



- Cash Flow from 12.5 Acres Leased to Active USA at \$71,643 + NNN Annually with a 3% Rent Increase Each Year on Sept. 1 Until 2020
- Located in Westport Industrial Area of Denton at the Convergence of I-35E, I-35W & US-380 with I-35W Frontage
- All Public Utilities
- Zoned IC-E (Industrial Center - Employment)



FOR SALE

PROPERTY SUMMARY

Property Type: Land
Lot Size: +/- 19.1 AC
Leased Area: +/- 12.5 AC
Tenant: Active USA
Annual Income: \$71,643 + NNN
Lease Expires: August 31, 2020
Current Use: Truck Staging Area
Zoning: IC-E (Industrial Center - Employment)
Flood Plain: No
All Public Utilities: Yes

SALE PRICE **\$2.50/sf**

FOR MORE INFORMATION PLEASE CONTACT ALEX PAYNE/BRAD ANDRUS

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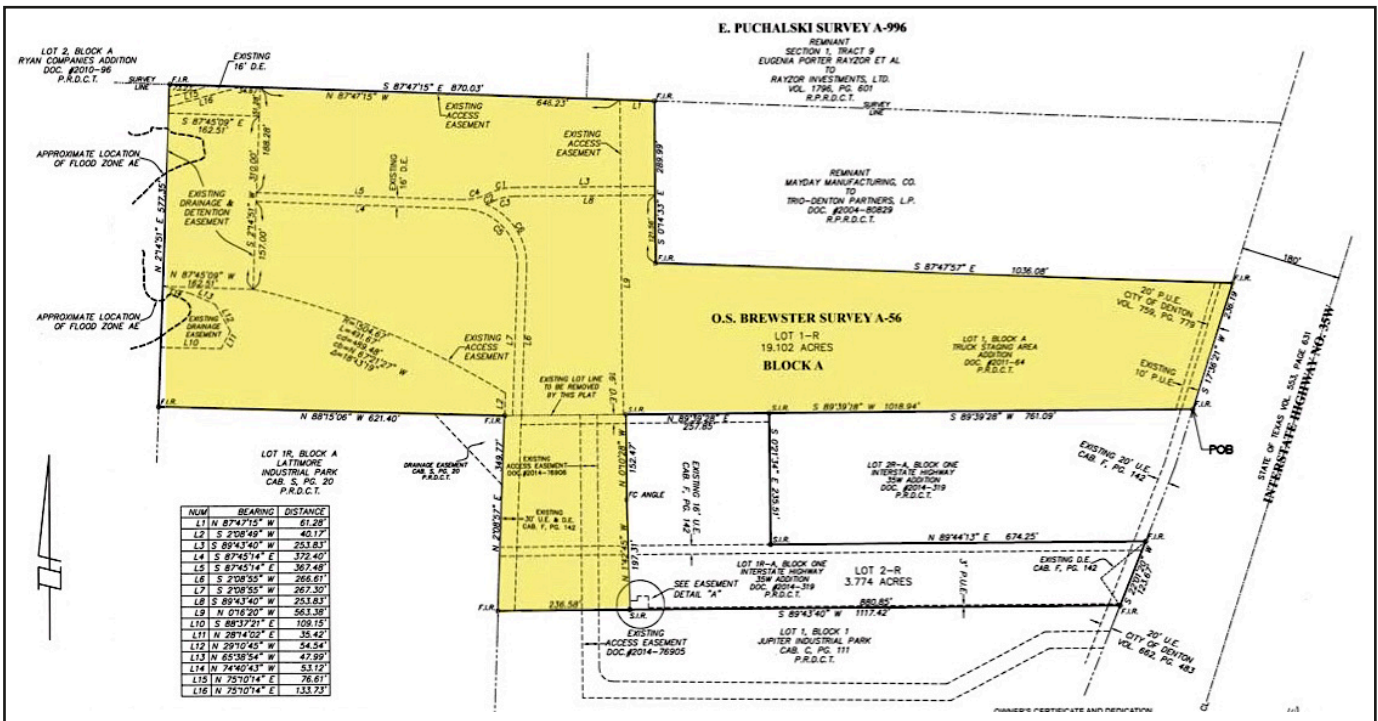
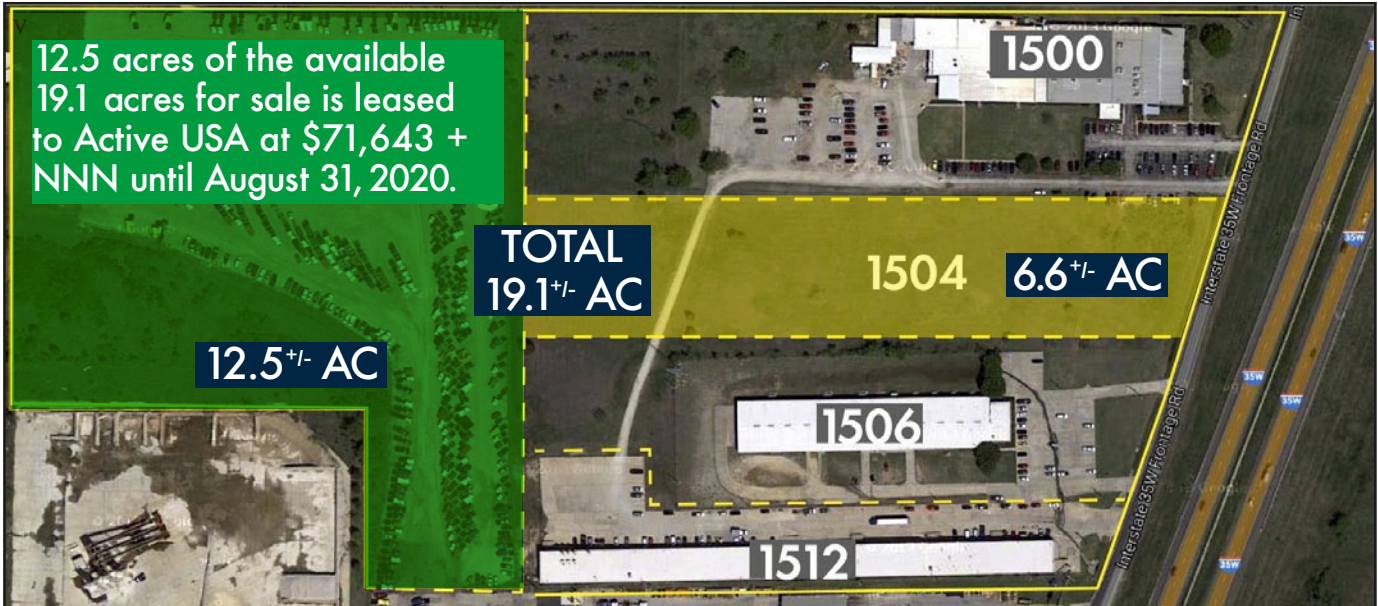
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1504 I-35W INDUSTRIAL 1504 I-35W, DENTON, TX 76207

AERIAL & SURVEY

LAND

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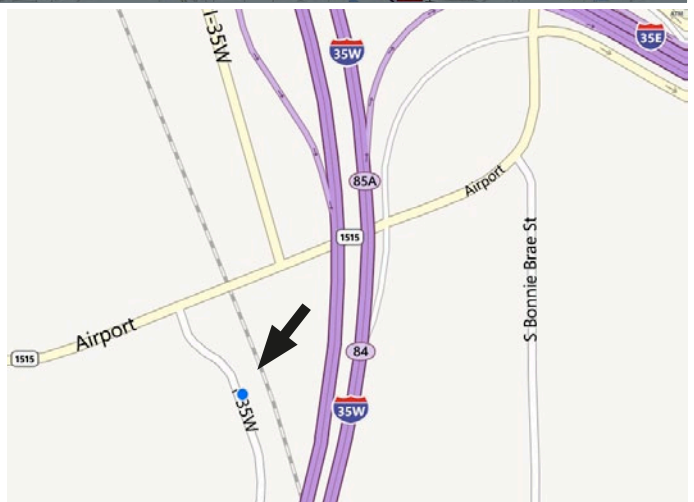
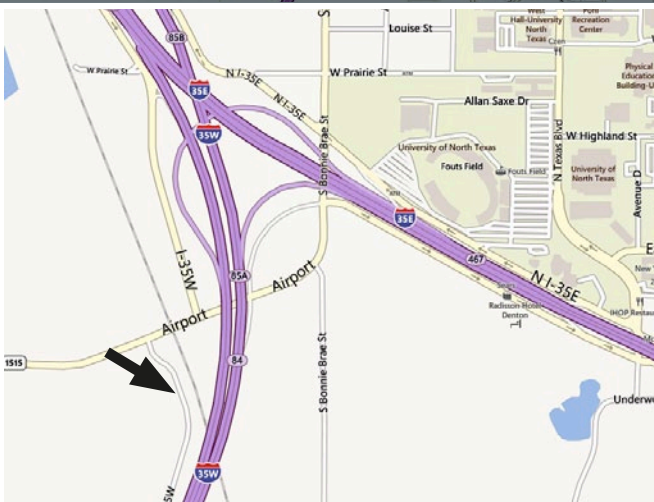
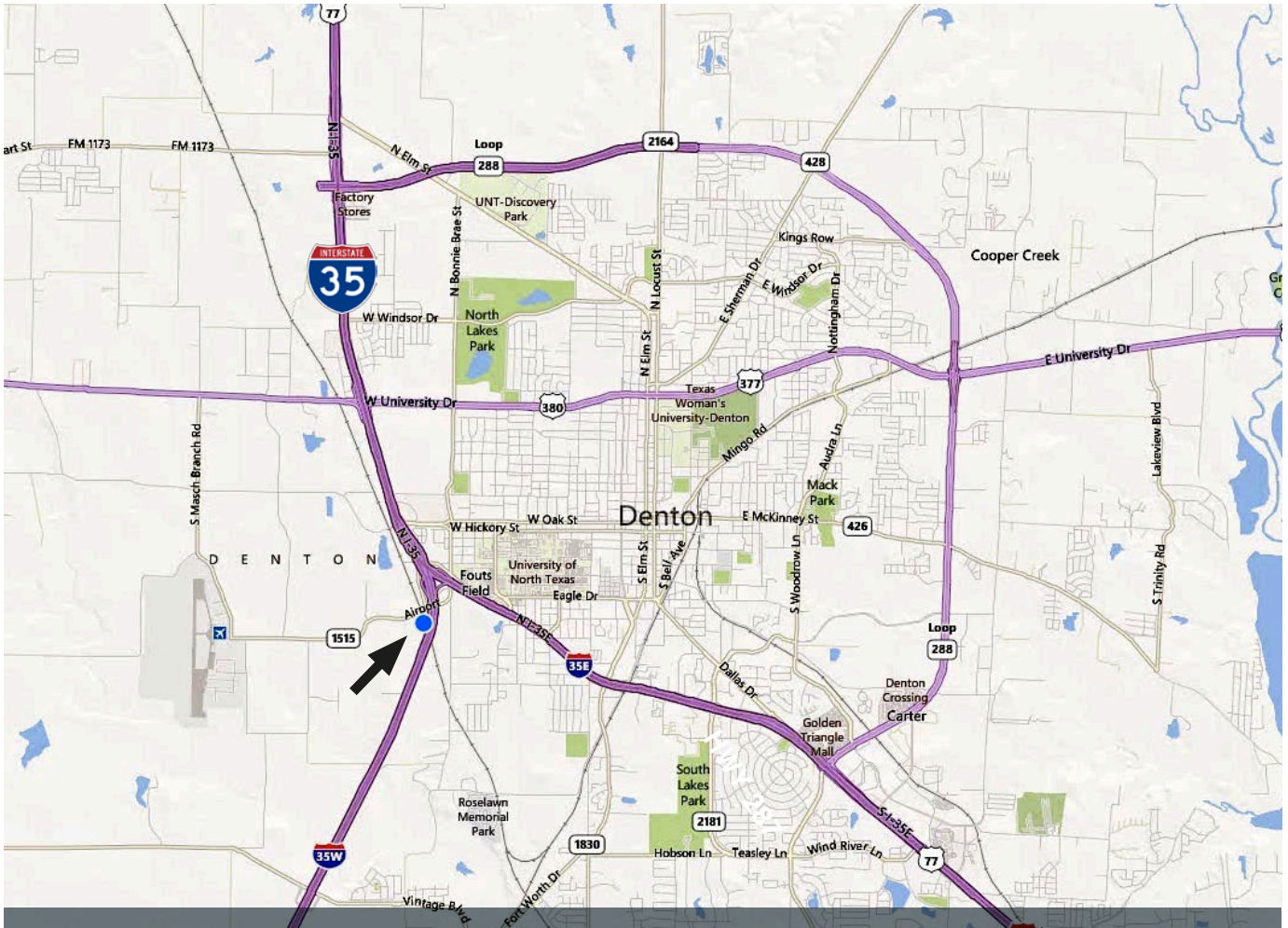
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MAP

LAND



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