

FOR SALE

"Shovel-Ready"

78-Unit Multifamily Site Permit in Hand

Save 12-24 months of entitlement risk
and carrying costs

- **Land:** 2.69 Acres (117,394 SF)
- **Zoning:** MN(S) – Mixed Use Neighborhood
- **Units:** 78 Approved
- **Building Type:** 3 & 4-Story MF (2 Buildings)
- **Total SF:** 94,492 SF
- **Parking Ratio:** 1.9 spaces per unit
(147 spaces)
- **Status:** Fully Entitled | Permit Approved



EXCLUSIVELY OFFERED BY:

Scott Jackson, CCIM

(469) 939-8309

sjackson@capstonecommercial.com



**CAPSTONE
COMMERCIAL**

4300 Sigma Rd . Suite 100

Dallas . TX 75244

T 972.250.5800

F 972.250.5801

www.capstonecommercial.com

4209 Stuart Road, Denton, TX 76207

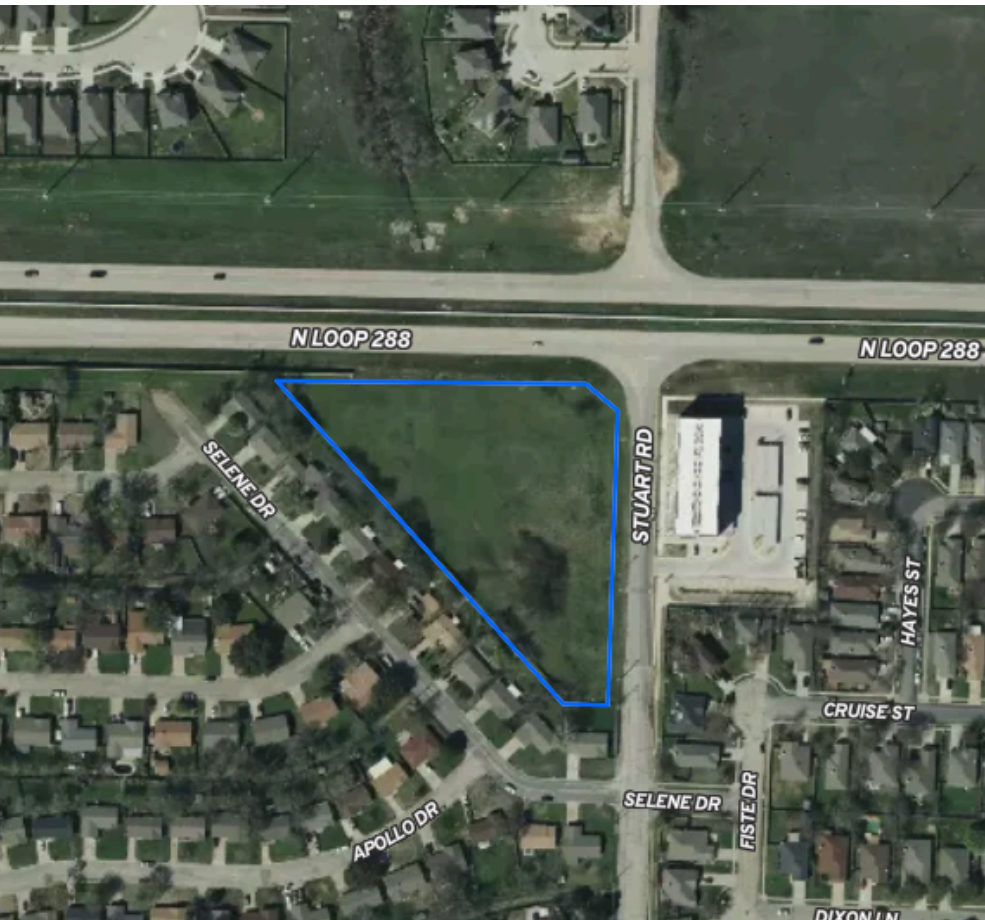
FOR SALE



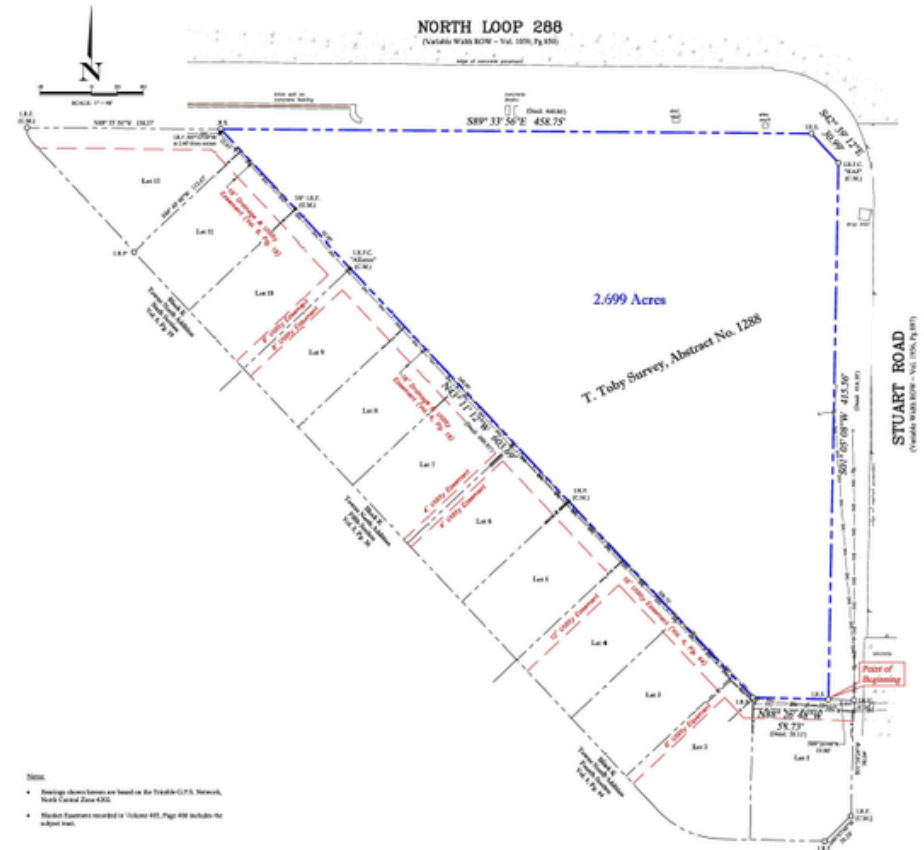
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WHY THIS PROPERTY?

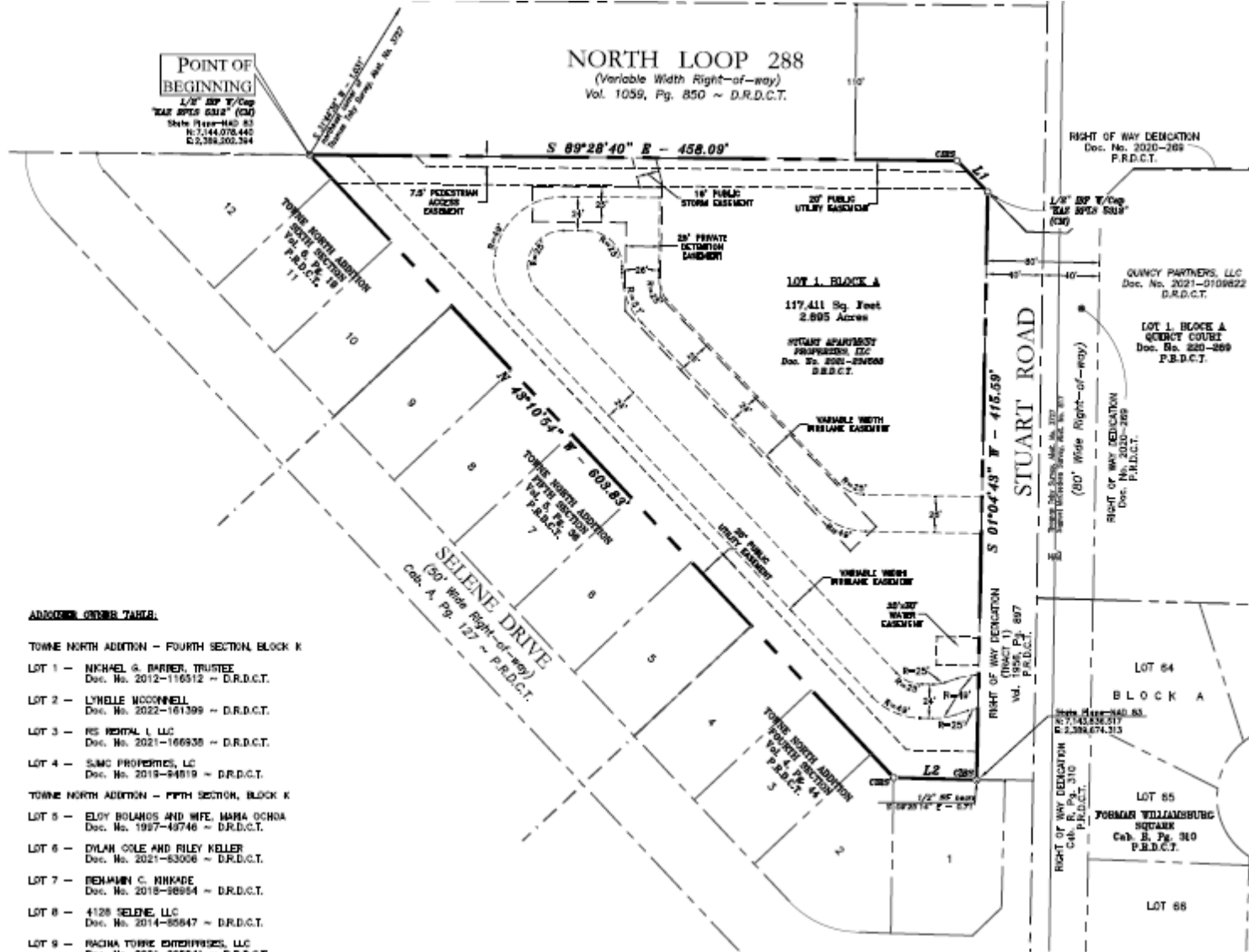
- * Time savings of 12 to 24 months for approval process
 - * No entitlement or political risk
- * Lower interest carry and pre-development burn
 - * Higher lender confidence = better terms
 - * Faster path to stabilization and exit



Survey



Plat



ADJOINING OTHER PARTS

TOWNE NORTH ADDITION - FOURTH SECTION, BLOCK K

- LOT 1 - NIKHAIEL G. BARNER, TRUSTEE
Doc. No. 2012-116512 - D.R.D.C.T.
- LOT 2 - LYNELLE MCCONNELL
Doc. No. 2022-161399 - D.R.D.C.T.
- LOT 3 - RS NENTAL I, LLC
Doc. No. 2021-166938 - D.R.D.C.T.
- LOT 4 - SMC PROPERTIES, LC
Doc. No. 2019-94819 - D.R.D.C.T.

TOWNE NORTH ADDITION - FIFTH SECTION, BLOCK K

- LOT 5 - ELOY BOLANDS AND WIFE, MARIA OCHOA
Doc. No. 1997-49746 - D.R.D.C.T.
- LOT 6 - DYLAN COLE AND RILEY KELLER
Doc. No. 2021-53006 - D.R.D.C.T.
- LOT 7 - BENJAMIN C. KIRKADE
Doc. No. 2018-98954 - D.R.D.C.T.
- LOT 8 - 4128 SELENE, LLC
Doc. No. 2014-85847 - D.R.D.C.T.

TOWNE NORTH ADDITION - SIXTH SECTION, BLOCK K

- LOT 9 - RACHA TOWNE ENTERPRISES, LLC
Doc. No. 2021-205841 - D.R.D.C.T.

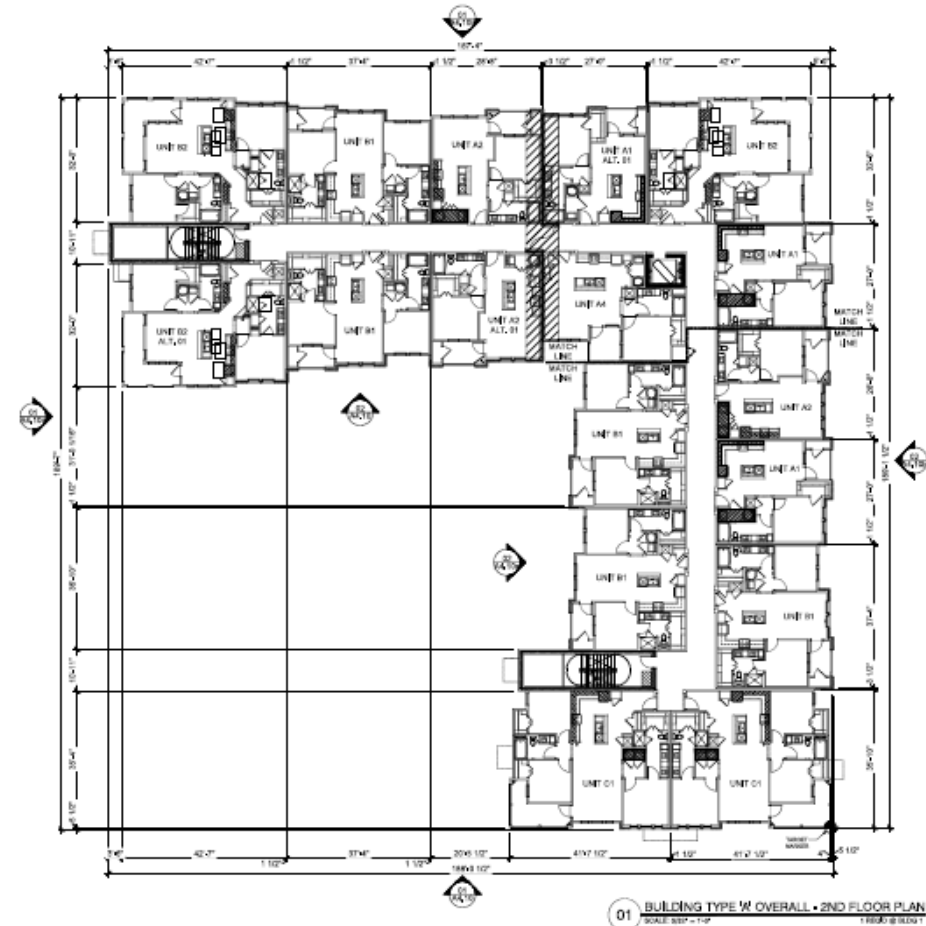
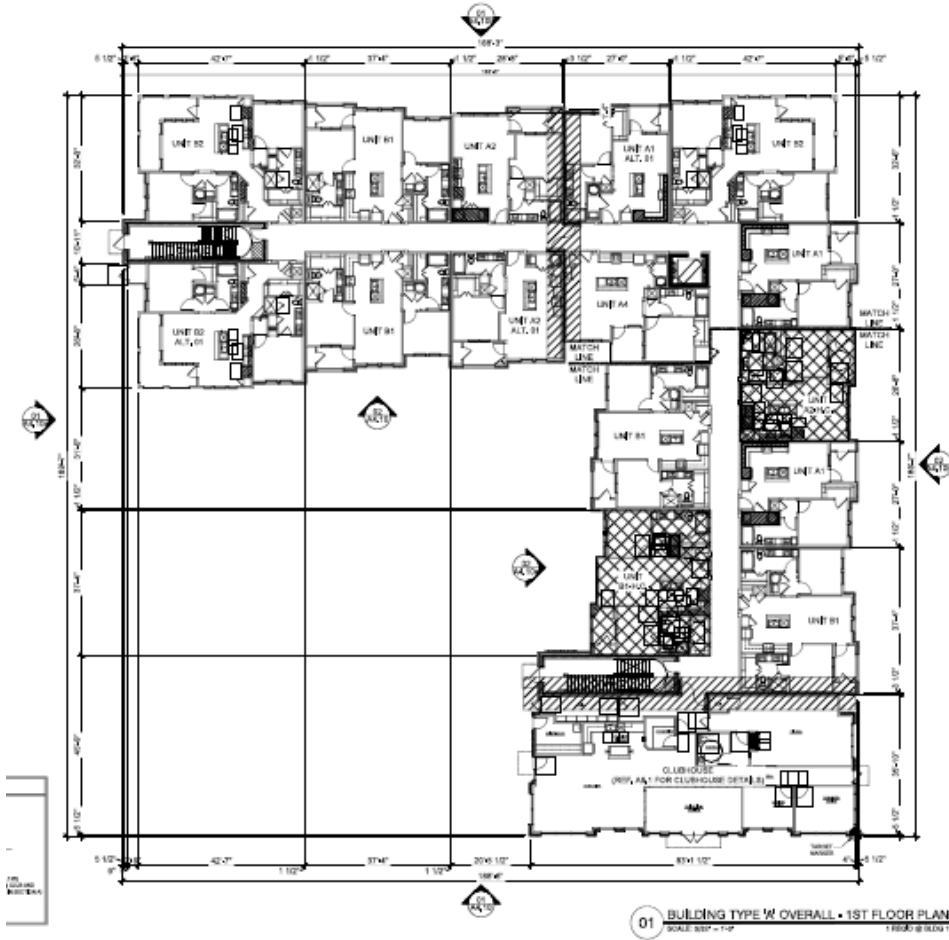
Unit Mix:

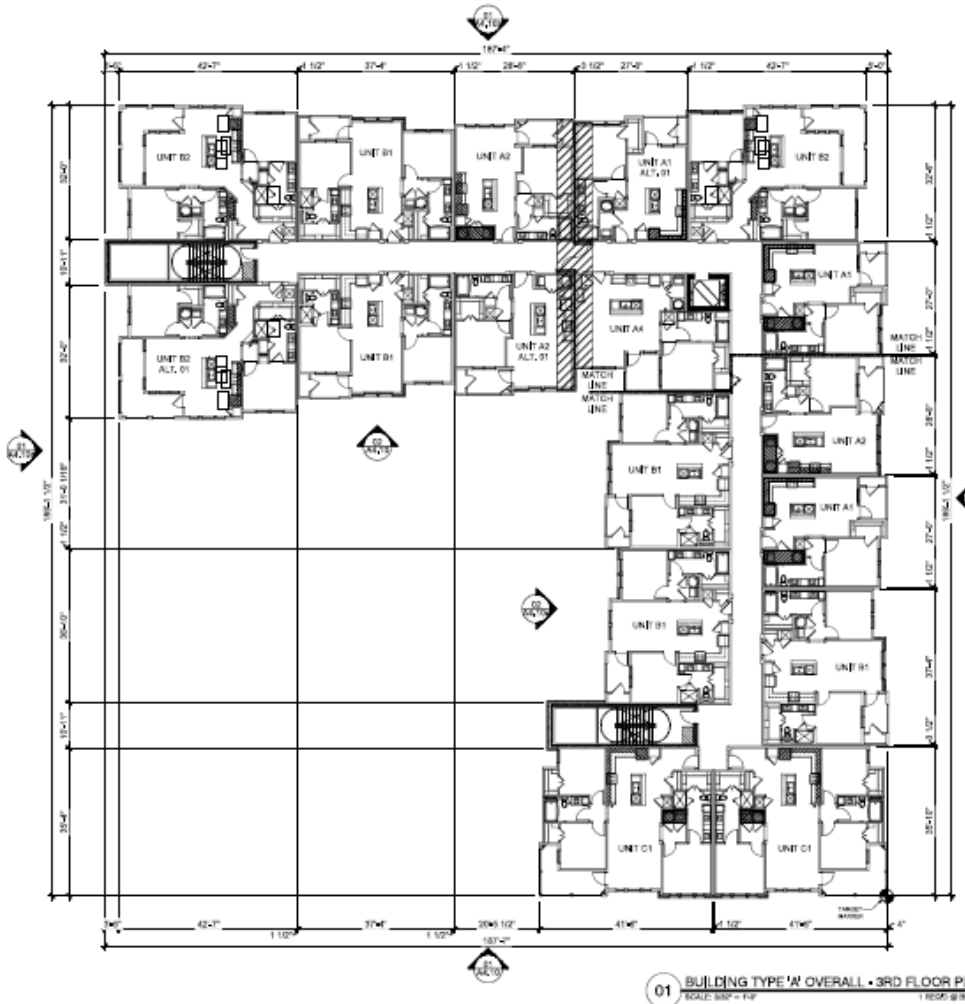
- 1 Bedroom / 1 Bath: 40 Units (51.28%)
- 2 Bedroom / 2 Bath: 32 Units (41.03%)
- 3 Bedroom / 2 Bath: 6 Units (7.69%)

Parking 147 spaces total / 1.9 spaces per unit

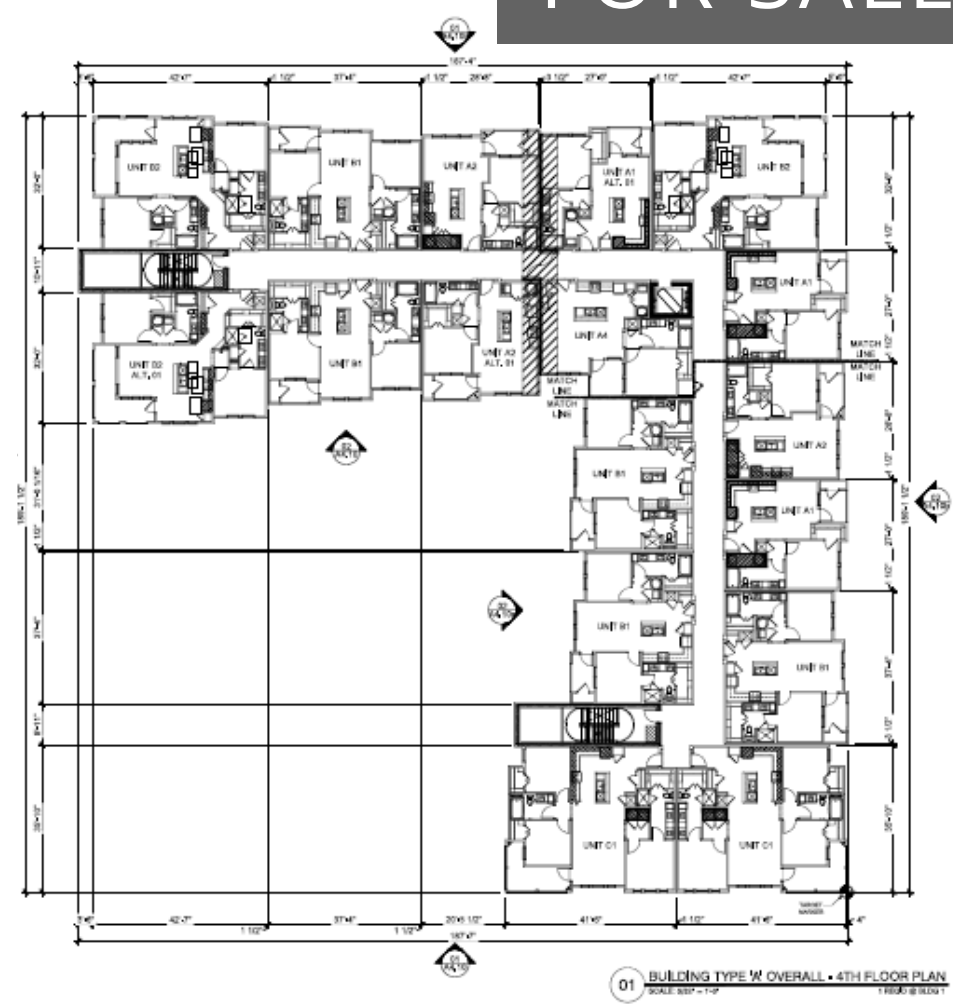
Amenities:

- * Controlled Access Gate
- * 6 EV Charging Stations
- * Fitness Center
- * Community Room
- * Pool
- * Perimeter Fence
- * Dog Park





01 BUILDING TYPE 'W' OVERALL • 3RD FLOOR PLAN
SCALE: 3/8" = 1'-0"
11/20/2011 @ 10:01



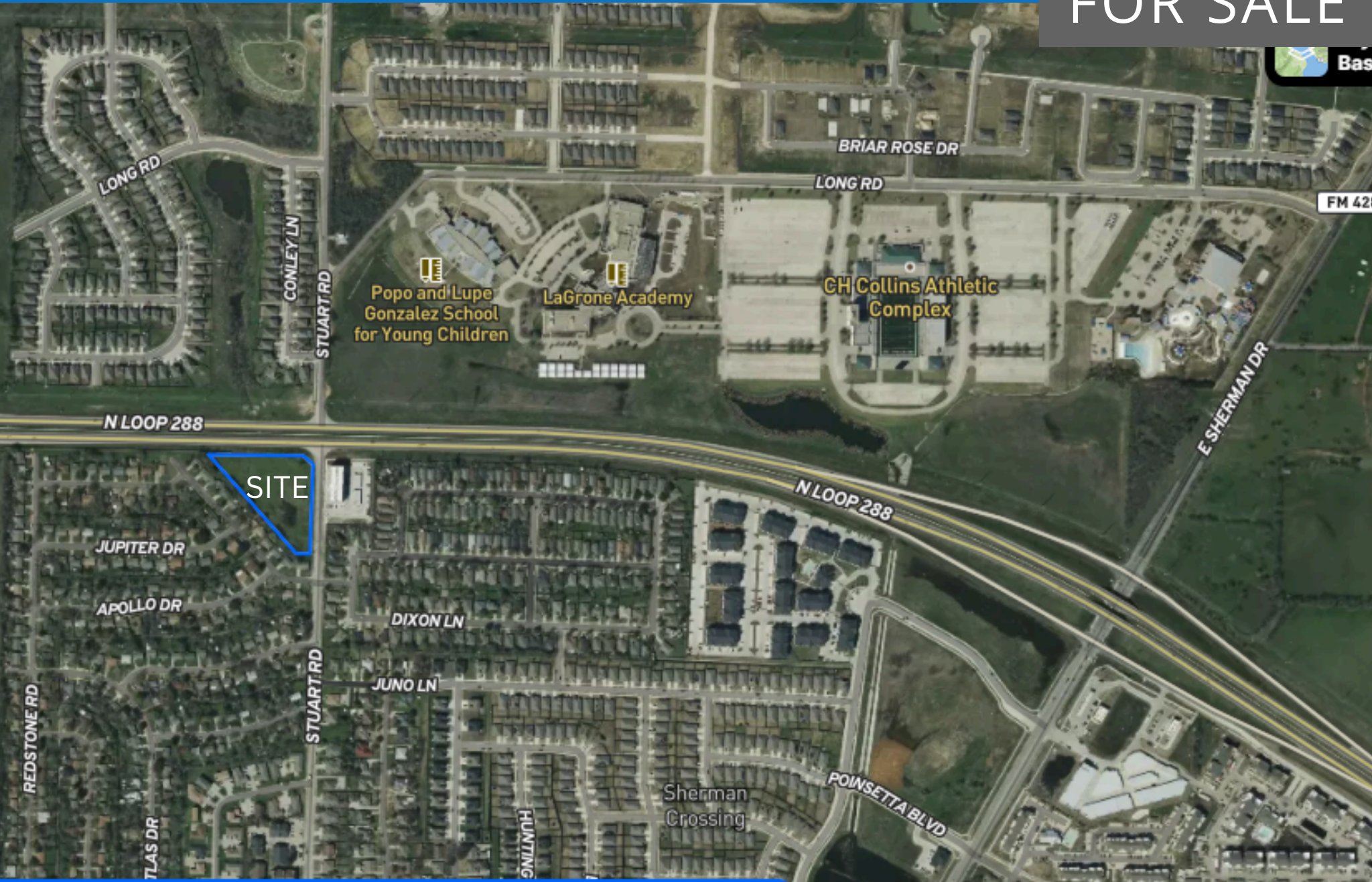
01 BUILDING TYPE 'W' OVERALL • 4TH FLOOR PLAN
SCALE: 3/8" = 1'-0"
11/20/2011 @ 10:01

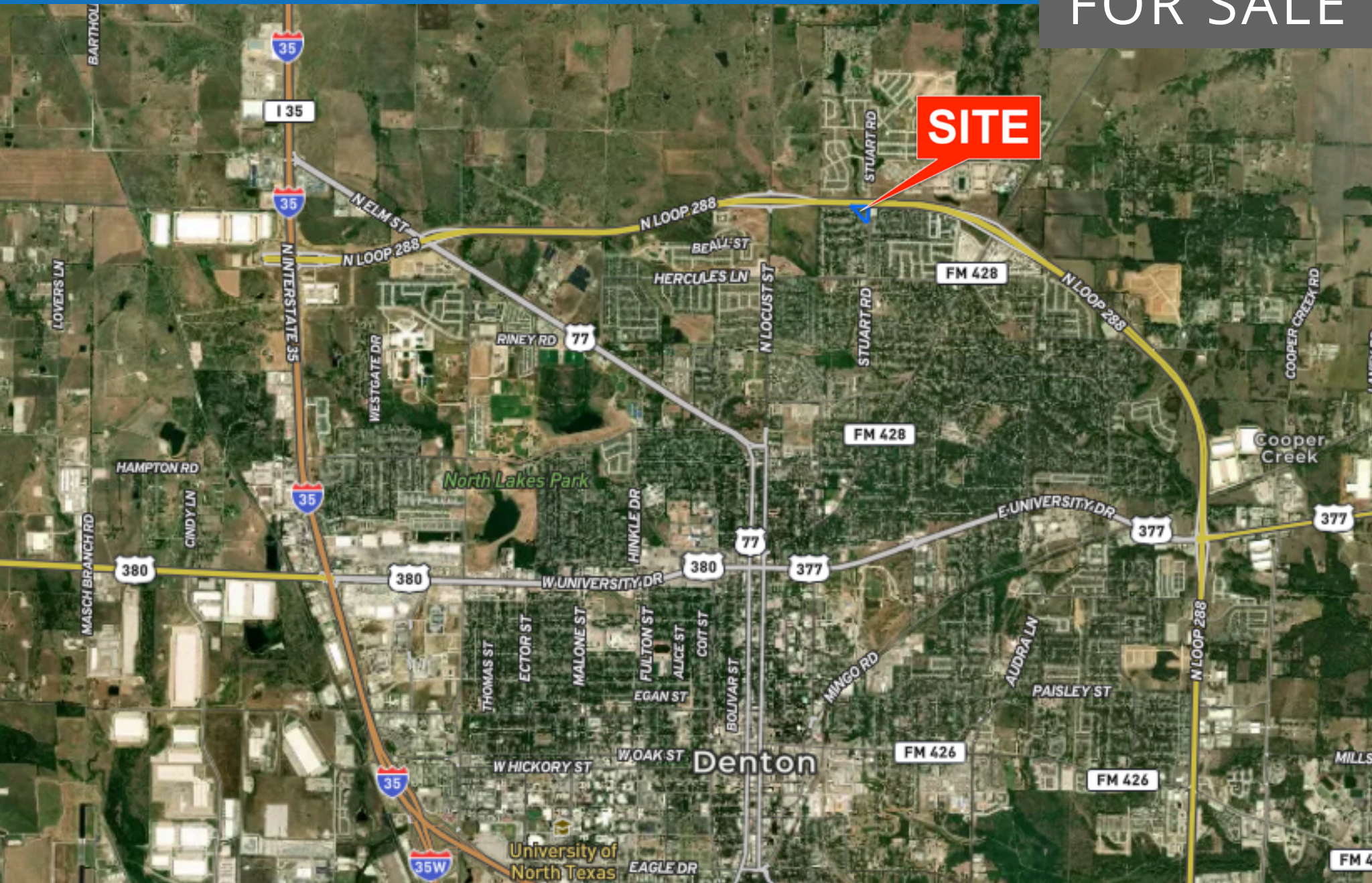
UNIT TABULATION				
UNIT TYPE	SQUARE FOOTAGE	# OF UNITS	PERCENTAGE	TOTAL NET SQ. FOOTAGE
A1	717 S.F.	12	15.38%	8,604 S.F.
A2	734 S.F.	12	15.38%	8,808 S.F.
A3	774 S.F.	12	15.38%	9,288 S.F.
A4	809 S.F.	4	5.13%	3,236 S.F.
B1	998 S.F.	20	25.64%	19,960 S.F.
B2	1,167 S.F.	12	15.38%	14,004 S.F.
C1	1,292 S.F.	6	7.69%	7,752 S.F.
TOTAL	919 AVERAGE S.F.	78	100%	71,652 S.F.

BUILDING TABULATIONS				
BLDG. TYPE	# OF BUILDINGS	# OF UNITS PER BLDG.	S.F. PER BLDG.	NET TOTAL
A	1	95	62,364 S.F.	62,364 S.F.
B	1	12	9,288 S.F.	9,288 S.F.
TOTAL				71,652 S.F.
CLUBHOUSE				2,584 S.F.
TOTAL W/ CLUBHOUSE				74,236 S.F.

ACCESSIBLE UNITS			2010 ADA / ANSI	
UNIT TYPE	BUILDING NUMBER	ROOM NUMBER	TOTAL PROVIDED	TOTAL REQUIRED
A24WC	1	1115	1	90 X (0.02) =
B14WC	1	1104	1	1
TOTAL			2	2

BEDROOM PERCENTAGES	
ONE BEDROOMS	51.28%
TWO BEDROOMS	41.03%
THREE BEDROOMS	7.69%
TOTAL	100%







2-10-2025

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.



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 undefined 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Capstone Commercial Real Estate Group, LLC	04-80574	sburris@capstonecommercial.com	(972)212-50-5800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steven Burris, CCIIM	04-50870	sburris@capstonecommercial.com	(972)212-50-5858
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

Sales Agent/Associate's Name	Buyer/Tenant/Seller/Landlord Initials	Date
_____	_____	_____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Capstone Commercial Real Estate Group, LLC, 4300 Regalia Road Dallas TX 75244 Phone: (972) 294-1888
 Steven Burris, CCIIM Produced with Lone Wolf Transactions (ppForm Edition) 7.17 N Harwood St, Suite 2300, Dallas, TX, 75201 Fax: (972) 254-0981
www.lwof.com