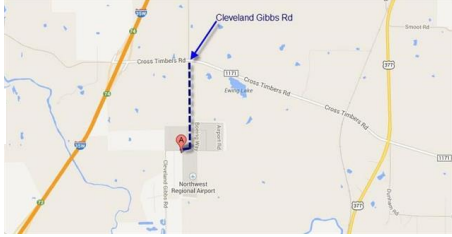


**Alicia Harrison**  
 Hilliard REALTORS  
[alicia@dfwhomesonline.net](mailto:alicia@dfwhomesonline.net)  
 Ph: (214) 893-7886

**Agent Full Report**

MLS#: **13815207 N Active**      **11341 Cockleburr Road #204**      **Roanoke**      **76262**      LP:      **\$1,125**



Category:	<b>Commercial</b>	Type:	<b>COM-Lease</b>	Orig LP:	<b>\$1,125</b>
Area:	<b>31/3</b>			Low:	
Subdv:	<b>Cockleburr Rd Addition</b>			\$/Gr SqFt:	<b>\$.75</b>
County:	<b>Denton</b>	Lake Name:			
Parcel ID:	<b>R68919</b>	Plan Dvlpmnt:			
Lot:	Block:	Legal:			
Multi Prcl:	<b>Yes</b>	MUD Dst:	<b>No</b>	Unexempt Taxes:	
Building SqFt:	<b>6,500 / Building Plan</b>	Appraiser Name:		Yr Built:	<b>2015 / New Construction - Complete</b>
Gross SqFt:	<b>1,500</b>	Zoning:	<b>Comm</b>	#Units:	<b>1</b>
Lot SqFt:	<b>65,340 / Other Document</b>	Multiple Zoning:	<b>Yes</b>	Stories:	<b>1</b>
Acres:	<b>1.500</b>	Lot Dimen:		Will Subdiv:	<b>Yes</b>

Recent: **04/10/2018 : NEW**

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

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

Property Description: **Available May 1st. 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.**

Excludes: **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.**

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.**

Private Remarks:

Loan Type:	<b>Treat As Clear</b>	Bal:		Equity:		Int Rate:		Pmt Type:		Payment:
Lender:		Orig Date:		2nd Mortg:	<b>No</b>	Possible Short Sale:				

SUB:	<b>0%</b>	BAC:	<b>3%</b>	Var:	<b>No</b>	List Type:	<b>Exclusive Right to Sell/Lease</b>	CDOM:	<b>238</b>	DOM:	<b>0</b>	LD:	<b>04/10/2018</b>	XD:	<b>04/10/2019</b>
LO:	<b>DIHI01 Hilliard REALTORS (214) 202-2346</b>							Fax:	<b>(903) 786-3003</b>		Off Website:				
LO Addr:	<b>15 Jimmy Street Pottsboro, TX 75076</b>							Office Email:				Off Supervisor:	<b>Irene Hilliard</b>		
LA:	<b>0333864 Alicia Harrison (214) 893-7886</b>							Fax:	<b>(972) 534-1416</b>		Brk Lic#:	<b>0161413</b>			
LA Cell:								LA Other:	<b>(817) 854-0349</b>						
LA Email:	<b><a href="mailto:alicia@dfwhomesonline.net">alicia@dfwhomesonline.net</a></b>							LA Website:	<b><a href="http://www.dfwhomesonline.net">www.dfwhomesonline.net</a></b>						
LA 2:								LA 2 Contact:							
Pref Title Co:								Location:							

Call:		Appt:		Owner Name:		<b>Of Record</b>
Keybox #:	<b>9999</b>	Keybox Type:	<b>None</b>	Seller Type:		<b>Individual(s)</b>
Show Instr:	<b>Agent must be present. Call agent to schedule.</b>			Occupancy:		



Prepared By: Alicia Harrison / Hilliard REALTORS on 2018-04-10 15:45

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