



FOR SALE | +/- 3,380 SF

## 638 Londonderry Ln, Denton, TX

**PRICE:** \$849,000

**AVAILABLE:** +/- 3,380 SF

### Overview:

- +/- 3,380 SF purpose-built medical facility designed specifically for medical use, eliminating costly retrofits.
- Hard corner location—prime visibility at the signalized intersection of Teasley Ln & Londonderry Ln in Denton.
- Includes properly sized exam rooms, treatment areas, and offices with existing plumbing in place.
- Move-in ready for medical users—infrastructure supports immediate occupancy for physicians, dentists, chiropractors, or other healthcare providers.



**+/-. 3,380 SF**  
Square Feet



**Teasley Ln**  
Frontage



**Office**  
Type



**Office / Medical**  
Proposed Use

### CONTACT:

**CHRISTIAN SCOFIELD**

940.391.8115

Christian@sbpcommercial.com

**RYAN BURKS**

940.597.9705

Ryan@sbpcommercial.com

1400 Dallas Drive, Denton, TX | sbpcommercial.com | 940.320.1200

**SCOTT  
BROWN  
COMMERCIAL**

# PHOTOS



\*\*Information contained herein was obtained from sources deemed reliable; however, Scott Brown 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 to sale or lease or removal from the market for any reason without notice.\*\*

CHRISTIAN SCOFIELD | RYAN BURKS

Ryan@sbpcommercial.com | 940.597.9705  
Christian@sbpcommercial.com | 940.391.8115

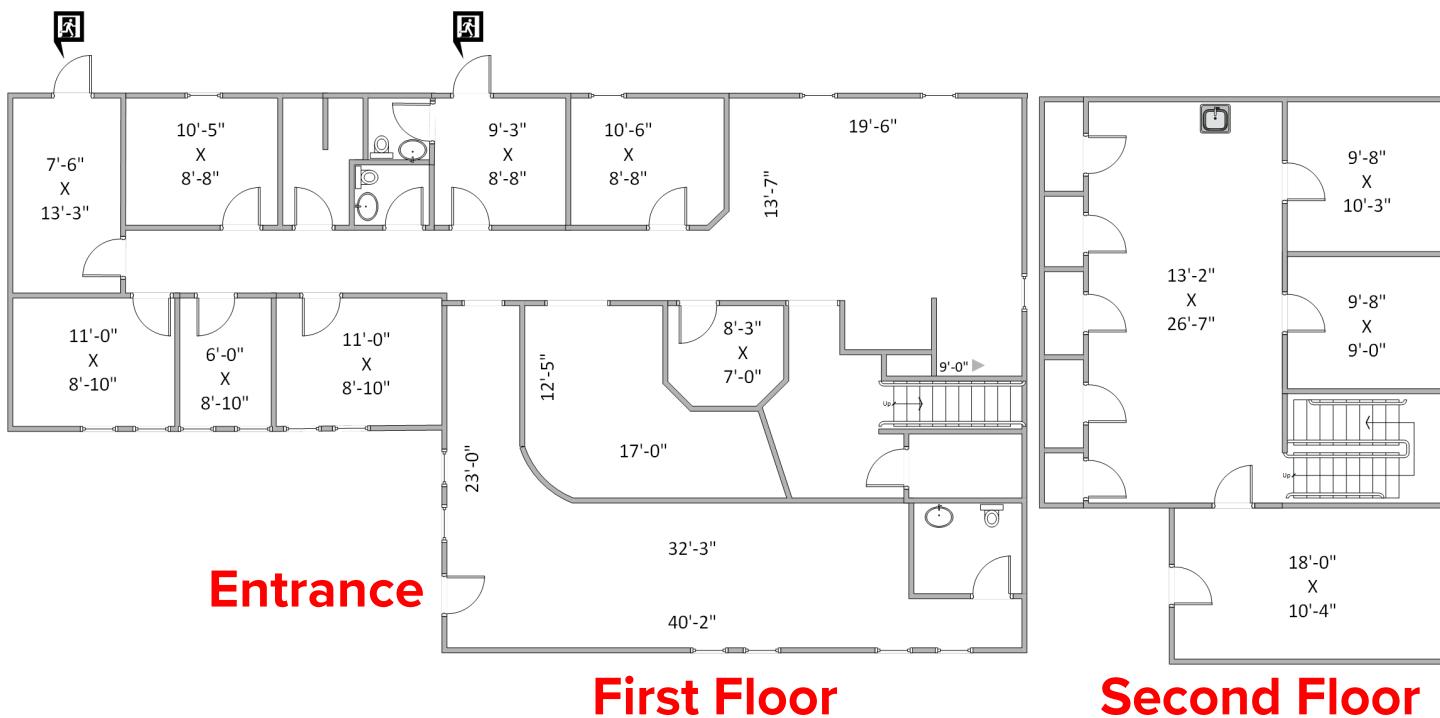
# FLOOR PLAN



Total Availability: +/- 3,380 SF

Includes:

- Reception / Waiting Room
- 4 Exam Rooms
- 1 Imaging Room
- 6 Private Offices
- Treatment Area
- 3 Restrooms
- File Room
- 6 Storage Closets



\*\*Information contained herein was obtained from sources deemed reliable; however, Scott Brown 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 to sale or lease or removal from the market for any reason without notice.\*\*

CHRISTIAN SCOFIELD | RYAN BURKS

Ryan@sbpcommercial.com | 940.597.9705  
Christian@sbpcommercial.com | 940.391.8115

# SITE

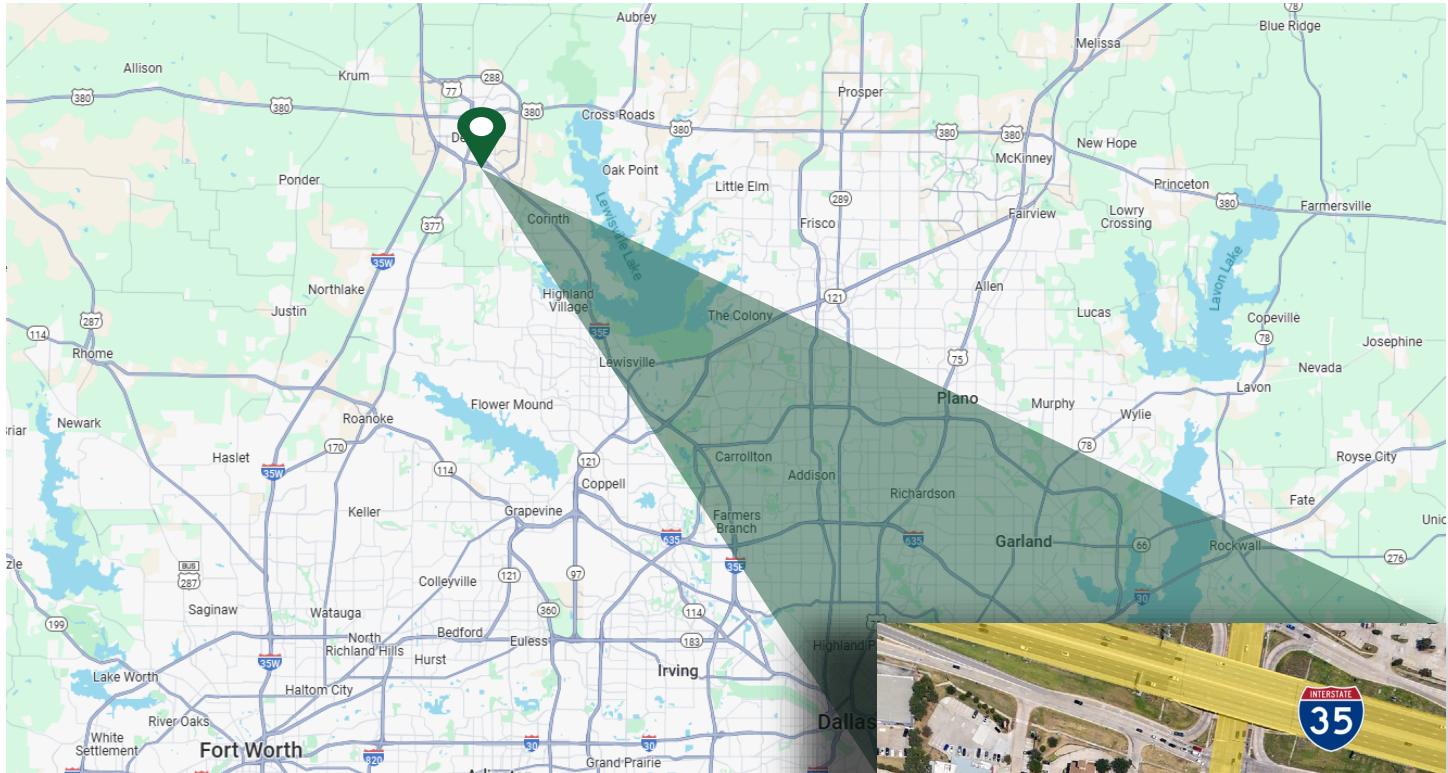
638 Londonderry Ln. | Denton, TX



\*\*Information contained herein was obtained from sources deemed reliable; however, Scott Brown 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 to sale or lease or removal from the market for any reason without notice.\*\*

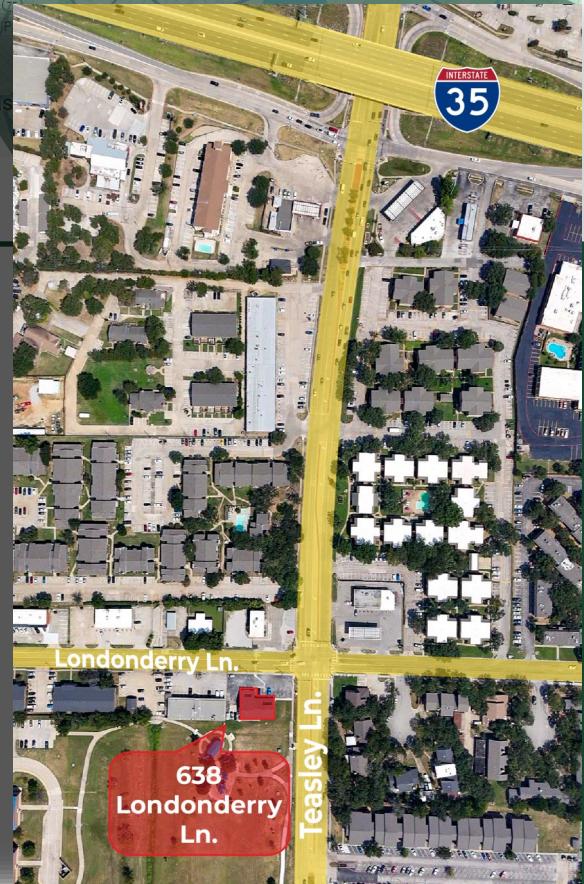
CHRISTIAN SCOFIELD | RYAN BURKS

Ryan@sbpcommercial.com | 940.597.9705  
Christian@sbpcommercial.com | 940.391.8115



## DRIVE TIME (To city center)

I-35 E	2 Minutes
HWY 377	4 Minutes
Loop 288	4 Minutes
I-35 W	6 Minutes
Medical City Denton	6 Minutes
Tx Health Presbyterian	6 Minutes
HWY 380	7 Minutes



\*\*Information contained herein was obtained from sources deemed reliable; however, Scott Brown 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 to sale or lease or removal from the market for any reason without notice.\*\*

CHRISTIAN SCOFIELD | RYAN BURKS

Ryan@sbpcommercial.com | 940.597.9705  
Christian@sbpcommercial.com | 940.391.8115

## 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. **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:
  - 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.

Scott Brown Commercial	475257	Help@sbpcommercial.com	940-320-1200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ron Bullock	286566	Ron@sbpcommercial.com	940-320-1200
Designated Broker of Firm	License No.	Email	Phone
Christian Scofield	0697458	christian@sbpcommercial.com	940-391-8115
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Ryan Burks	790768	ryan@sbpcommercial.com	940-597-9705
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date