



For Sale

00 Hwy 377
Denton, TX 76226

USES:

Multifamily, Retail, many others

SIZE:

+/- 4.35 AC +/- 189,486 SF

PRICE:

\$450,000.00 \$103,448.28 / AC

LOCATION:

Hwy 377 & Hamilton Rd. in Denton, TX.

+/- 4.35 AC of land located just off HWY 377 in Denton, but in Argyle School District. This land is suited for Multifamily, Retail, and many other Commercial Development. Over 378 feet of frontage on HWY 377, high traffic and high visibility. Site is on the boarder of Denton and Argyle possibilities are endless. Aggressively priced, property will not last long.

SCOTT
BROWN
COMMERCIAL

John Withers, CCIM

(940) 320-1200

john@sbpcommercial.com

FOR SALE

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1400 Dallas Drive | Denton, TX 76205 | 940-320-1200 | www.sbpcommercial.com

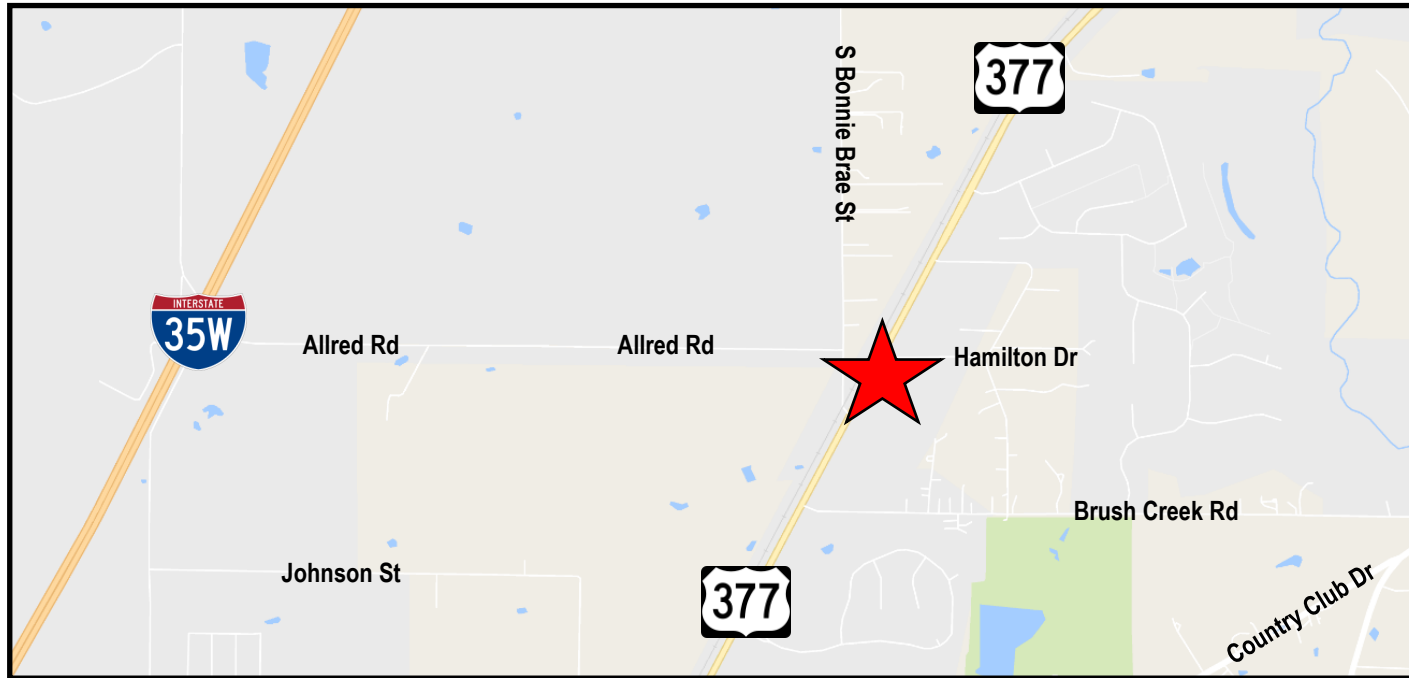
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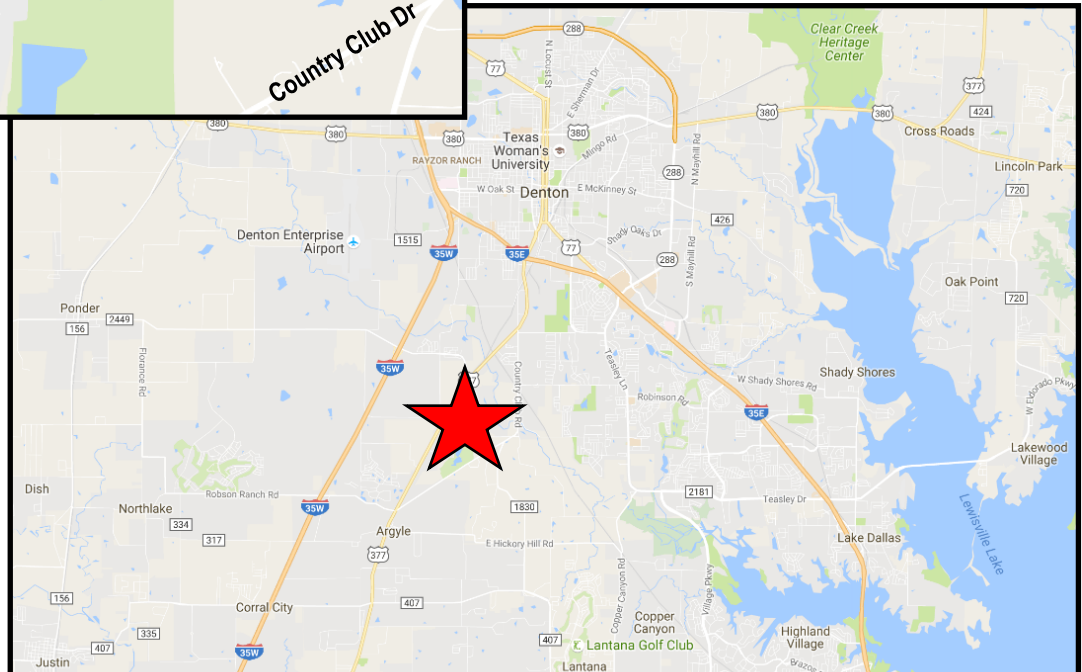
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Located just off of Hwy 377 in Denton, but in Argyle School District. Over 378 feet of frontage on Hwy 377. High Traffic & High Visibility.



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SCOTT BROWN COMMERCIAL

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

PROPERTY SUMMARY

PROPERTY: HWY 377 Development Site – Argyle/Denton

LOCATION:	00 Hwy 377, Denton, TX 76226
	Hwy 377 & Hamilton Road – Denton, TX
TYPE:	Land – suitable for commercial development
ZONING:	Neighborhood Residential Mixed Use (NRMU)
POTENTIAL USE:	Wide variety of commercial uses – Multifamily, Retail, many others
SIZE:	4.35 AC / 189,486 SF
AVAILABLE:	Immediately
TRACT CONFIGURATION:	Rectangular
ACCESS:	Hwy 377 & Hamilton Road
UTILITIES:	Water & Power On Site
TAXES:	Tax Parcel ID # 73913 & 65680 Property Currently in Agricultural Exemption
MINERAL RIGHTS:	N/A
PRICE:	\$450,000.00
TERMS:	Cash at closing
LISTED:	LoopNet, CoStar, Xceligent, Denton Sites, Many Web-sites
COMMENTS:	4.35 AC of land located just off HWY 377 in Denton, but in Argyle School District. This land is suited for Multifamily, Retail, and many other Commercial Development. Over 378 feet of frontage on HWY 377, high traffic and high visibility. Site is on the border of Denton and Argyle possibilities are endless. Aggressively priced, property will not last long.
CONTACT:	John Withers, CCIM 940-320-1200 john@sbpcommercial.com

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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