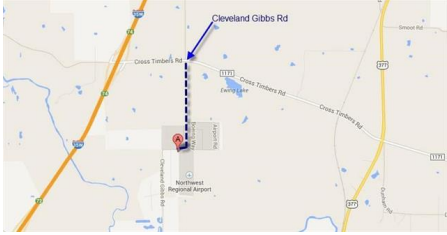


Agent Full Report

MLS#: 13815219 N Active [11341 Cockleburr Road #208](#) Roanoke 76262 LP: \$1,125



Category:	Commercial	Type:	COM-Lease	Orig LP:	\$1,125
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				
Building SqFt:	6,500 / Building Plan	Appraiser Name:		Yr Built:	2015 / New Construction - Complete
Gross SqFt:	1,500	Zoning:	Comm	#Units:	1
Lot SqFt:	65,340 / Other Document	Multiple Zoning:	Yes	Stories:	1
Acres:	1.500	Lot Dimen:		Will Subdiv:	Yes

Recent: 04/10/2018 : NEW

Business Name:	Min Lease Rate(SF/MO):	Max Lease Rate(SF/MO):
Gross Income: \$1	Leasable SqFt: 1,500	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	Alarm/Security Type:	
Inclusions:	Warehouse	Ceiling Height/Type:	15 to 20 Feet
Lot Size/Acreage:	Building Only	Flooring:	Concrete
Topography:	1 Acre to 2.99 Acres	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:	Other
Parking/Garage:	Assigned Spaces	Showing:	
Features:	Open Span, Security Lighting		

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:
 Public Driving: N-135-W, Rt-FM 1171, 1st right turn Cleveland Gibbs, Go thru stop sign, 2nd St, Left- Cockleburr Rd. At the corner of
 Directions: Cockleburr & Airway Blvd.
 Private Remarks:

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

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

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



Prepared By: Alicia Harrison / Hilliard REALTORS on 2018-04-10 15:47