



LAND FOR SALE

401 S I-35 FRONTAGE RD | VALLEY VIEW, TEXAS 76272



PROPERTY HIGHLIGHTS

Positioned along the Interstate 35 corridor, 401 Frontage Road in Valley View presents a rare opportunity to acquire a highly visible property with strong potential for commercial redevelopment. Currently improved with a residential structure, the site offers flexibility for investors, developers, or owner-users seeking to capitalize on the area's continued growth and increasing demand for commercial services.

PRICE

\$160,000

SIZE

.0.288AC/ 9,096SF

**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.

JENNIFER FOCKE

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PHOTOS

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PROPERTY SUMMARY

PROPERTY: **I-35 FRONTAGE ROAD LAND | OFFICE**

LOCATION: 401 Frontage Road, Valley View, TX 76272

TYPE/ZONING: COMM LAND/OFFICE/Currently zoned residential

POTENTIAL USE: Commercial | Retail | Office | Medical | Mixed use | Restaurant | QSR
Automotive Services | Flex or contractor yard (subject to approvals)

LAND: 0.288AC/ 9,096SF

BUILDING: 2,064SF

TOPOGRAPHY: Flat, cleared, minimal trees

FRONTAGE/ACCESS: I-35 South

VISIBILITY: Highly visible from I-35

UTILITIES: Electric, city sewer and water all onsite. Gas available.

TAXES: Cooke County

PRICING: \$160,000 Firm

TERMS: Cash at Closing

LISTED: LoopNet, Costar, Crexi and many more

COMMENTS: **Prime Redevelopment Opportunity | High-Visibility Commercial Potential**

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Strategically located on the I-35 frontage road, the property benefits from excellent accessibility, strong traffic exposure, and proximity to expanding residential and commercial development throughout southern Cooke County. With Valley View experiencing steady growth and limited commercial inventory, this site is well-positioned for rezoning to accommodate a variety of commercial uses.

The existing residential improvements may provide interim income or office use while rezoning and development plans are pursued, creating additional flexibility for investors.

Highlights:

- Interstate 35 frontage road visibility
- Easy access to northbound and southbound traffic
- Growing North Texas corridor
- Ideal for rezoning and redevelopment
- Limited commercial competition in immediate area
- Flexible interim use with existing structure

With continued expansion moving north from Denton and south from Gainesville, Valley View is becoming an increasingly attractive location for commercial development. This property offers an early opportunity to secure a well-positioned site ahead of continued growth.

CONTACT:

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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