

FOR SALE

BUILDING 4 | FLORANCE ROAD BUSINESS PARK

FLORANCE RD | BUILDING 4 | NORTHLAKE, TX 76226



Property Description

Axis Realty Group is pleased to present the opportunity to purchase this newly constructed industrial building in the rapidly growing city of Northlake, TX. Located on Florance Rd within the newly established Florance Road Business Park, this 12,000 SF steel framed structure boasts a number of attractive features to accommodate various types of businesses. Glass storefront entrances, polished concrete floors, tall ceilings, ESFR sprinklers & fire monitoring systems, and 3-phase power are just a few of the building specifications Property Owners will enjoy. The Property sits on 1.22 acres of un-zoned land in Denton County, absent of zoning restrictions from local municipalities.

Florance Road Industrial Park will consist of 6 separately owned industrial lots with buildings ranging from 10,000 - 20,000 SF. Deed restrictions will prohibit certain business types to create a clean and enjoyable industrial community for each Property Owner. Yard space will be available for equipment and material storage, which is a rare feature in Denton County.

Property Highlights

- Q1 2025 Delivery
- Glass storefront entrances
- 12w x 14h bay doors
- Polished concrete floors
- ESFR Sprinklers
- 3-phase 120/208 power to each building
- Yard space available

Offering Summary

Sale Price:	Call Broker for Pricing
Lot Size:	1.218 Acres
Building Size:	12,000 SF



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BUILDING RENDERINGS



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PROPERTY DETAILS

Location Information

Building Name	Building 4 Florance Road Business Park
Street Address	Florance Rd Building 4
City, State, Zip	Northlake, TX 76226
County	Denton

Building Information

Building Size	12,000 SF
Tenancy	Single
Ceiling Height	20 - 24 ft
Year Built	2025
Construction Status	Under construction
Roof	Pitched
Free Standing	Yes
Exterior Walls	Metal, Insulated
Mezzanine	Build-To-Suit
Office Buildout	Build-To-Suit
HVAC	Build-To-Suit
Restrooms	Build-To-Suit
Power	3-phase 120/208
OH Door Size	12'w x 14'h

Property Information

Property Type	Industrial
Property Subtype	Flex Space
Zoning	None - In County
Lot Size	1.218 Acres
Utilities	Septic / City Water / Electric

Parking & Transportation

Parking Type	Surface
Number of Parking Spaces	35



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LOT MAP



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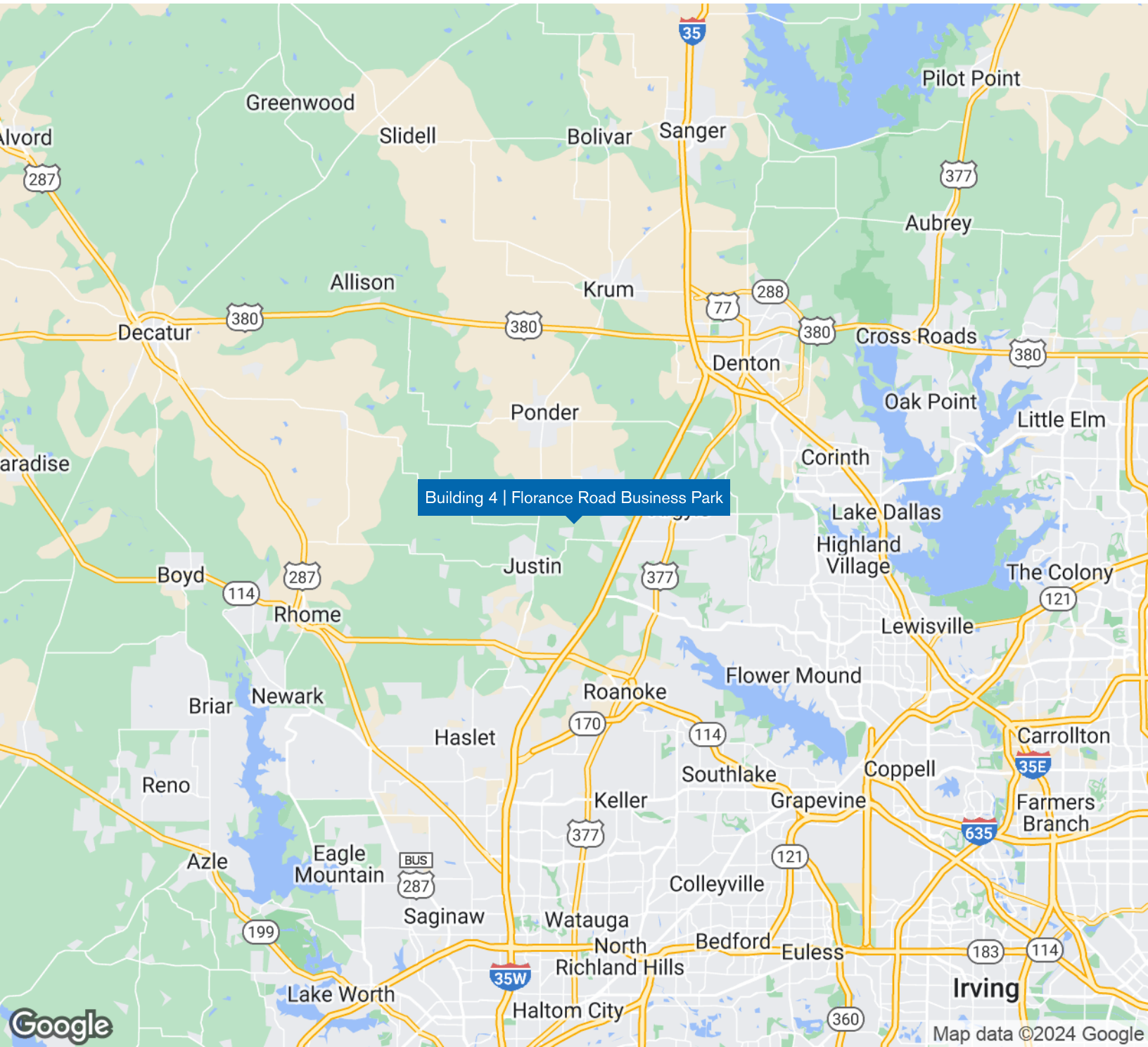
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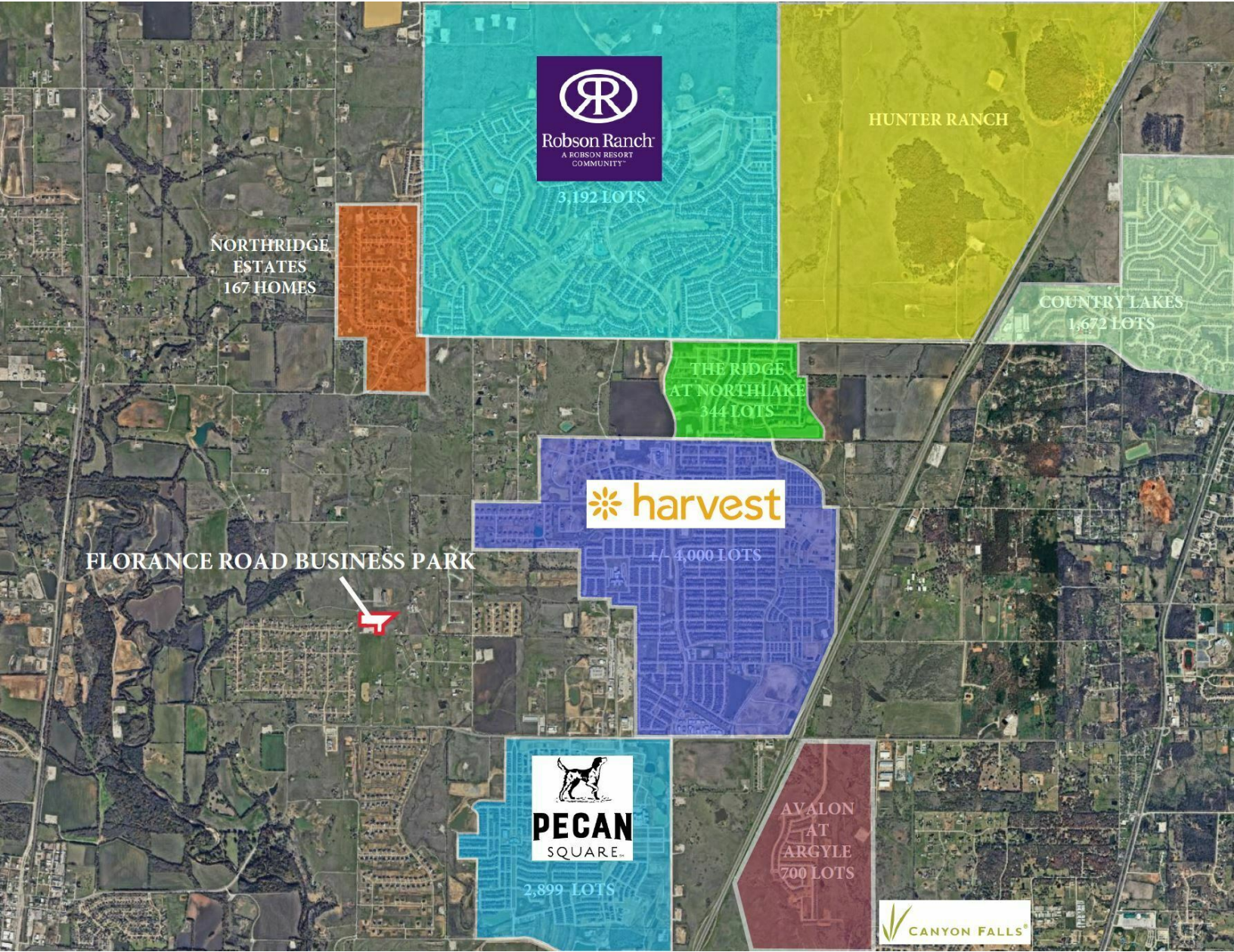
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Information About Brokerage Services

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:
 - 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 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date