

WESTGATE BUSINESS PARK

**Building I:
Fully Leased**

**Building II:
Fully Leased**

**Building III:
AVAILABLE**

FOR LEASE | +/- 69,419 SF

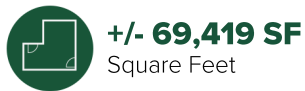
1450 Western Blvd. | Denton, TX

PRICE: Call for Pricing
Overview:

Available: +/- 69,419 SF
(WILL DIVIDE)

Phase I—III Buildings +/- 409,116 SF

- **Building III:** +/- 69,419 SF—**Under Construction**—Build to Suit—with **13 Dock High Loading Positions, Office**
(1450 Western Blvd)
- **Building II:** +/- 169,520 SF—**Fully Leased**
(1500 Western Blvd)
- **Building I:** +/- 170,177 SF—**Fully Leased**
(1550 Western Blvd)



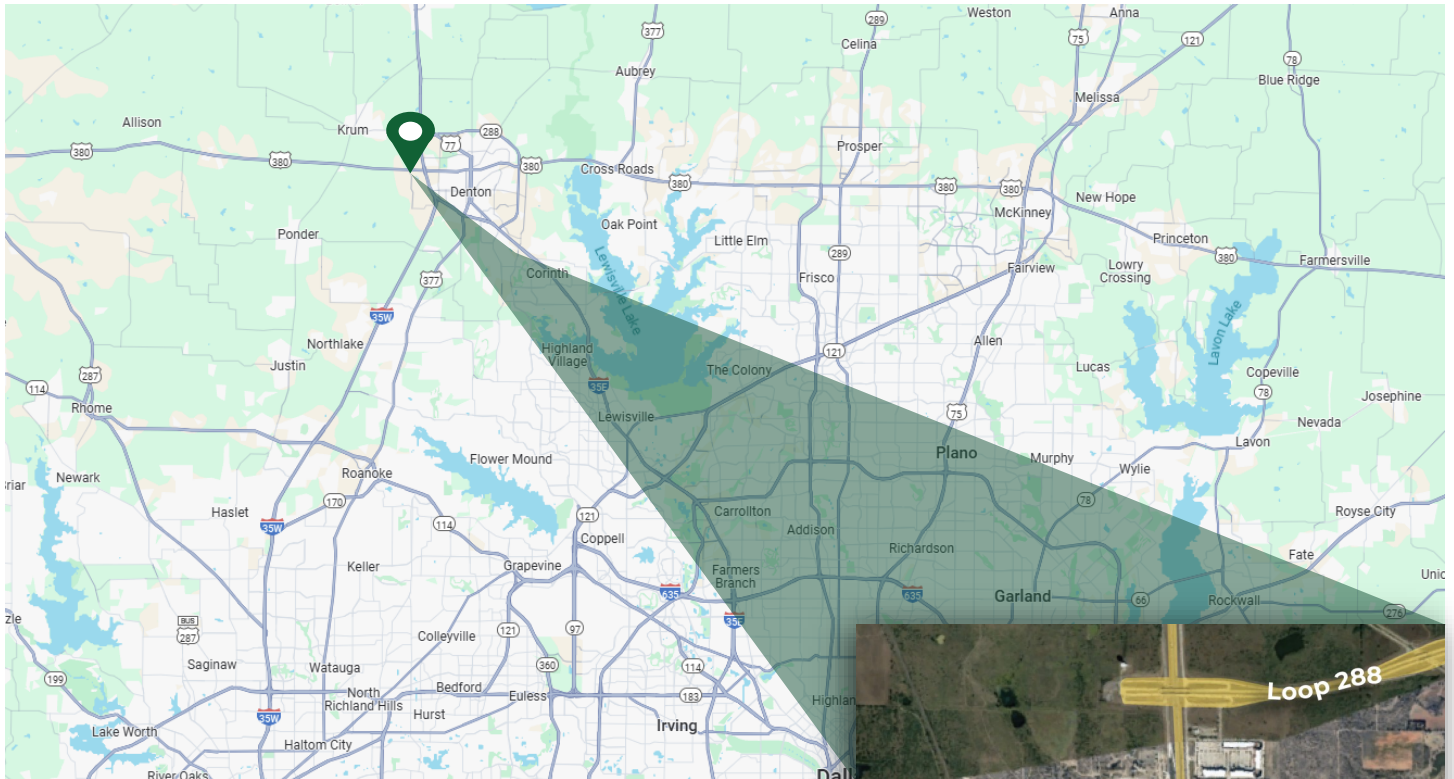
CONTACT: RON BULLOCK | 972.571.5470 | Ron@sbpcommercial.com

1400 Dallas Drive, Denton, TX | sbpcommercial.com | 940.320.1200



MAPS

1450 Western Blvd | Denton, TX



DRIVE TIME (To city center)

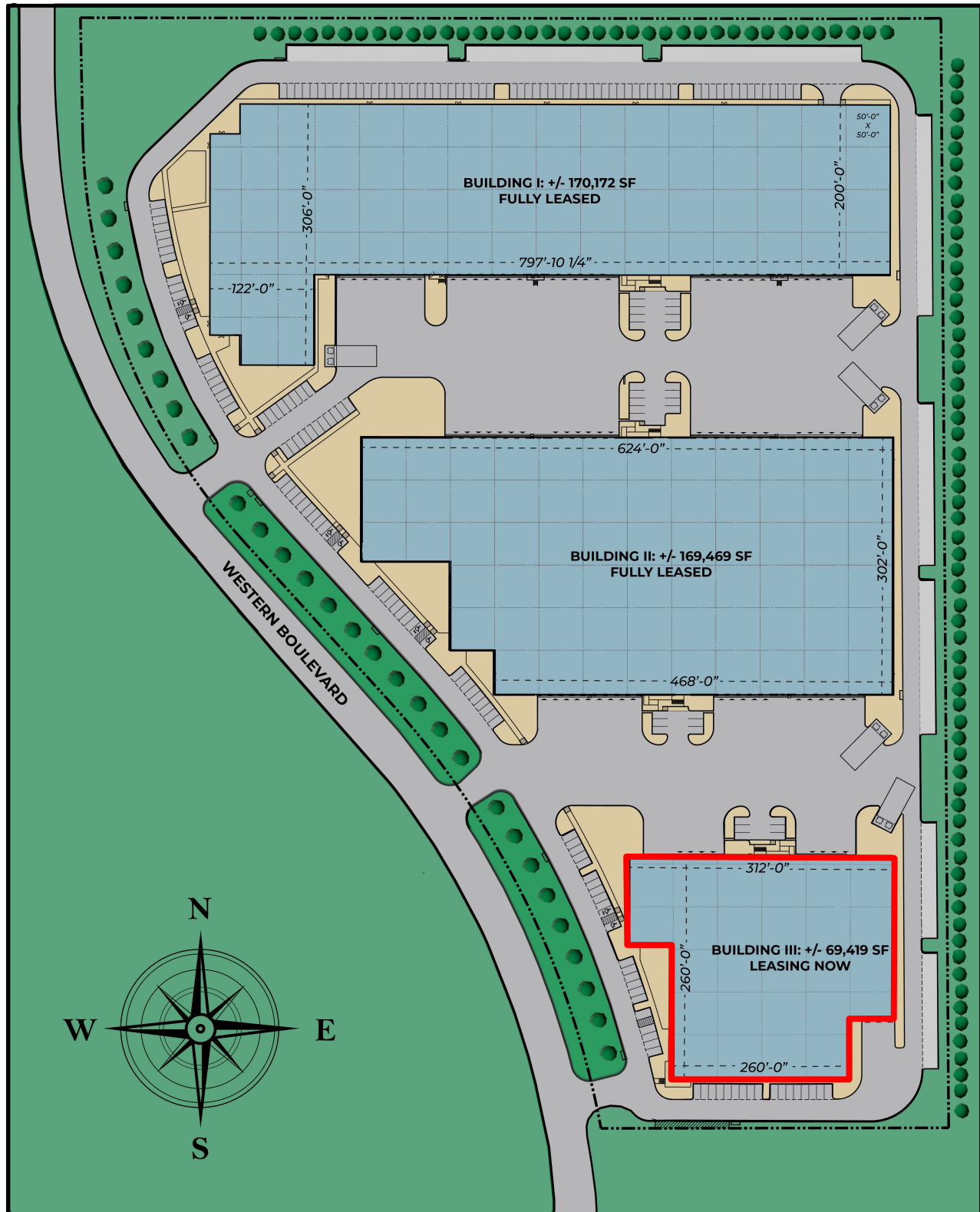
HWY 380	1 Minute
I-35 E	3 Minutes
Rayzor Ranch	4 Minutes
I-35 W	4 Minutes
Loop 288	5 Minutes
HWY 377	7 Minutes
Krum	7 Minutes
Denton Square	9 Minutes
Lewisville	18 Minutes

Information contained herein was obtained from sources deemed reliable; however, Scott Brown Commercial and/or the owner(s) of the property make no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of the property is offered subject to errors, omissions, changes in price and/or terms, prior to sale or lease or removal from the market for any reason without notice.

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SITE PLAN



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PROPERTY OVERVIEW



Phase I: +/- 22.48 AC Containing 3 Buildings Totaling +/- 409,116 SF

- **WestGate Business Park** is a Class A, Master Planned +/- 22.48 AC Office / Warehouse Industrial Park.
- Offers users tremendous access to I-35, US HWY 380, & the Denton Enterprise Airport.
- In the heart of major industrial users such as Peterbilt, Fastenal Corporation, Target Distribution, Peerless Manufacturing, & other major corporate users.

Building Features

- Ceiling Clear Heights—28 Ft
- Painted Concrete Tilt Wall Construction with Architectural Reveals
- ESFR Fire Sprinkler Protection
- Multiple 9' X 10' Dock High & Loading Positions
- Column Spacing—50' X 52'
- 277 / 480 V—3 Phase, 4 Wire Electrical
- 6" Reinforced Concrete Floor Slab, 4,000 PSI

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SITE

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EXISTING



PROPOSED



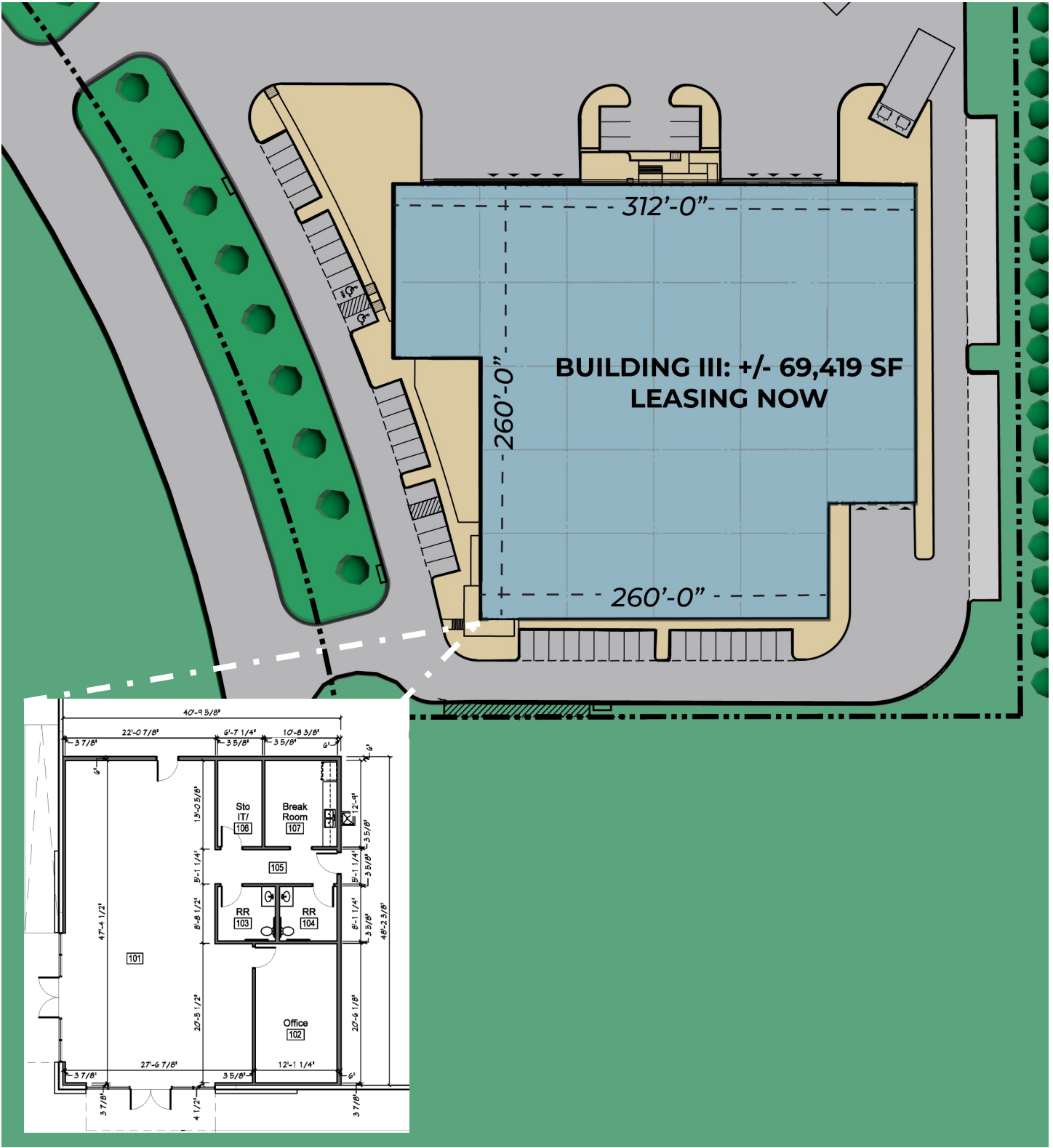
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FLOOR PLAN

Example

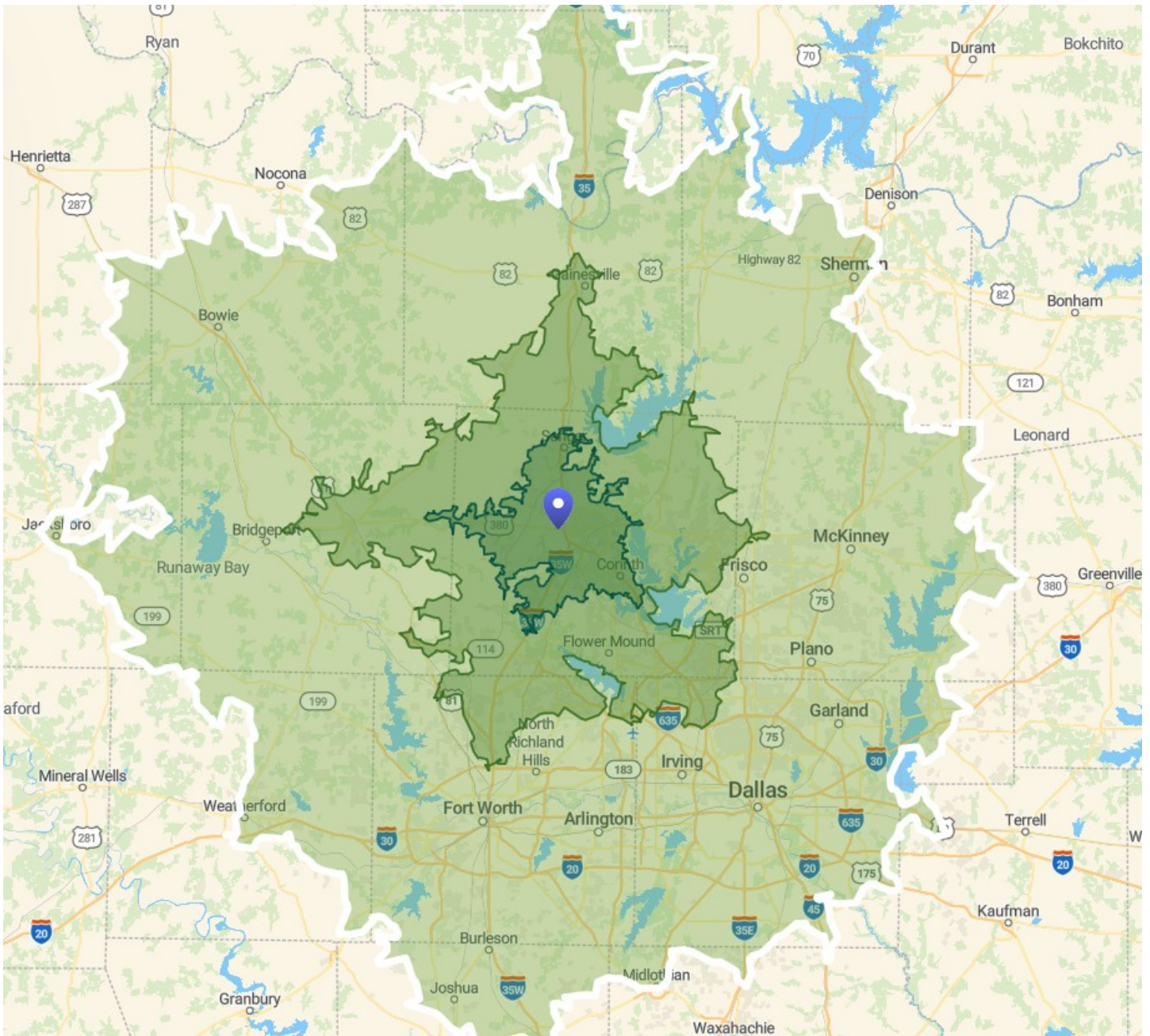


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DRIVE TIME



Drive Time

- 15 Minutes

- 30 Minutes

- 60 Minutes

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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.

2-10-2025



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

<u>Scott Brown Commercial</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>475257</u> License No.	<u>Help@sbpcommercial.com</u> Email	<u>940-320-1200</u> Phone
<u>Scott Brown</u> Designated Broker of Firm	<u>0389414</u> License No.	<u>scott@scottbrownproperties.net</u> Email	<u>940-320-1200</u> Phone
<u>Ron Bullock</u> Licensed Supervisor of Sales Agent/ Associate	<u>0289566</u> License No.	<u>ron@sbpcommercial.com</u> Email	<u>972-571-5470</u> Phone
<u>Ron Bullock</u> Sales Agent/Associate’s Name	<u>0286566</u> License No.	<u>ron@sbpcommercial.com</u> Email	<u>972-571-5470</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date