



## FOR LEASE

100-102 Lloyd St | Krum, TX 76249

### POTENTIAL USE:

Office / Professional / Industrial

### SIZE:

100 W Lloyd: +/- 2,890 SF Ind / Whs

102 W Lloyd: +/- 2,280 SF Office Space

### PRICE:

100 W Lloyd: \$6.00 / SF / Yr — Mod. Gross

102 W Lloyd: \$12 / SF / Yr — Mod. Gross

This property is located near the hard corner of FM 156 and McCart Street in downtown Krum. The office space is ready to occupy and the industrial / warehouse space needs minimal finish out. The office space was recently updated & construction for the warehouse is just recently completed.

**SCOTT BROWN COMMERCIAL**

**John Withers, CCIM**

940-320-1200

John@sbpcommercial.com

**Michael Tull**

940-320-1200

Michael@sbpcommercial.com

# FOR LEASE

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## Additional Photos



# FOR LEASE

100-102 W Lloyd St | Krum, TX 76249

John Withers, CCIM

940-320-1200

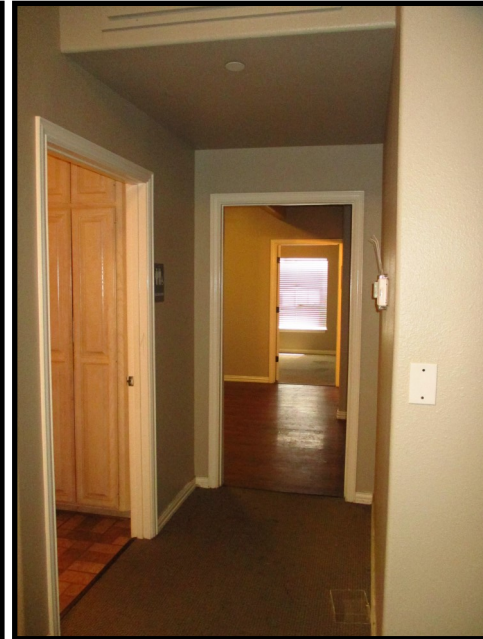
John@sbpcommercial.com

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## Additional Photos



1400 Dallas Drive | Denton, TX 76205 | 940-320-1200 | [www.sbpcommercial.com](http://www.sbpcommercial.com)

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100-102 W Lloyd St | Krum, TX 76249

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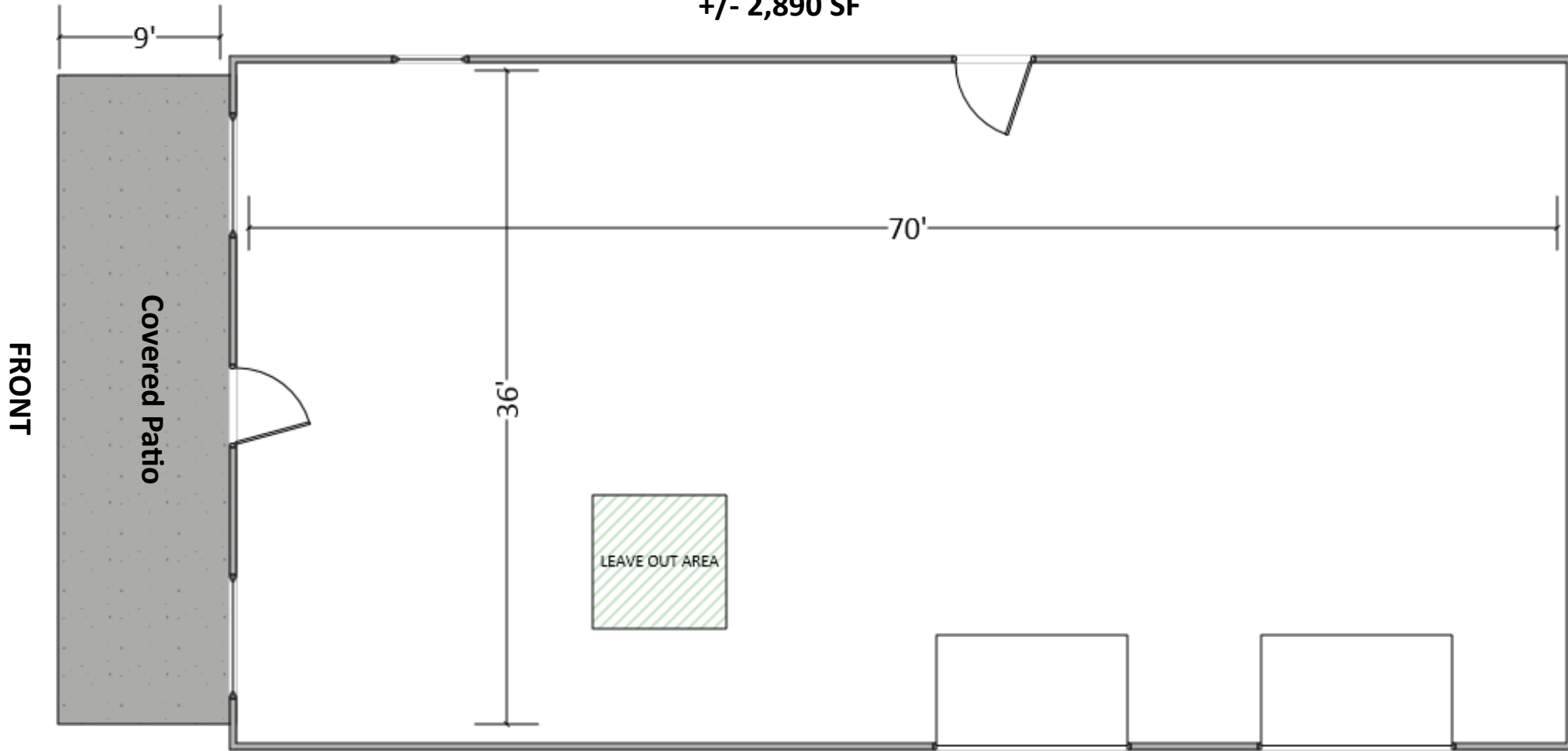
940-320-1200

Michael Tull

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100 Lloyd St  
Warehouse / Industrial  
+/- 2,890 SF



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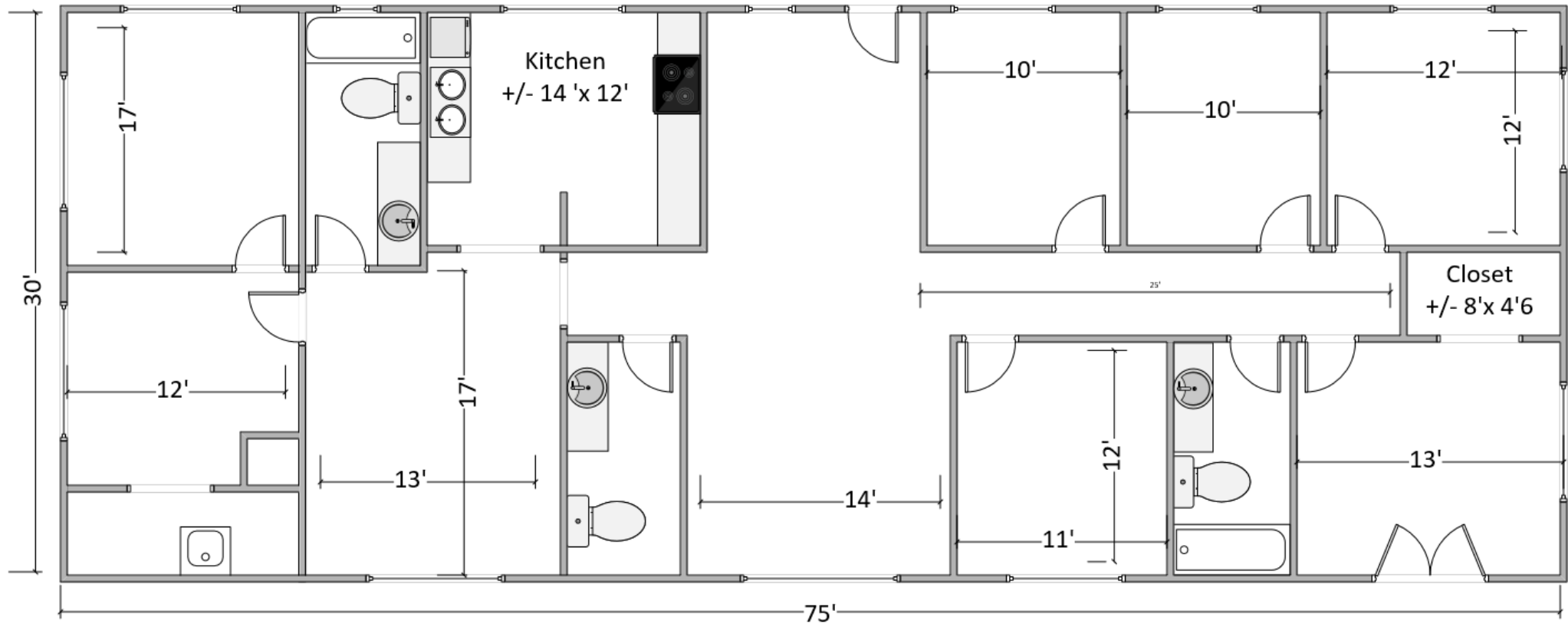
940-320-1200

Michael@sbpcommercial.com

102 Lloyd St

+/- 2,280 SF

FRONT



# FOR LEASE

100-102 W Lloyd St | Krum, TX 76249

John Withers, CCIM

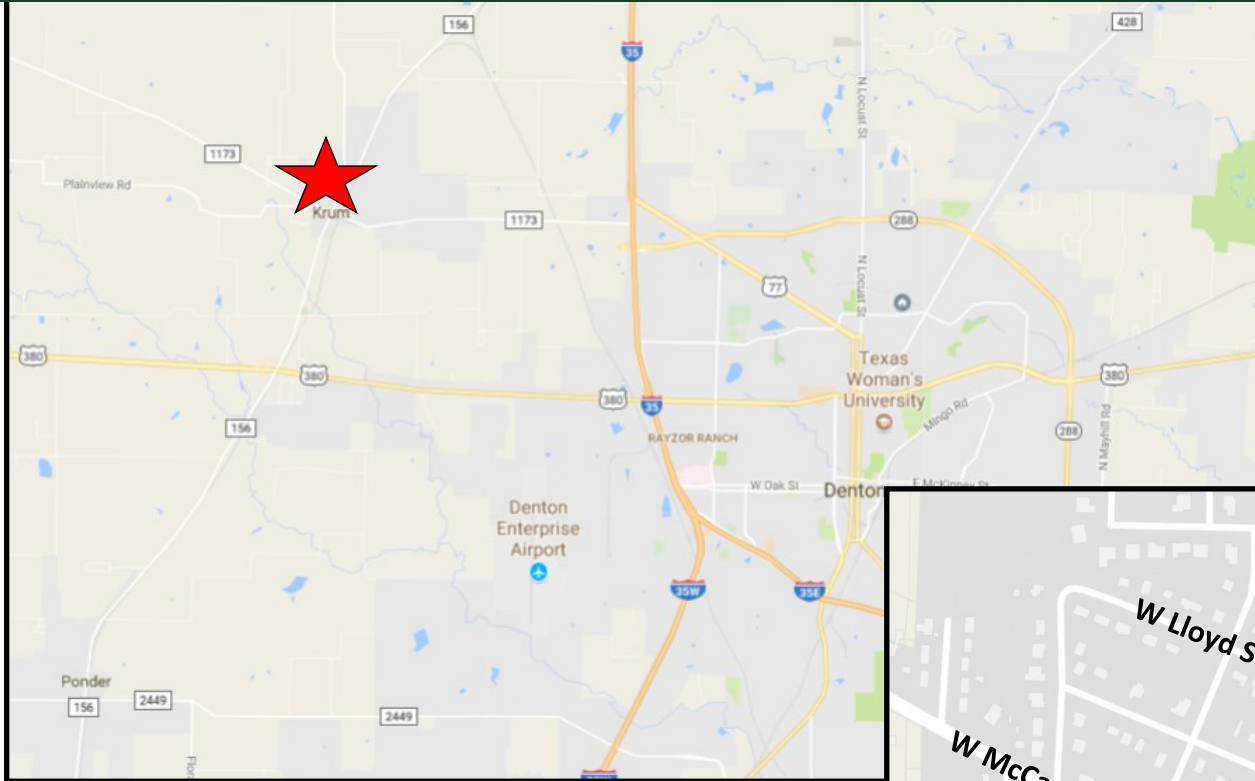
940-320-1200

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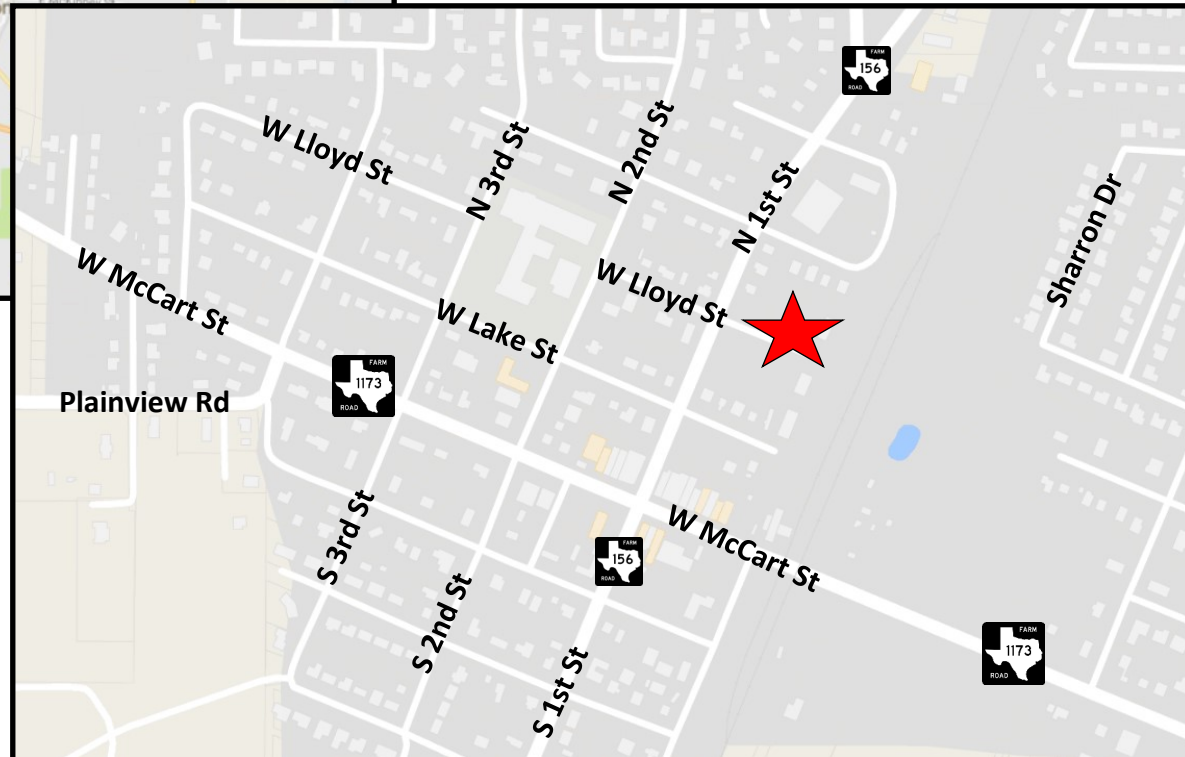
Michael Tull

940-320-1200

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Located near the hard corner of FM 156 & McCart St (FM 1173) in downtown Krum, TX. Easy access to north I-35 & west Hwy 380.



# SCOTT BROWN COMMERCIAL

SALES / LEASING / INVESTMENT / ASSET MANAGEMENT  
1400 Dallas Dr, Denton, TX 76205 / (940)320-1200 / (940)320-1201 Fax

## PROPERTY SUMMARY

<b>PROPERTY:</b>	<b>100-102 W Lloyd Street, Krum, TX</b>	
<b>LOCATION:</b>	Located near the hard corner of FM 156 and McCart Street in Krum	
<b>TYPE/ZONING:</b>	Office / Professional / Industrial	
<b>BUILDING SIZE:</b>	102 W Lloyd Street: +/- 2,280 SF	100 W Lloyd Street: +/- 2,890 SF
<b>AVAILABLE:</b>	<u>102 W Lloyd Street</u> consists of +/- 2,280 SF of office space. The space is comprised of 6 offices, 3 bathrooms, breakroom/kitchen, and open conference area. <u>100 W Lloyd Street</u> consists of +/- 2,890 SF industrial/warehouse space. The space has two 10x12 OHD's. Finish out allowance is negotiable.	
<b>RATE:</b>	102 W Lloyd Street - \$12/SF/Yr Modified Gross 100 W Lloyd Street - \$6/SF/Yr Modified Gross	
<b>UTILITIES:</b>	All existing to buildings, tenant responsible for all utilities.	
<b>SIGNAGE:</b>	Façade and Monument signage available at Landlord approval	
<b>TERMS:</b>	3-5 Years Initial Term	
<b>TI:</b>	Negotiable	
<b>LISTED:</b>	LoopNet, Costar, Xceligent, Denton Sites, and many other sites	
<b>COMMENTS:</b>	This property is located near the hard corner of FM 156 and McCart Street in downtown Krum. The office space is ready to occupy and the industrial - warehouse space needs minimal finish out. The office space was recently updated and construction for the warehouse is just recently completed. Call for any questions/inquiries.	
<b>CONTACT:</b>	John Withers, CCIM 940-320-1200 Michael Tull 940-320-1200	<a href="mailto:john@sbpcommercial.com">john@sbpcommercial.com</a> <a href="mailto:michael@sbpcommercial.com">michael@sbpcommercial.com</a>

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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