R4 | R6 | R7 | MN | MD | MR | SC | HC | GO | LI | HI | PF | |
| Day Care, Adult or Child | P | S | S | S | S | S | P | P | P | P | P | P | P | P+ | | | 5.3.4B |
| Funeral and Internment Facility | | | | | | | | | S | S | P | P | P | P | | | |
| Homeless Shelter | S+ | | | | | | S+ | S+ | S+ | | | | | | | P+ | 5.3.4C |
| Landfill, City-Owned | | | | | | | | | | | | | | | | P | |
| Park, Playground, Open Space | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| Religious Assembly | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | P+ | 5.3.4D |
| EDUCATIONAL FACILITIES | | | | | | | | | | | | | | | | | |
| Business or Trade School | | | | | | | | P+ | P+ | P+ | P+ | P | P | P | P | | 5.3.4E |
| College or University | | | | | | | | | P | P | | | P | | | | |
| School, Private | P | S | S | S | S | S | S | P | P | P | P | P | P | | | P | |
| School, Public | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| HEALTHCARE FACILITIES | | | | | | | | | | | | | | | | | |
| Hospital Services | | | | | | | | | | P+ | P+ | P | P | | | | 5.3.4F |
| Medical Clinic | | | | | | | | S+ | S+ | P+ | P+ | P | P | P | | | 5.3.4G |
| Medical Office | | | | | | | | P+ | P+ | P+ | P+ | P | P | P | | | 5.3.4H |
| Commercial Uses | | | | | | | | | | | | | | | | | |
| AGRICULTURAL AND ANIMAL USES | | | | | | | | | | | | | | | | | |
| General Agriculture | P | S+ | | | | | | | | | | | | S+ | P | | 5.3.5A |
| Commercial Stable | P | S+ | S+ | | | | | | | | | | | | | | 5.3.5B |
| Community Garden | P | P | P | P | P | P | P | P | P | P | P | P | P | S | S | S | |
| Kennel | P+ | S+ | S+ | | | | | | | | P+ | P+ | S+ | P+ | P+ | | 5.3.5C |
| Urban Farm | P | S | S | S | S | S | S | P | P | P | P | P | P | P | P | | |
| Veterinary Clinic | P | S | S | | | | | P | P+ | P | P | P | P | P | | | 5.3.5D |
| RECREATION AND ENTERTAINMENT | | | | | | | | | | | | | | | | | |
| Amenity Center | P | P | P | P | P | P | P | P | P | P | P | P | P | P | | | |
| Indoor Recreation Facility | P | | | | | | | P | P | P | P | P | P | P | | | |
| Outdoor Recreation Facility | P | P | P | P | P | P | P | S | S | S | P | P | P | P | | | |
| RV Park | S+ | | S+ | S+ | S+ | S+ | S+ | | | | | | | S+ | P+ | | 5.3.5E |
| FOOD AND BEVERAGE SERVICES | | | | | | | | | | | | | | | | | |
| Bar, Tavern, or Lounge | | | | | | | | S+ | P | P | P | P | P | P | | | 5.3.5F |
| Mobile Food Court | | | | | | | | S+ | S+ | S+ | S+ | S+ | S+ | S+ | | | 5.3.5G |
| Private Club | P+ | | | | | | | P+ | P+ | P+ | P+ | | | P+ | P+ | | 5.3.5H |
| Restaurant | | | | | | | | P+ | P | P | P | P | P | P | | | 5.3.5I |
| Restaurant, with Drive-Through | | | | | | | | S+ | S+ | P+ | P+ | P+ | P+ | P+ | | | 5.3.5J |



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|---|-------------|----|----|----|----|----|----|-----------|----|----|----------|----|----------------------|----|----|----|------------------------|
| | RR | R1 | R2 | R3 | R4 | R6 | R7 | MN | MD | MR | SC | HC | GO | LI | HI | PF | |
| OFFICE, BUSINESS, AND PROFESSIONAL SERVICES | | | | | | | | | | | | | | | | | |
| Administrative, Professional, and Government Office | | | | S+ | S+ | S+ | S+ | p+ | p+ | p | p | p | p | p | p | p | 5.3.5K |
| Bank or Financial Institution | | | | | | | S+ | p+ | p+ | p | p | p | p | p | | | 5.3.5L |
| Musician Studio | | | | | | | | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | | 5.3.5M |
| Credit Access Business | | | | | | | | S+ | p+ | p | p | p | p | p | | | 5.3.5N |
| Printing, Copying, and Publishing Establishment | | | | | | | | S | P | P | P | P | P | P | P | | |
| PERSONAL SERVICES | | | | | | | | | | | | | | | | | |
| Laundry Facility, Industrial | | | | | | | | | | | | S | S | P | P | | |
| Laundry Facility, Self-Service | | | | | | | S+ | p+ | p+ | p+ | p | p | p | p | p | | 5.3.5O |
| Personal Service, General | | | | | | | | p | p | p | p | p | p | p | | | |
| Tattoo and Body Piercing Parlor | | | | | | | | | p+ | p+ | p+ | p+ | | | | | 5.3.5P |
| RETAIL SALES | | | | | | | | | | | | | | | | | |
| Building Materials and Supply Store | | | | | | | | | | | S | P | | p | p | | |
| General Retail Unless Otherwise Specified, Less than 5,000 Square Feet | | | | | | | S+ | p | p | p | p | p | p | p | p | p | 5.3.5Q |
| General Retail Unless Otherwise Specified, Between 5,000 Square Feet and 15,000 Square Feet | | | | | | | | p | p | p | p | p | p | p | p | | |
| General Retail Unless Otherwise Specified, More than 15,000 Square Feet | | | | | | | | S | S | p | p | p | p | p+ | p+ | | 5.3.5R |
| Smoke Shop | | | | | | | | | p | p | p | p | | | | | |
| LODGING FACILITIES | | | | | | | | | | | | | | | | | |
| Bed and Breakfast | p+ | | | | S+ | S+ | S+ | p+ | p+ | p+ | p+ | | | | | | 5.3.5S |
| Boarding or Rooming House | | | | | | | | S | p | p | p | | | | | | |
| Hotel | | | | | | | | p | p | p | p | p | p | p | | | |
| Motel | | | | | | | | | | p | p | p | p | p | | | |
| Short-Term Rental | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | | | | | | | | | 5.3.5T |
| VEHICLES AND EQUIPMENT | | | | | | | | | | | | | | | | | |
| Auto Wash | | | | | | | | | | p | p | p | p | p | p | | |
| Automotive Fuel Sales | | | | | | | | S+ | S+ | p+ | p+ | p+ | p+ | p+ | p+ | | 5.3.5U |
| Automotive Repair Shop, Major | | | | | | | | | | p+ | p+ | p+ | S+ | p+ | p+ | | 5.3.5V |
| Automotive Repair Shop, Minor | | | | | | | | S+ | | p+ | p+ | p+ | p+ | p+ | p+ | | 5.3.5W |
| Automotive Sales or Leasing | | | | | | | | | | | | p | | | | | |



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|---|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------------|----------------|----------------|----------------|-------------------------|
| | RR | R1 | R2 | R3 | R4 | R6 | R7 | MN | MD | MR | SC | HC | GO | LI | HI | PF | |
| Automotive Wrecking Service, Impound Lot, Junkyard, and Salvage Yard | | | | | | | | | | | | | | S ⁺ | P ⁺ | | 5.3.5X |
| Equipment Sales and Rental | | | | | | | | | | | | S ⁺ | | S ⁺ | P ⁺ | | 5.3.5Y |
| Parking Lot as a Principal Use | | | | | | | | | P | P | P | P | P | P | P | | |
| Travel Plaza | | | | | | | | | | | | P | | P | P | | |
| ADULT ENTERTAINMENT ESTABLISHMENTS | | | | | | | | | | | | | | | | | |
| Sexually Oriented Business | | | | | | | | | | | | | | | S ⁺ | | 5.3.5Z |
| Industrial Uses | | | | | | | | | | | | | | | | | |
| MANUFACTURING AND PROCESSING | | | | | | | | | | | | | | | | | |
| Craft Alcohol Production | | | | | | | | S | P ⁺ | P ⁺ | P ⁺ | P | P | P | P | | 5.3.6A |
| Feedlot, Slaughterhouse, or Packaging Plant | S | | | | | | | | | | | | | | S | | |
| Food Processing, Less than 2,500 Square Feet | | | | | | | | P ⁺ | P ⁺ | P ⁺ | P ⁺ | P ⁺ | P ⁺ | P ⁺ | P ⁺ | | 5.3.6B |
| Food Processing, More than 2,500 Square Feet | | | | | | | | S ⁺ | S ⁺ | P ⁺ | P ⁺ | P ⁺ | P ⁺ | P ⁺ | P ⁺ | | 5.3.6C |
| Gas Well | P ⁺ | P ⁺ | P ⁺ | P ⁺ | P ⁺ | P ⁺ | P ⁺ | P ⁺ | P ⁺ | P ⁺ | P ⁺ | P ⁺ | P ⁺ | P ⁺ | P ⁺ | P ⁺ | Subchapter 6: Gas Wells |
| Manufacturing, Artisan | | | | | | | | P ⁺ | P ⁺ | P | P | P | P | P | P | | 5.3.6D |
| Manufacturing, Low-Impact | | | | | | | | | S ⁺ | P ⁺ | P ⁺ | P ⁺ | P ⁺ | P ⁺ | P ⁺ | | 5.3.6E |
| Manufacturing, Medium-Impact | | | | | | | | | | | | | S | S | P | | |
| Manufacturing, High-Impact | | | | | | | | | | | | | | | S | | |
| Commercial Incinerator, Transfer Station | | | | | | | | | | | | | | | S | | |
| STORAGE AND WAREHOUSING | | | | | | | | | | | | | | | | | |
| Outdoor Storage | | | | | | | | | | | | | | S ⁺ | S ⁺ | S ⁺ | 5.3.6F |
| Self-Service Storage | | | | | | | | S ⁺ | S ⁺ | S ⁺ | P ⁺ | S ⁺ | P ⁺ | P ⁺ | P ⁺ | | 5.3.6G |
| Storage of Hazardous Materials | | | | | | | | | | | | | | | S | | |
| Warehouse and Wholesale Facility | | | | | | | | | | S ⁺ | S ⁺ | P | P | P | P | | 5.3.6H |
| Public and Semi-Public Utility Uses | | | | | | | | | | | | | | | | | |
| Basic Utilities | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| Power Stations, Electric Substations, Interchanges, and Switch Stations | P ⁺ | | | | | | | P ⁺ | P ⁺ | P ⁺ | P ⁺ | P ⁺ | P ⁺ | P ⁺ | P ⁺ | P ⁺ | 5.3.7A |
| Solar Collector as Principal Use | S ⁺ | | | | | | | | | | | | S ⁺ | S ⁺ | S ⁺ | P ⁺ | 5.3.7B |
| Wind Energy Conversion System (WECS) | | | | | | | | | | | | | | | S ⁺ | S ⁺ | 5.3.7C |



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| | RR | R1 | R2 | R3 | R4 | R6 | R7 | MN | MD | MR | SC | HC | GO | LI | HI | PF | |
| Wireless Telecommunications | See Section 5.6: Wireless Telecommunications Facilities | | | | | | | | | | | | | | | | |
| Accessory Uses | | | | | | | | | | | | | | | | | |
| Accessory Dwelling Unit | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | | | | | | | | | 5.4.4A |
| Donation Box | | | | | | | | | | | | | | | | | 5.4.4B |
| Home Occupation | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | | | | | | 5.4.4C |
| Outdoor Storage, Accessory | | | | | | | | | | | | p+ | p+ | p+ | p+ | p+ | 5.4.4D |
| Sale of Produce and Plants Raised on Premises | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | 5.4.4E |
| Solar Collector, (Ground- or Building-Mounted) | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | 5.4.4F |
| Wind Energy Conversion System (WECS), Small (Ground-Mounted) | p+ | s+ | s+ | s+ | s+ | s+ | s+ | s+ | s+ | s+ | s+ | s+ | s+ | p+ | p+ | p+ | 5.4.4G |
| Wind Energy Conversion System (WECS), Small (Building-Mounted) | p+ | s+ | s+ | s+ | s+ | s+ | s+ | s+ | s+ | s+ | s+ | s+ | s+ | p+ | p+ | p+ | 0 |
| Temporary Uses | | | | | | | | | | | | | | | | | |
| Temporary Storage Containers and Other Portable Storage Units | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | 5.5.6A |
| Concrete or Asphalt Batching Plant, Temporary | s+ | s+ | s+ | s+ | s+ | s+ | s+ | s+ | s+ | s+ | s+ | s+ | s+ | s+ | s+ | s+ | 5.5.6B |
| Farmer's Market or Open Air Market | | | | | | | | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | 5.5.4 |
| Field or Construction Office | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | 5.5.6C |
| Seasonal Sales | | | | | | | | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | | 5.5.4 |
| Special Event | | | | | | | | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | 5.5.4 |
| Portable Wireless Telecommunications Facility | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | p+ | 5.5.4 |



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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.

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.

| | | | |
|--|----------------------|----------------|----------------|
| _____ 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