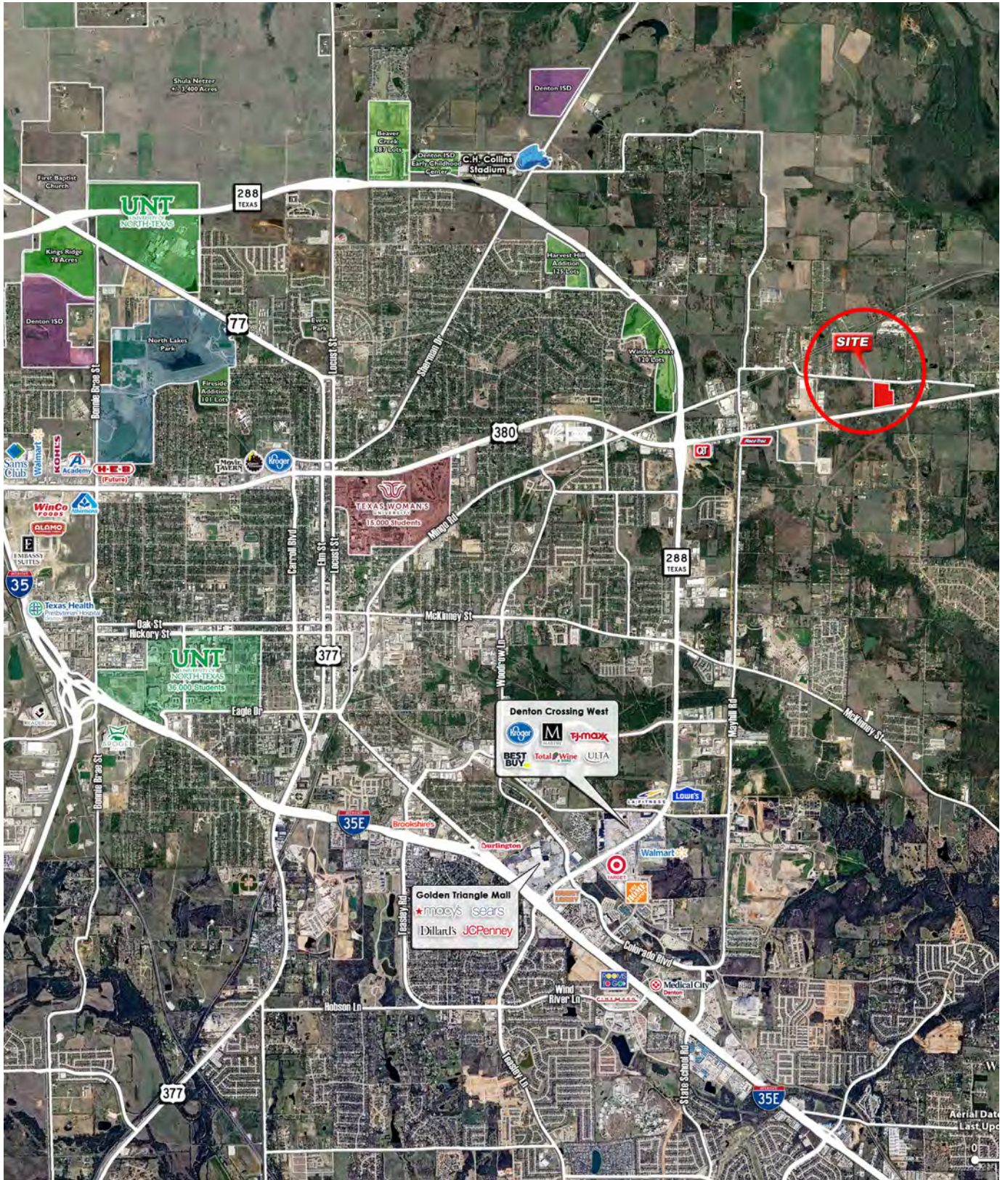


Along U.S. 380 Just South
of Fishtrap Road

18 ACRES Denton, TX



Along U.S. 380 just south of
Fishtrap Road

Commercial/Office on 4.5 Acres

Remaining Acreage allows for a variety
of uses including Self Storage

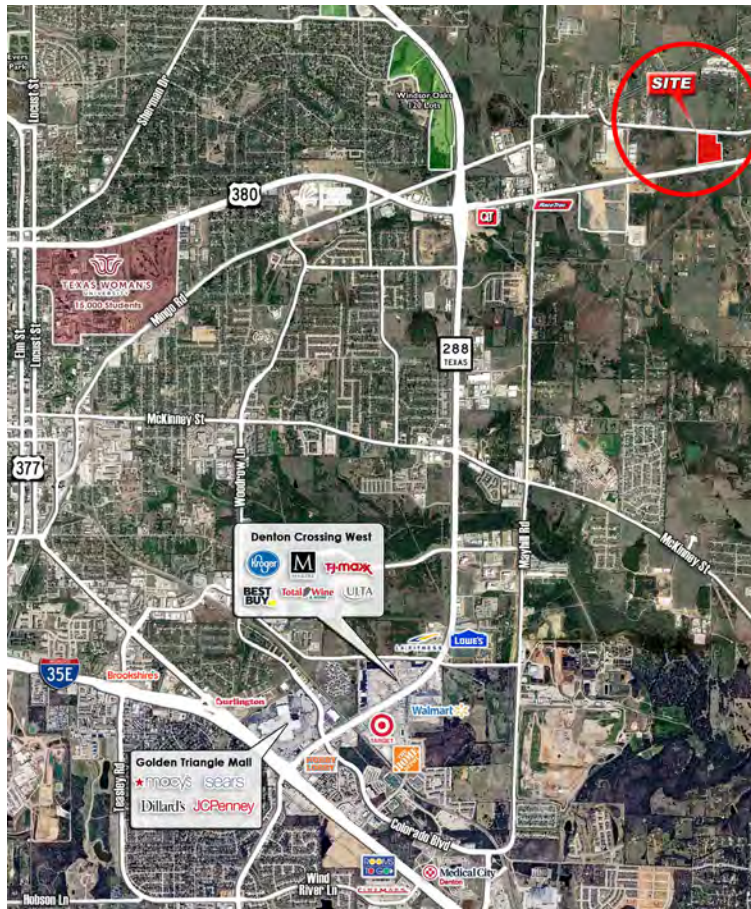
596+/- feet of frontage along U.S. 380

688+/- feet of frontage along Fishtrap
Road

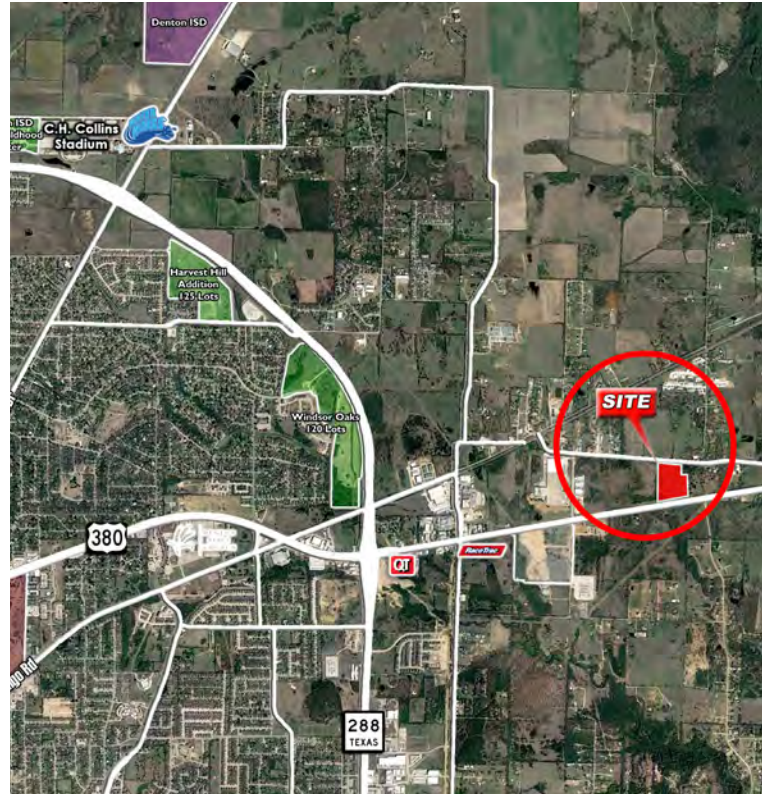
Utilities are available in close proximity
to the property

Denton Independent School District

Denton County



18 Acres Office/Commercial



Denton Demographics

July 2019 Population: 141,541

City's Growth Rate 2010-2016: 14.4%

City's Growth Rate since 2010: 21.7%

Median Household Income: \$76,090

Median Property Value: \$196,900

Adults with Advanced Degrees: 40%

Median Age: 28

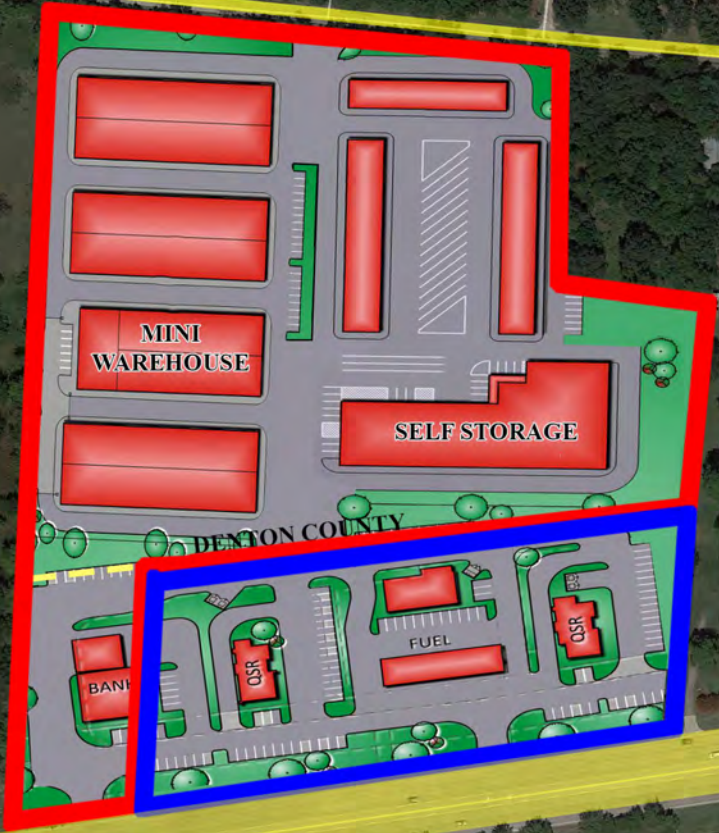
Number of Households: 46,561

Rex Glendenning
rex@rexrealestate.com

(972) 250-1263
rexrealestate.com

INFORMATION FURNISHED IS FROM SOURCES DEEMED TO BE RELIABLE, BUT IS NOT IN ANYWAY GUARANTEED BY US AND IS SUBJECT TO CHANGE IN PRICE, ERRORS AND OMISSIONS, PRIOR SALES OR WITHDRAWAL WITHOUT NOTICE.

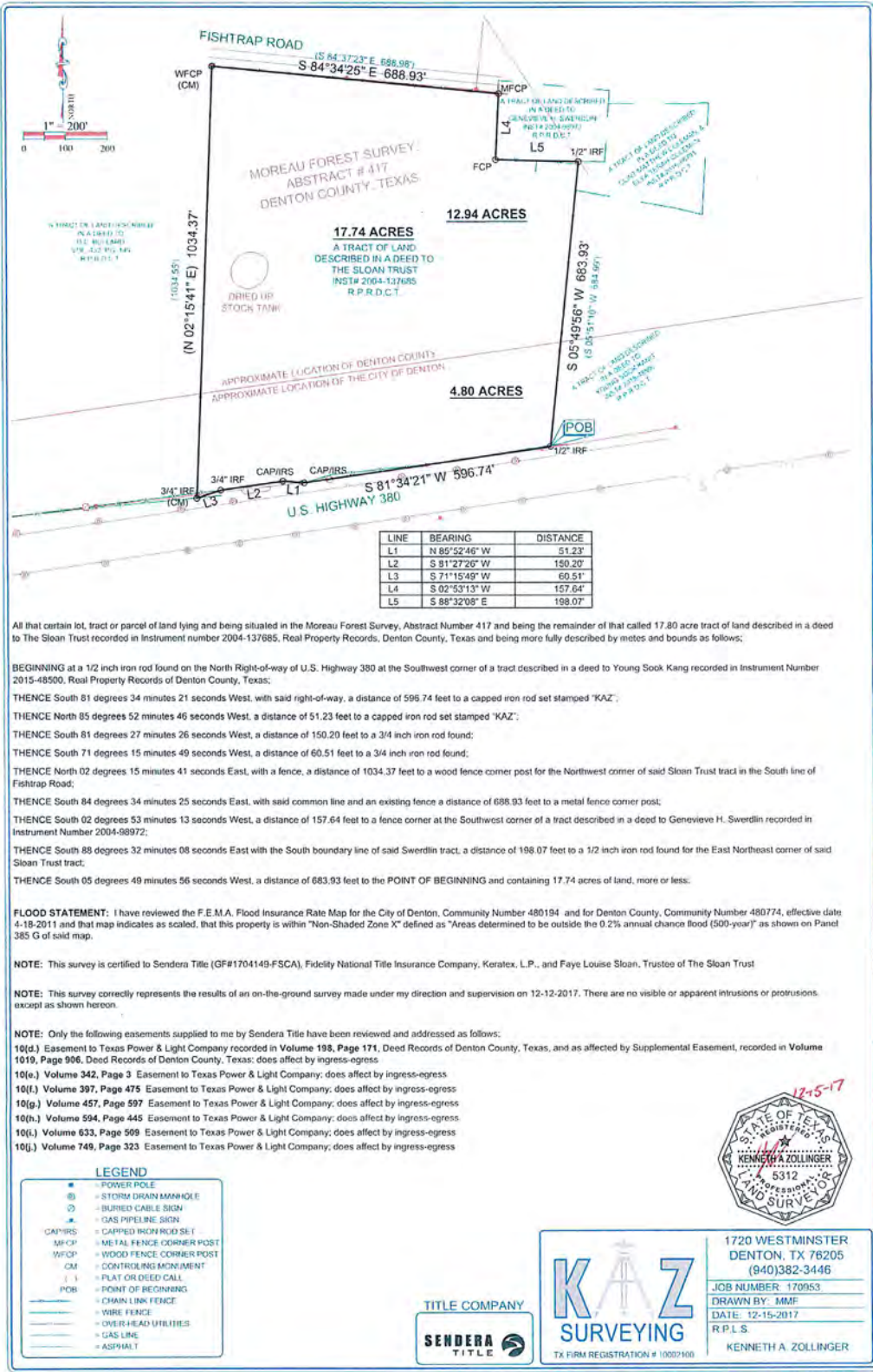
Fishtrap Road



DENTON COUNTY

U.S. 380

U.S. 380



All that certain lot, tract or parcel of land lying and being situated in the Moreau Forest Survey, Abstract Number 417 and being the remainder of that called 17.80 acre tract of land described in a deed to The Sloan Trust recorded in Instrument number 2004-137685, Real Property Records, Denton County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the North Right-of-way of U.S. Highway 380 at the Southwest corner of a tract described in a deed to Young Sook Kang recorded in Instrument Number 2015-48500, Real Property Records of Denton County, Texas;

THENCE South 81 degrees 34 minutes 21 seconds West, with said right-of-way, a distance of 596.74 feet to a capped iron rod set stamped "KAZ";

THENCE North 85 degrees 52 minutes 46 seconds West, a distance of 51.23 feet to a capped iron rod set stamped "KAZ";

THENCE South 81 degrees 27 minutes 26 seconds West, a distance of 150.20 feet to a 3/4 inch iron rod found;

THENCE South 71 degrees 15 minutes 49 seconds West, a distance of 60.51 feet to a 3/4 inch iron rod found;

THENCE North 02 degrees 15 minutes 41 seconds East, with a fence, a distance of 1034.37 feet to a wood fence corner post for the Northwest corner of said Sloan Trust tract in the South line of Fishtrap Road;

THENCE South 84 degrees 34 minutes 25 seconds East, with said common line and an existing fence a distance of 688.93 feet to a metal fence corner post;

THENCE South 02 degrees 53 minutes 13 seconds West, a distance of 157.64 feet to a fence corner at the Southwest corner of a tract described in a deed to Genevieve H. Swerdlin recorded in Instrument Number 2004-98972;

THENCE South 88 degrees 32 minutes 08 seconds East with the South boundary line of said Swerdlin tract a distance of 198.07 feet to a 1/2 inch iron rod found for the East Northeast corner of said Sloan Trust tract;

THENCE South 05 degrees 49 minutes 56 seconds West, a distance of 683.93 feet to the POINT OF BEGINNING and containing 17.74 acres of land, more or less;

FLOOD STATEMENT: I have reviewed the F.E.M.A. Flood Insurance Rate Map for the City of Denton, Community Number 480194 and for Denton County, Community Number 480774, effective date 4-18-2011 and that map indicates as shaded, that this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Plat# 385 G of said map.

NOTE: This survey is certified to Sendera Title (GF#1704149-FSCA), Fidelity National Title Insurance Company, Keratex, L.P., and Faye Louise Sloan, Trustee of The Sloan Trust

NOTE: This survey correctly represents the results of an on-the-ground survey made under my direction and supervision on 12-12-2017. There are no visible or apparent intrusions or protrusions, except as shown hereon.

NOTE: Only the following easements supplied to me by Sendera Title have been reviewed and addressed as follows:

10(g.) Easement to Texas Power & Light Company recorded in Volume 198, Page 171, Deed Records of Denton County, Texas, and as affected by Supplemental Easement, recorded in Volume 1019, Page 906, Deed Records of Denton County, Texas; does affect by ingress-egress

10(e.) Volume 342, Page 3 Easement to Texas Power & Light Company; does affect by ingress-egress

10(f.) Volume 397, Page 475 Easement to Texas Power & Light Company; does affect by ingress-egress

10(g.) Volume 457, Page 597 Easement to Texas Power & Light Company; does affect by ingress-egress

10(h.) Volume 594, Page 445 Easement to Texas Power & Light Company; does affect by ingress-egress

10(l.) Volume 633, Page 509 Easement to Texas Power & Light Company; does affect by ingress-egress

10(j.) Volume 749, Page 323 Easement to Texas Power & Light Company; does affect by ingress-egress



TITLE COMPANY
SENDERA
TITLE

KAZ
SURVEYING
TX FIRM REGISTRATION # 10027100

1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446
JOB NUMBER: 170953
DRAWN BY: MMF
DATE: 12-15-2017
R.P.L.S.
KENNETH A. ZOLLINGER



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 BONA FIDE 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

REX Real Estate I, LP	9002487	rex@rexrealestate.com	972-250-1263
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Rex Glendenning	248775	rex@rexrealestate.com	972-250-1263
Designated Broker or 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