



DENTON
LOGISTICS
CENTER



CLASS A NEW CONSTRUCTION

269,600 SF AVAILABLE
DIVISIBLE TO 70,000 SF

3331 FM 1173
Denton, Texas 76207

DEVELOPED & OWNED BY

Brookfield
Properties

LEASED BY

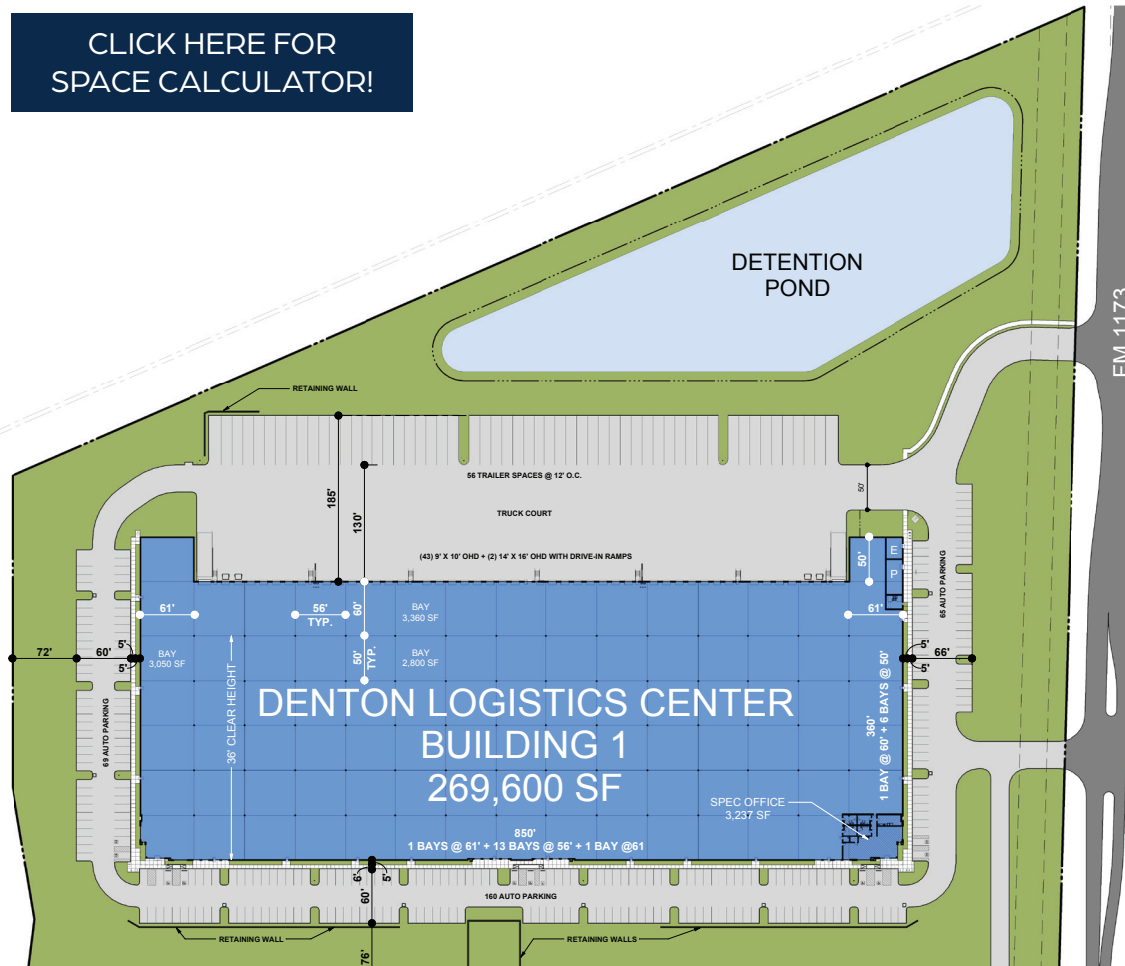
 **HOLT LUNSFORD**
COMMERCIAL



SITE PLAN

BUILDING 1

[CLICK HERE FOR SPACE CALCULATOR!](#)



MASTER SITE PLAN | GET DIRECTIONS



TOTAL SIZE 269,600 SF



DIVISIBLE TO 70,000 SF



OFFICE AREA 3,237 SF



BUILDING DEPTH 310'



TYPICAL BAY SIZE 50'W X 56'D



STAGING BAY 60'



CLEAR HEIGHT 36'



LOADING Rear load



DOCK DOORS 43



OVERSIZED RAMPED DOORS 2 - 14'X16'



SPRINKLER SYSTEM ESFR



TRUCK COURT DEPTH 185'



PARKING 287



TRAILER PARKS 56



LOCATION STRENGTHS

- Located in Denton Industrial Submarket
- Outstanding labor pool
- Majority of the labor drives east on FM 1173 to reach their employment
- Quick and easy access to I-35
- Signage and visibility opportunities facing FM 1173
- Excellent access to I-35, FM 1173, Highway 380 and future access to South Loop 288
- There are 15,000 new homes either under construction or in the pipeline to be built in Denton
- Brand new amenities in Downtown Denton and Rayzor Ranch
- Triple Freeport capabilities
- Dedicated spine roads and circulation drives for the Project
- Ability to fully fence and secure the perimeter of the building

HIGHLIGHTS

- 22 acre site located at Loop 288 and I-35 in Denton
- City tax incentives available
- Immediate access to I-35, Loop 288 and FM 1173
- Future visibility on Loop 288 extension
- 56 trailer parks available
- Freestanding building
- Ability to fence and secure perimeter
- Delivering with spec office, LED lighting, dock door packages



DRIVING DISTANCES

I-35	Direct access
I-35 Merger	4 miles 5 minutes
HWY 121	22 miles 25 minutes
DFW Airport	32 miles 35 Minutes

**Future
Industrial**

Future
Industrial

Future 288 Extension

Future 288 Extension

Future
Industrial

 INGRESS

 EGRESS





Information About Brokerage Services

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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.

A buyer/tenant's agent fees are not set by law and are fully negotiable.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 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.

Holt Lunsford Commercial, Inc.

Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

359505

License No.

hlunsford@holtlunsford.com

Email

972.241.8300

Phone

Mario Zandstra

Designated Broker of Firm

312827

License No.

mzandstra@holtlunsford.com

Email

972.241.8300

Phone

Licensed Supervisor of Sales Agent/Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone