

Commercial - Customer Full

MLS#: 13705782 Active [3901 Haynes RD](#) Flower Mound 76262 LP: \$1,485,000



Category:	Commercial	Type:	COM-Sale or Lease (Either)	Orig LP:	\$1,485,000
Area:	41/3			Low:	
Subdv:	Bbb & Crr			\$/Gr SqFt:	\$1.75
County:	Denton	Lake Name:			
Parcel ID:	R165013	Plan Dvlpmnt:			
Lot:	Block:	Legal:	A0155A BBB & CRR, TR 1F, 4.857 ACRES		
Multi Prcl:	Yes	MUD Dst: No		Unexempt Taxes:	\$5,777
Building SqFt:	9,200 / Owner	Yr Built:	1996 / Preowned		
Gross SqFt:	846,806	Zoning:	Comm	#Units:	3
Lot SqFt:	846,806 / Tax	Multiple Zoning:	No	Stories:	1
Acres:	19.440	Lot Dimen:		Will Subdiv:	No

Business Name:		Min Lease Rate(SF/MO):		Max Lease Rate(SF/MO):	
Gross Income:	\$1	Leasable SqFt:	6,000	Average Monthly Lease:	
Net Income:	\$1	Leasable Spaces:		Spaces Leased:	
Annual Expenses:	\$1	Lease Expiration Date:		Occupancy Rate:	
Income/Expense Src:					

Building Use:	Industrial, Office/Warehouse, Other, Storage Warehouse	Alarm/Security Type:	
Inclusions:	Land & Improvements	Ceiling Height/Type:	11 to 14 Feet
Lot Size/Acreage:	10 Acres to 49.99 Acres	Flooring:	Carpets, Concrete
Topography:	Level	Heating/Cooling:	Central Air-Elec, Central Heat-Elec
Road Frontage Desc:	Asphalt	Green Features:	
Foundation:	Pier & Beam, Slab	Green Certification:	
Construction:	Siding	Tenant Pays:	All Utilities, Other, Renters Insurance, Sewer, Water, Yard Care
Roof:	Composition, Metal	Owner Pays:	
Walls:	Metal, Plaster	Tot Annual Exp Inc:	
Street/Utilities:	Aerobic Septic, Overhead Utilities, Well	Special Notes	
Property Association:		Possession:	Closing/Funding
Parking/Garage:	Common Lot		
Features:	Inside Storage, Open Span		

Property Description: Property previously Jona Construction, property is grandfathered for industrial use. Seller to provide letter from the Town Of Flower Mound. The DFW & Alliance Corridor are booming and property has multiple industrial uses. Great location for an office and warehouse, mini-storage, boat and RV storage and service, landscaping co, etc. Seller will lease 7 acres of yard and one 6000 square foot metal insulated building for \$11,000.00 a month. Close proximity to I-35W, Hwy 377, FM 1171, Hwy 114, Hwy 170. Close proximity to DFW area .

Public Driving Directions: North I-35W, Right FM 1171 (Flower Mound Exit), Right Hwy 377, Left on Dunham Rd Access road, Right on Dunham, Turn Right on Haynes Rd, Property on Right,

List Office Name: Hilliard REALTORS List Agent Name: Alicia Harrison

Prepared By: Alicia Harrison / Hilliard REALTORS on 2018-02-28 19:07