



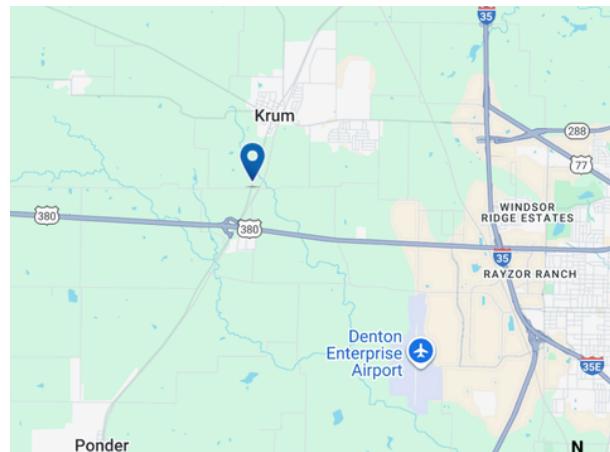
Property Description

Axis Realty Group is pleased to present this industrial opportunity in Krum, just outside Denton, featuring three 5,000 square foot buildings, all constructed in 2023, featuring high clear heights, large grade level doors, and modern office space. Situated on two acres outside city limits, the property supports flexible industrial uses without restrictive zoning. Two buildings are leased through 2029, with one building available for an owner/user or new tenant.

The available building gives an owner/user immediate, ready to use space while collecting income from the leased units to offset property expenses. Investors benefit from stabilized income, new construction, and low maintenance requirements. The mix of cash flow, quality construction, and location creates strong appeal for both users and long term owners.

Offering Summary

Sale Price:	Call for Pricing
Number of Buildings:	3
Total SF:	15,000 SF
Lot Size:	2 Acres



AXIS
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—FOR SALE—

6875 JACKSON RD

KRUM, TX 76249



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—FOR SALE—

PLANS



Lease Information

Lease Type: MG

Lease Term: Negotiable

Total Space: 5,000 SF

Lease Rate: \$14.90 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate
6855 Jackson (Building 1)	Available	5,000 SF	Modified Gross	
6885 Jackson (Building 2)	LEASED	5,000 SF	Modified Gross	
6889 Jackson (Building 3)	LEASED	5,000 SF	Modified Gross	



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6855 JACKSON - BUILDING 1



Building Information

Status	AVAILABLE
Size	5,000 SF
Year Built	2023
Clear Height	20 - 24'
Grade Level Doors	3
Grade Level Door Height	14w x 16h'
# of Offices	2
# of Restrooms	2
Power	Single Phase



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6885 JACKSON - BUILDING 2



Building Information

Status	LEASED
Size	5,000 SF
Year Built	2023
Clear Height	20 - 24'
Grade Level Doors	2
Grade Level Door Height	14w x 16h'
# of Offices	1
# of Restrooms	1
Power	Single Phase



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FOR SALE

6875 JACKSON RD

KRUM, TX 76249

6889 JACKSON - BUILDING 3



Building Information

Status	LEASED
Size	5,000 SF
Year Built	2023
Clear Height	20 - 24'
Grade Level Doors	2
Grade Level Door Height	14w x 16h'
# of Offices	1
# of Restrooms	1
Power	Single Phase (3phase available)
Yard Space	+/- 0.3 AC



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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	