



INDUSTRIAL FOR SALE

2701-2756 GREENLEAF CIR | DENTON, TX 76208



PROPERTY HIGHLIGHTS

New industrial flex business park on 20+ acres. Project includes buildings for sale or for lease with up to 2 acres for lease. Each building will have fenced in area for yard and access to abundant parking. Negotiable on additional tenant improvements to suit. Large separate units available with great location for light manufacturing and come with heavy power, dock high doors and yard space. Business Owners Association in place to protect your asset.

PRICE:
CALL FOR PRICING

SIZE:
10,000 - 20,000 SF

**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.

JOHN WITHERS

john@stagcre.com | 940-400-STAG

SITE

2701-2756 GREENLEAF CIR | DENTON, TX 76208



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LEWISVILLE LAKE

380



TEXAS WOMAN'S
UNIVERSITY

380

Southwire

LOOP
288

MINGO RD

GREENLEAF CIRCLE

FISHTRAP RD



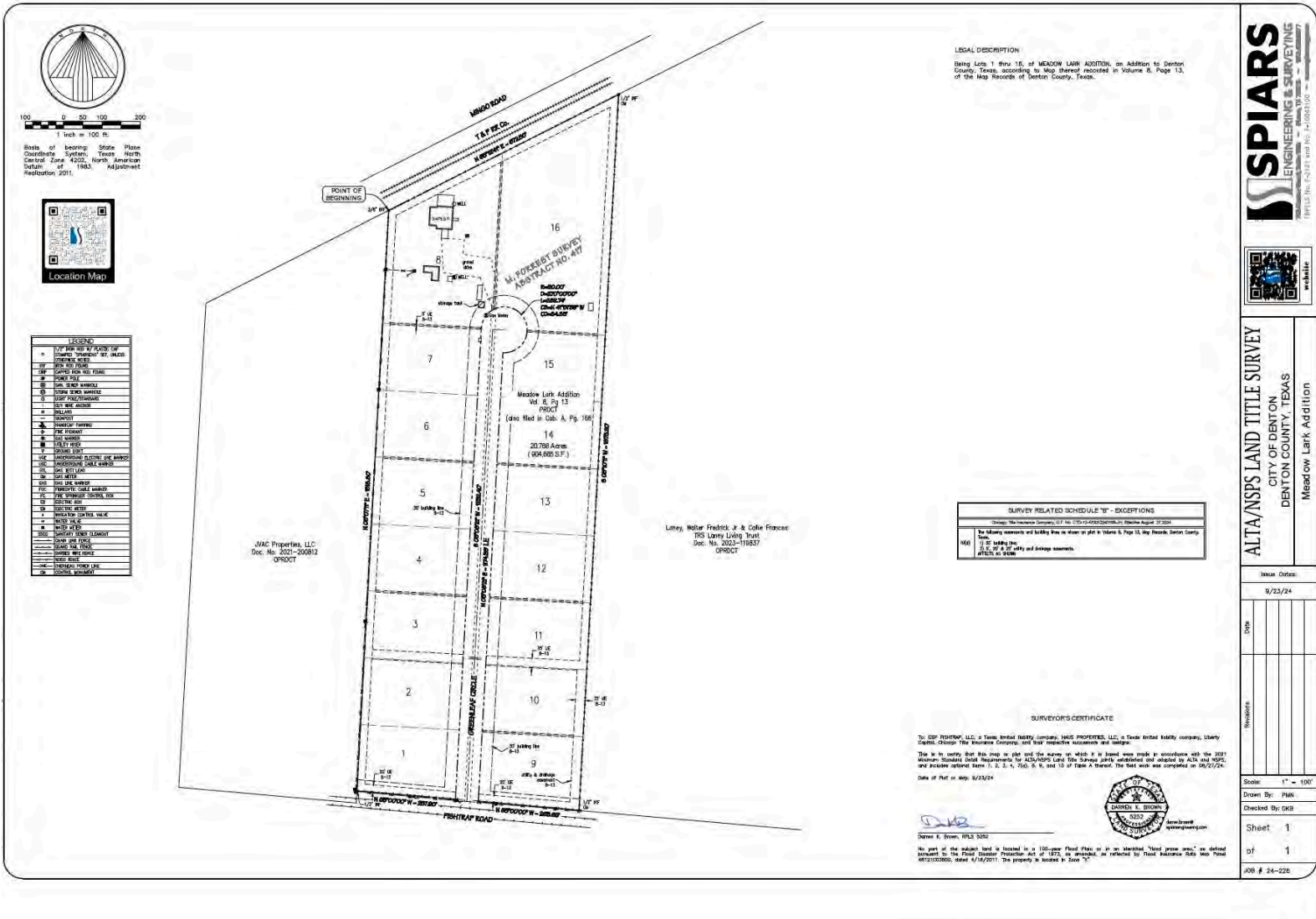
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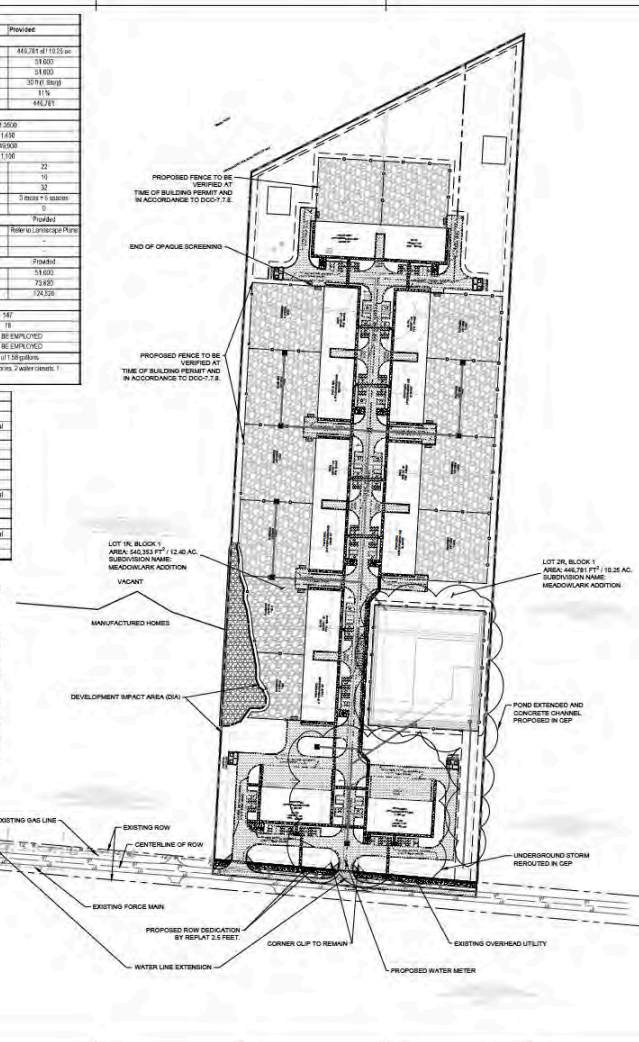
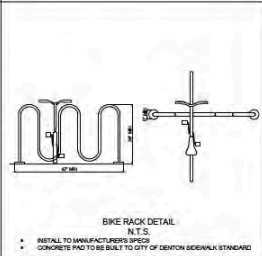
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[illegible]

TOTAL BULK TRIP DATA FOR LOT 1 & 2: 42.80 MB @ 18.000 MB/FILE (W/ARROWS) @ 2.000 GF/FFICE												
ITE CODE		BLDG SR		FLG		TRIP GEN		GENERATION SUMMARY		TABLE: W/ARROWS		
										Selectivity		
										Sunday		
150	150	500	1000	0	0	0	0	Total	Enter	Enter	Total	Enter
P.M. Peak Hour of Adjacent Street Traffic (4-5pm)												
P.M. Peak Hour of Adjacent Street Traffic (4-5pm)												
Peak Hour of Office (Variable)												
Data taken from ITE Trip Generation Summary, Table 11b: Sidewalk (2-10) - Single-Way, Web-based App												
ITE CODE		BLDG SR		FLG		TRIP GEN		GENERATION SUMMARY		TABLE: OFFICE		
										Sunday		
210	210	1000	1000	0	0	0	0	Total	Enter	Enter	Total	Enter
P.M. Peak Hour of Adjacent Street Traffic (4-5pm)												
P.M. Peak Hour of Adjacent Street Traffic (4-5pm)												
Data taken from ITE Trip Generation Summary, Table 11b: Sidewalk (2-10) - Single-Way, Web-based App												
TOTAL												
A.M. Peak Hour of Adjacent Street Traffic (7-9am)								54	16	49		
P.M. Peak Hour of Adjacent Street Traffic (4-5pm)								54	16	49		
P.M. Peak Hour of Office (Variable)								54	16	49		
TOTAL								108	32	98		
								Enter	Enter	Enter	Total	Enter

Lot Dimensions (Minimum)		
Area	5,000	sq ft.
Width	50	ft
Depth	50	ft
Setbacks (Minimum)		
Front Yard	10	ft
Side Yard	5	ft
Rear Yard	0	ft

PLEASE NOTE THAT APPROVAL OF THIS SITE PLAN MAY BE CONTINGENT UPON EITHER A SUBSEQUENT OR CONTEMPORANEOUS APPROVAL OF AN ALTERNATIVE ENVIRONMENTALLY SENSITIVE AREA (AESA) PLAN. APPROVAL OF AN AESA MUST BE OBTAINED BEFORE AN APPLICATION FOR THE FINAL PLAT IS FILED WITH THE CITY. THE FINAL PLAT MUST CONTAIN A STATEMENT OF HOW THE SITE PLAN WILL MEET ALL NECESSARY REQUIREMENTS, OR A NEW SITE PLAN MUST BE FILED. DENIAL OF THE AESA PLAN WILL RESULT IN THE NEED TO FILE A NEW SITE PLAN THAT CONFORMS TO THE TECHNICAL REQUIREMENTS OF THE CITY. PERIOD.




OKJE
www.okje-us.com
 Texas Permit #1223-01
ENGINEERING & ENVIRONMENTAL
 KJE
 528 Mossberry Rd
 Dallas, Texas, TX 75277
 Phone: 940.387-0832
 Fax: 940.387-0832



GREEN STREET PARK DENTON

2740 GREEN LEAF CIR

DENTON, TX 76208

Issued Date:	11/21/2024
Project No.:	23049
City/Project No.:	CEPDA-0044
zoning District:	U-1
Land Use Type:	Admin. Office/ Warehouse
Subdivision:	Centennial STREET
Description:	Tracts: 00.1, 00.2, 00.3, 00.4, 00.5, 00.6, 00.7, 00.8, 00.9, 01.0, 01.1, 01.2, 01.3, 01.4, 01.5, 01.6, 01.7, 01.8, 01.9, 02.0, 02.1, 02.2, 02.3, 02.4, 02.5, 02.6, 02.7, 02.8, 02.9, 03.0, 03.1, 03.2, 03.3, 03.4, 03.5, 03.6, 03.7, 03.8, 03.9, 04.0, 04.1, 04.2, 04.3, 04.4, 04.5, 04.6, 04.7, 04.8, 04.9, 05.0, 05.1, 05.2, 05.3, 05.4, 05.5, 05.6, 05.7, 05.8, 05.9, 06.0, 06.1, 06.2, 06.3, 06.4, 06.5, 06.6, 06.7, 06.8, 06.9, 07.0, 07.1, 07.2, 07.3, 07.4, 07.5, 07.6, 07.7, 07.8, 07.9, 08.0, 08.1, 08.2, 08.3, 08.4, 08.5, 08.6, 08.7, 08.8, 08.9, 09.0, 09.1, 09.2, 09.3, 09.4, 09.5, 09.6, 09.7, 09.8, 09.9, 10.0, 10.1, 10.2, 10.3, 10.4, 10.5, 10.6, 10.7, 10.8, 10.9, 11.0, 11.1, 11.2, 11.3, 11.4, 11.5, 11.6, 11.7, 11.8, 11.9, 12.0, 12.1, 12.2, 12.3, 12.4, 12.5, 12.6, 12.7, 12.8, 12.9, 13.0, 13.1, 13.2, 13.3, 13.4, 13.5, 13.6, 13.7, 13.8, 13.9, 14.0, 14.1, 14.2, 14.3, 14.4, 14.5, 14.6, 14.7, 14.8, 14.9, 15.0, 15.1, 15.2, 15.3, 15.4, 15.5, 15.6, 15.7, 15.8, 15.9, 16.0, 16.1, 16.2, 16.3, 16.4, 16.5, 16.6, 16.7, 16.8, 16.9, 17.0, 17.1, 17.2, 17.3, 17.4, 17.5, 17.6, 17.7, 17.8, 17.9, 18.0, 18.1, 18.2, 18.3, 18.4, 18.5, 18.6, 18.7, 18.8, 18.9, 19.0, 19.1, 19.2, 19.3, 19.4, 19.5, 19.6, 19.7, 19.8, 19.9, 20.0, 20.1, 20.2, 20.3, 20.4, 20.5, 20.6, 20.7, 20.8, 20.9, 21.0, 21.1, 21.2, 21.3, 21.4, 21.5, 21.6, 21.7, 21.8, 21.9, 22.0, 22.1, 22.2, 22.3, 22.4, 22.5, 22.6, 22.7, 22.8, 22.9, 23.0, 23.1, 23.2, 23.3, 23.4, 23.5, 23.6, 23.7, 23.8, 23.9, 24.0, 24.1, 24.2, 24.3, 24.4, 24.5, 24.6, 24.7, 24.8, 24.9, 25.0, 25.1, 25.2, 25.3, 25.4, 25.5, 25.6, 25.7, 25.8, 25.9, 26.0, 26.1, 26.2, 26.3, 26.4, 26.5, 26.6, 26.7, 26.8, 26.9, 27.0, 27.1, 27.2, 27.3, 27.4, 27.5, 27.6, 27.7, 27.8, 27.9, 28.0, 28.1, 28.2, 28.3, 28.4, 28.5, 28.6, 28.7, 28.8, 28.9, 29.0, 29.1, 29.2, 29.3, 29.4, 29.5, 29.6, 29.7, 29.8, 29.9, 30.0, 30.1, 30.2, 30.3, 30.4, 30.5, 30.6, 30.7, 30.8, 30.9, 31.0, 31.1, 31.2, 31.3, 31.4, 31.5, 31.6, 31.7, 31.8, 31.9, 32.0, 32.1, 32.2, 32.3, 32.4, 32.5, 32.6, 32.7, 32.8, 32.9, 33.0, 33.1, 33.2, 33.3, 33.4, 33.5, 33.6, 33.7, 33.8, 33.9, 34.0, 34.1, 34.2, 34.3, 34.4, 34.5, 34.6, 34.7, 34.8, 34.9, 35.0, 35.1, 35.2, 35.3, 35.4, 35.5, 35.6, 35.7, 35.8, 35.9, 36.0, 36.1, 36.2, 36.3, 36.4, 36.5, 36.6, 36.7, 36.8, 36.9, 37.0, 37.1, 37.2, 37.3, 37.4, 37.5, 37.6, 37.7, 37.8, 37.9, 38.0, 38.1, 38.2, 38.3, 38.4, 38.5, 38.6, 38.7, 38.8, 38.9, 39.0, 39.1, 39.2, 39.3, 39.4, 39.5, 39.6, 39.7, 39.8, 39.9, 40.0, 40.1, 40.2, 40.3, 40.4, 40.5, 40.6, 40.7, 40.8, 40.9, 41.0, 41.1, 41.2, 41.3, 41.4, 41.5, 41.6, 41.7, 41.8, 41.9, 42.0, 42.1, 42.2, 42.3, 42.4, 42.5, 42.6, 42.7, 42.8, 42.9, 43.0, 43.1, 43.2, 43.3, 43.4, 43.5, 43.6, 43.7, 43.8, 43.9, 44.0, 44.1, 44.2, 44.3, 44.4, 44.5, 44.6, 44.7, 44.8, 44.9, 45.0, 45.1, 45.2, 45.3, 45.4, 45.5, 45.6, 45.7, 45.8, 45.9, 46.0, 46.1, 46.2, 46.3, 46.4, 46.5, 46.6, 46.7, 46.8, 46.9, 47.0, 47.1, 47.2, 47.3, 47.4, 47.5, 47.6, 47.7, 47.8, 47.9, 48.0, 48.1, 48.2, 48.3, 48.4, 48.5, 48.6, 48.7, 48.8, 48.9, 49.0, 49.1, 49.2, 49.3, 49.4, 49.5, 49.6, 49.7, 49.8, 49.9, 50.0, 50.1, 50.2, 50.3, 50.4, 50.5, 50.6, 50.7, 50.8, 50.9, 51.0, 51.1, 51.2, 51.3, 51.4, 51.5, 51.6, 51.7, 51.8, 51.9, 52.0, 52.1, 52.2, 52.3, 52.4, 52.5, 52.6, 52.7, 52.8, 52.9, 53.0, 53.1, 53.2, 53.3, 53.4, 53.5, 53.6, 53.7, 53.8, 53.9, 54.0, 54.1, 54.2, 54.3, 54.4, 54.5, 54.6, 54.7, 54.8, 54.9, 55.0, 55.1, 55.2, 55.3, 55.4, 55.5, 55.6, 55.7, 55.8, 55.9, 56.0, 56.1, 56.2, 56.3, 56.4, 56.5, 56.6, 56.7, 56.8, 56.9, 57.0, 57.1, 57.2, 57.3, 57.4, 57.5, 57.6, 57.7, 57.8, 57.9, 58.0, 58.1, 58.2, 58.3, 58.4, 58.5, 58.6, 58.7, 58.8, 5

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PROPERTY OVERVIEW

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+/- 22.68 Acres with city approved plans for multi building Business Park. Easy access to University Dr, Loop 288 and all points of Fort Worth and DFW. One of the last prime undeveloped sites that high growth corridor. This property has ideal zoning, demographics, surrounding development infrastructure for a mixed use business park with surrounding residential, retail and multi family in the area.

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PROPERTY SUMMARY

PROPERTY:	Green Leaf Business Park		
ADDRESS:	2701 Green Leaf Circle, Denton, TX 76208		
TYPE/ZONING:	Commercial Flex Space Light Manufacturing Distribution		
AVAILABLE:	10,000 – 20,000 SF or Build to Suite Options with 1-2 Acres of Yard		
LEASE RATE:	Call for Pricing		
TERMS:	5 Year minimum		
OHD's:	Standard - 2 Bay Doors 12'X14' – 1 Dock High Door 12'X14'		
UTILITIES:	Tenants Expense - All existing to the site		
SIGNAGE:	Available – Monument and Building Signage		
PARKING:	Ample		
SALES PRICE:	Call for Pricing		
LISTED:	LoopNet, Costar, Crexi, and many other sites		
COMMENTS:	New industrial flex business park on 20+ acres just at 2701 Green Leaf Circle, Denton. Project includes buildings for sale or for lease with up to 2 acres for lease. Each building will have fenced in area for yard and access to abundant parking. Negotiable on additional tenant improvements to suit. Large separate units available with great location for light manufacturing and come with heavy power, dock high doors and yard space. Business Owners Association in place to protect your asset.		
CONTACT:	John Withers, CCIM Blake Kelly	(940) 390-6235 (972) 832-1680	john@stagcre.com blake@stagcre.com

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www.stagcre.com



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