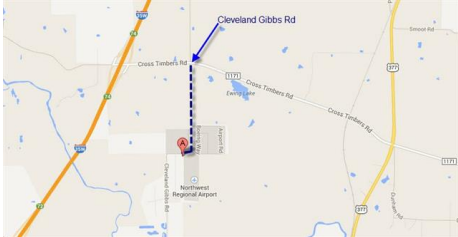


Commercial - Customer Full

MLS#: 13672071    **Active**    [11341 Cockleburr RD #208](#)    Roanoke    76262    LP:    \$1,312



|                |                        |                  |                                    |                 |         |
|----------------|------------------------|------------------|------------------------------------|-----------------|---------|
| Category:      | Commercial             | Type:            | COM-Lease                          | Orig LP:        | \$1,488 |
| Area:          | 31/3                   |                  |                                    | Low:            |         |
| Subdv:         | Cockleburr Rd Addition | Lake Name:       |                                    | \$/Gr SqFt:     | \$ .75  |
| County:        | Denton                 | Plan Dvlpmnt:    |                                    |                 |         |
| Parcel ID:     | R68919                 | Legal:           |                                    |                 |         |
| Lot:           | Block:                 | MUD Dst:         | No                                 | Unexempt Taxes: |         |
| Multi Prcl:    | Yes                    |                  |                                    |                 |         |
| <hr/>          |                        |                  |                                    |                 |         |
| Building SqFt: | 6,500 / Building Plan  | Yr Built:        | 2015 / New Construction - Complete |                 |         |
| Gross SqFt:    | 1,750                  | Zoning:          | Comm                               | #Units:         | 4       |
| Lot SqFt:      | 65,340 / Other Documen | Multiple Zoning: | Yes                                | Stories:        | 1       |
| Acres:         | 1.500                  | Lot Dimen:       |                                    | Will Subdiv:    | Yes     |

|                     |     |                        |       |                        |  |
|---------------------|-----|------------------------|-------|------------------------|--|
| Business Name:      |     | Min Lease Rate(SF/MO): |       | Max Lease Rate(SF/MO): |  |
| Gross Income:       | \$1 | Leasable SqFt:         | 6,500 | Average Monthly Lease: |  |
| Net Income:         | \$1 | Leasable Spaces:       |       | Spaces Leased:         |  |
| Annual Expenses:    | \$1 | Lease Expiration Date: |       | Occupancy Rate:        |  |
| Income/Expense Src: |     |                        |       |                        |  |

|                       |   |                      |                                     |
|-----------------------|---|----------------------|-------------------------------------|
| Building Use:         | Automotive, Industrial, Office/Warehouse, Storage Warehouse | Alarm/Security Type: |                                     |
| Inclusions:           | Building Only   | Ceiling Height/Type: | 15 to 20 Feet                       |
| Lot Size/Acreage:     | 1 Acre to 2.99 Acres  | Flooring:            | Concrete                            |
| Topography:           |   | Heating/Cooling:     | Central Air-Elec, Central Heat-Elec |
| Foundation:           | Slab  | Green Certification: |                                     |
| Roof:                 | Metal   | Owner Pays:          | Common Area                         |
| Walls:                | Metal   | Tot Annual Exp Inc:  |                                     |
| Freight Doors:        | Grade Level   | Lease Length:        |                                     |
| Street/Utilities:     | Aerobic Septic, Private Water                               | Special Notes:       |                                     |
| Property Association: |   | Possession:          | Subject to Lease                    |
| Parking/Garage:       | Assigned Spaces   |                      |                                     |
| Features:             | Open Span, Security Lighting                                |                      |                                     |

Property Description: Great Location For Small Business anticipating Growth or Collector Of Toys, Conveniently located Near Argyle, Flower Mound, Trophy Club, Westlake, Southlake. Easy Access To Hwy 377, Hwy 114, Hwy 170, FM 1171. 30 Minute To Denton, Dallas, Fort Worth. 14' Overhead Door, Pass Through Door For Each Unit, Bathroom, Climate Controlled Office. 3 Phase Electrical Available.

Public Driving Directions: N-I35-W, Rt-FM 1171, 1st right turn Cleveland Gibbs, Go thru stop sign, 2nd St, Left- Cockleburr Rd. At the corner of Cockleburr & Airway Blvd.

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

Prepared By: Alicia Harrison / Hilliard REALTORS on 2018-02-28 19:17