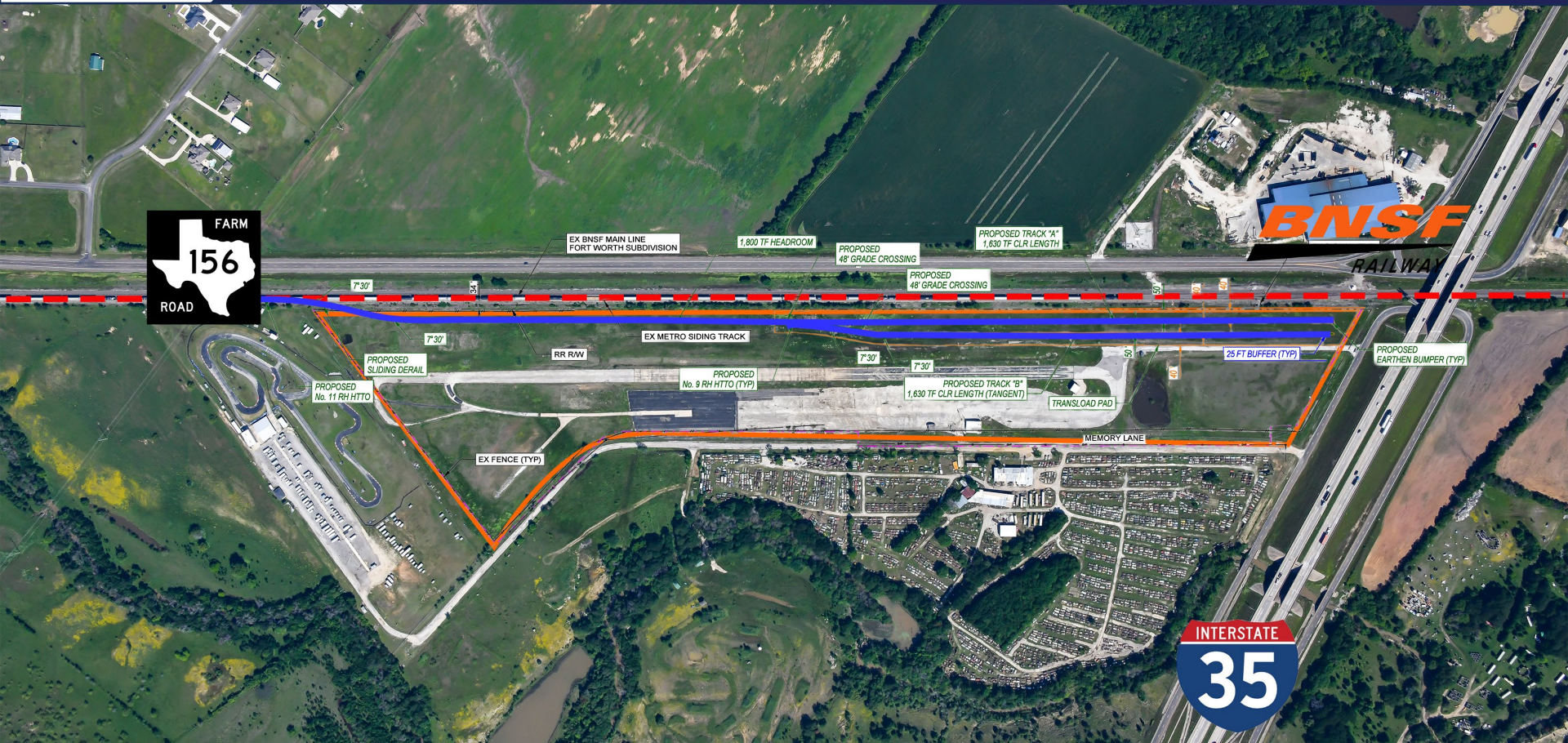


For Sale or Lease: +/- 48.38 Acres

Adjacent to BNSF Railroad

SE Corner of FM 156 & I-35, Denton, TX 76207



Conceptual Track Layout

Jake Wilkinson, President
jake@mwrealestate.com
www.mwrealestate.com
(325) 721-2353

8737 King George Dr
Suite B200
Dallas, TX 75235

Property Highlights



- +/- 48.38 Acres (Divisible for a Lease)
- +/- 5,000 SF Office (Two-Story)
- Water Well & Septic On-Site
- 3 Phase Power On-Site
- Outside City Limits (Within Denton ETJ)
- Completely Fenced and Gated
- +/- 11 Acres Heavily Stabilized
- Outside 500 Year and 100 Year Floodplains
- +/- 4,100' of Frontage Along BNSF Railroad
- Location:
 - +/- 1 Mile North of Denton City Limits
 - +/- 35 Miles North of Fort Worth
 - +/- 36 Miles North of DFW Airport
- Sale Price: \$5.00/SF
- Lease Rate: \$2,000/Acre/Month

Property Survey

FIELD NOTES
48.380 ACRES

BEING all that certain lot, tract, or parcel of land situated in the J. Ayers Survey Abstract Number 2 in Denton County, Texas, being all that certain "Tract I" and "Tract II" of land conveyed by deed from Denton County Land Investments, LLC to Nicodemus Investments, LLC recorded under Document Number 2012-97884, Real Property Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a capped iron rod found for corner in the east line of the Gulf, Coast and Santa Fe Railroad Company right-of-way, said point being the northwest corner of that certain tract of land conveyed by deed from Aubrey H. Turner to North Texas Kartars, Inc. recorded under Clerk's File Number 96-R0009246, Real Property Records, Denton County, Texas;

THENCE N 52° 09' 17" E, 2212.57 feet with said east line of said Railroad Company right-of-way to an iron rod found for corner;

THENCE N 52° 06' 12" E, 1802.67 feet with said east line of said Railroad Company right-of-way to a capped iron rod marked TXDOT found for corner in the west line of Interstate Highway Number 35, a public roadway;

THENCE S 10° 04' 12" E, 539.54 feet with said west line of said Interstate Highway to a capped iron rod marked TXDOT found for corner;

THENCE S 53° 15' 20" W, 97.46 feet with said west line of said Interstate Highway to a capped iron rod marked TXDOT found for corner;

THENCE S 36° 55' 49" E, 81.57 feet with said west line of said Interstate Highway to a capped iron rod marked TXDOT found for corner in the west line of that certain tract of land conveyed by deed from Dale Williamson and wife, Bernice Williamson to Allen Williamson and David Williamson recorded under Document Number 2013-151056, Real Property Records, Denton County, Texas;

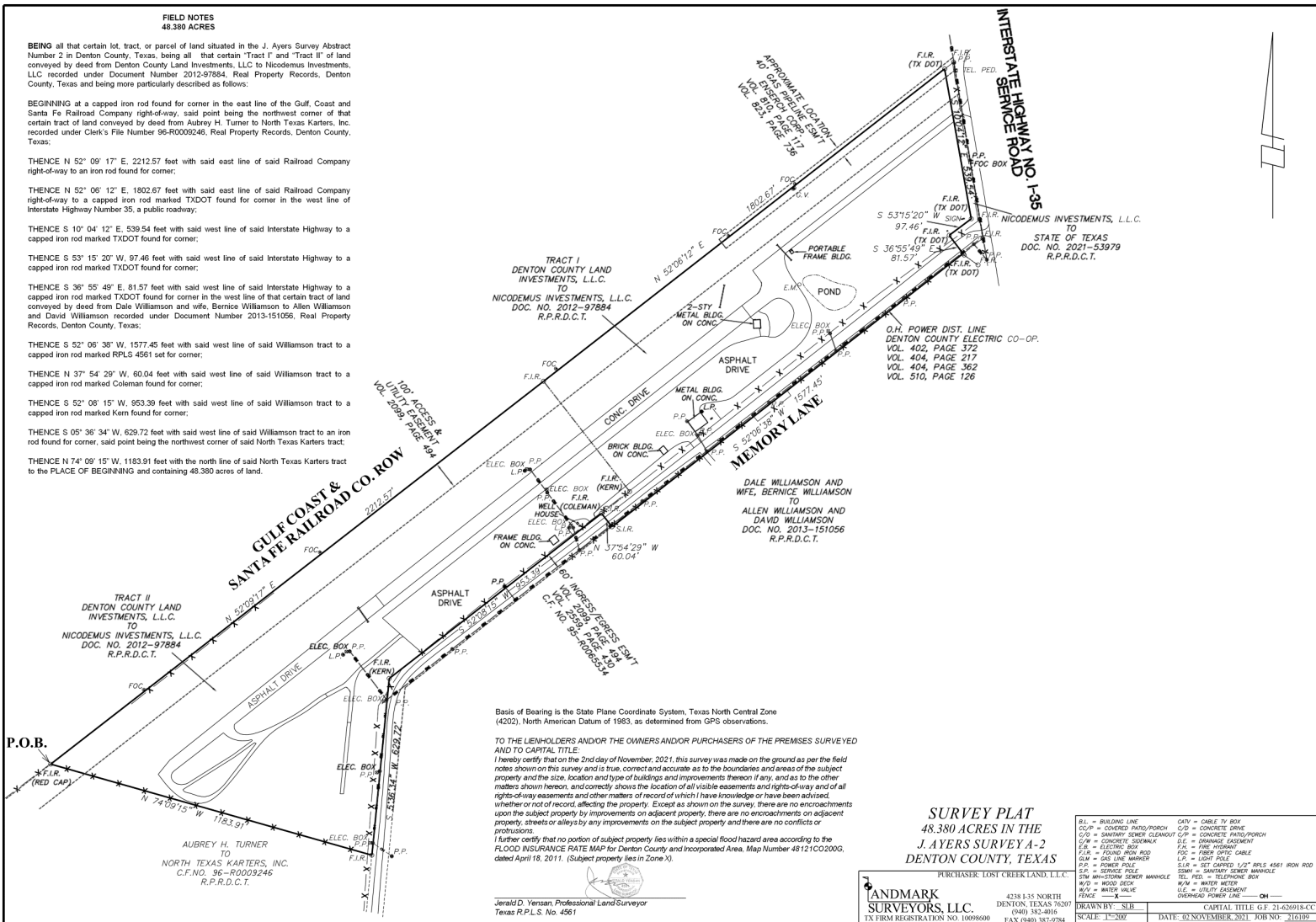
THENCE S 52° 06' 38" W, 1577.45 feet with said west line of said Williamson tract to a capped iron rod marked RPLS 4561 set for corner;

THENCE N 37° 54' 29" W, 60.04 feet with said west line of said Williamson tract to a capped iron rod marked Coleman found for corner;

THENCE S 52° 08' 15" W, 953.39 feet with said west line of said Williamson tract to a capped iron rod marked Kern found for corner;

THENCE S 05° 36' 34" W, 629.72 feet with said west line of said Williamson tract to an iron rod found for corner, said point being the northwest corner of said North Texas Kartars tract;

THENCE N 74° 09' 15" W, 1183.91 feet with the north line of said North Texas Kartars tract to the PLACE OF BEGINNING and containing 48.380 acres of land.





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.



2-10-2025

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 _____



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ESTATE**

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