

# 11,900 SF on 4.00+/- Acres for Sale

8946 FM 1417, Denison, TX 75020



## BUILDING DETAILS

- **Price:** \$1,495,000
- **Size:** 4.00+/- acres
- **Building:** 11,900 SF
- **Office:** 2,000 SF
- **Clear Height:** 16' side walls
- **Grade-level Door:** (2) 14' x 14'
- **Power:** Single phase

## PROPERTY HIGHLIGHTS

- Insulated building & OH doors
- LED warehouse lighting
- Outside the city limits
- Water well
- Septic system
- Fiber internet available
- Private offices and restrooms
- 3-Phase power available to the property
- 1,000 SF HVAC'd work space
- Security system installed

## BROKER INFORMATION

**Tyler Edwards**

Tyler@fraziercommercial.com  
903.818.5335

**Cole Frazier**

cole@fraziercommercial.com  
940.390.2202

# 11,900 SF on 4.00+/- Acres for Sale

8946 FM 1417, Denison, TX 75020  
*Aerial*

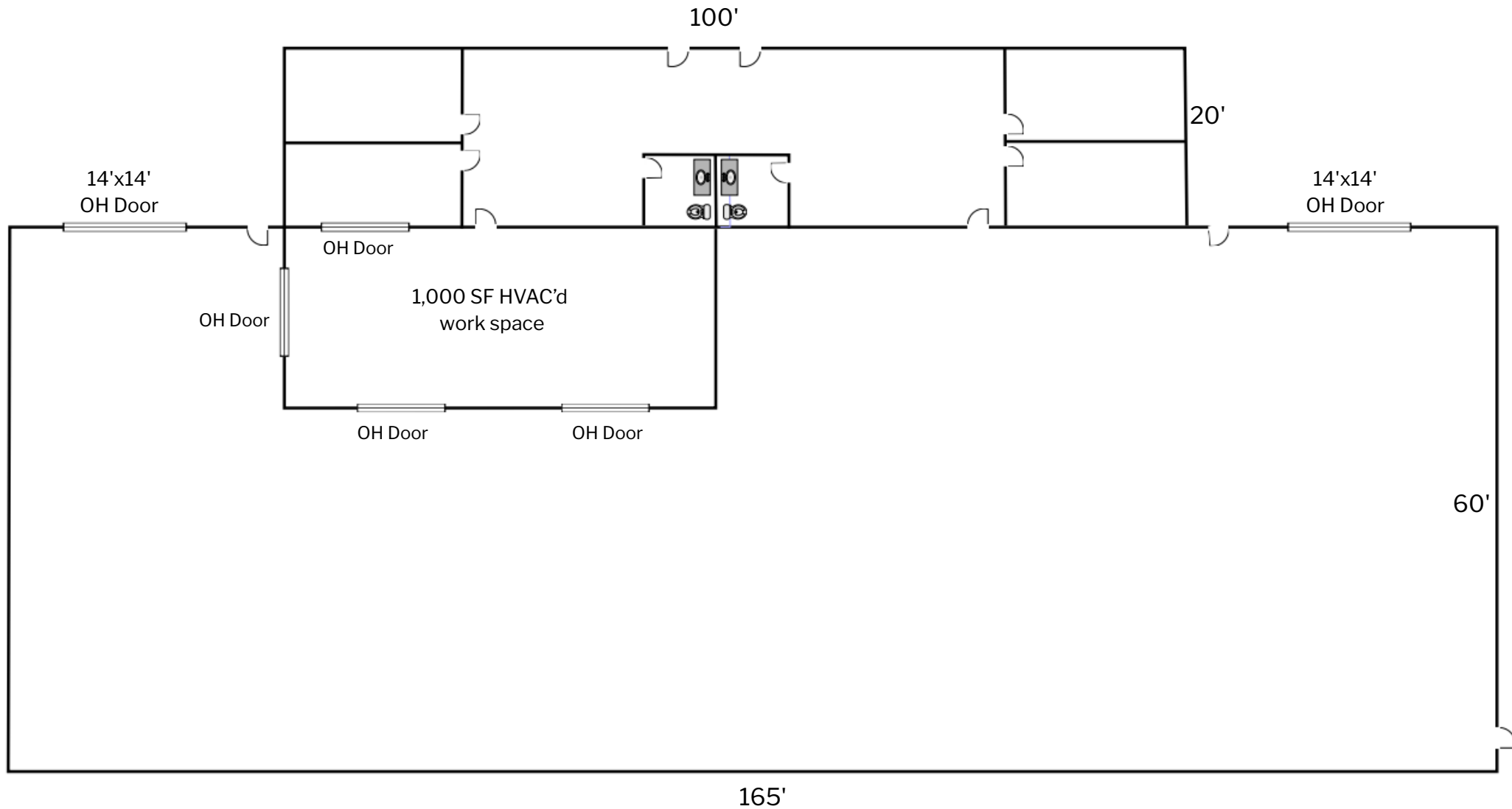




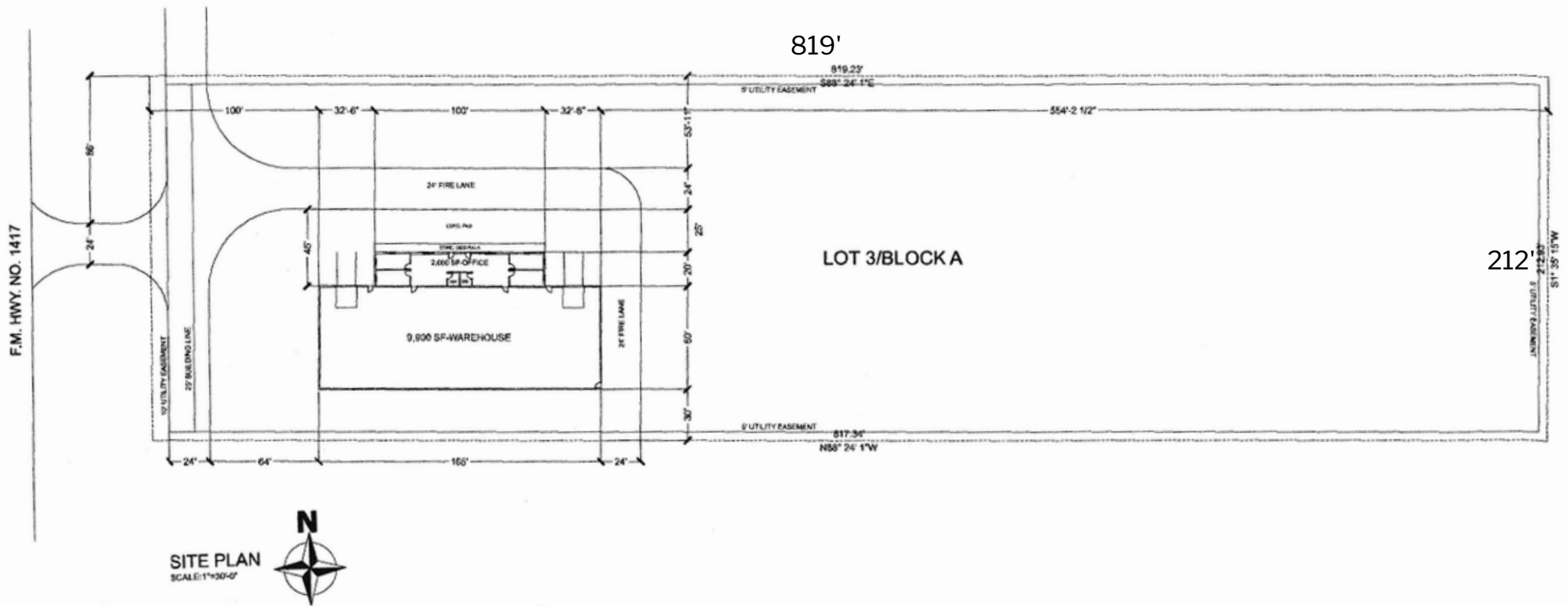
# 11,900 SF on 4.00+/- Acres for Sale

8946 FM 1417, Denison, TX 75020

*Floor Plan*



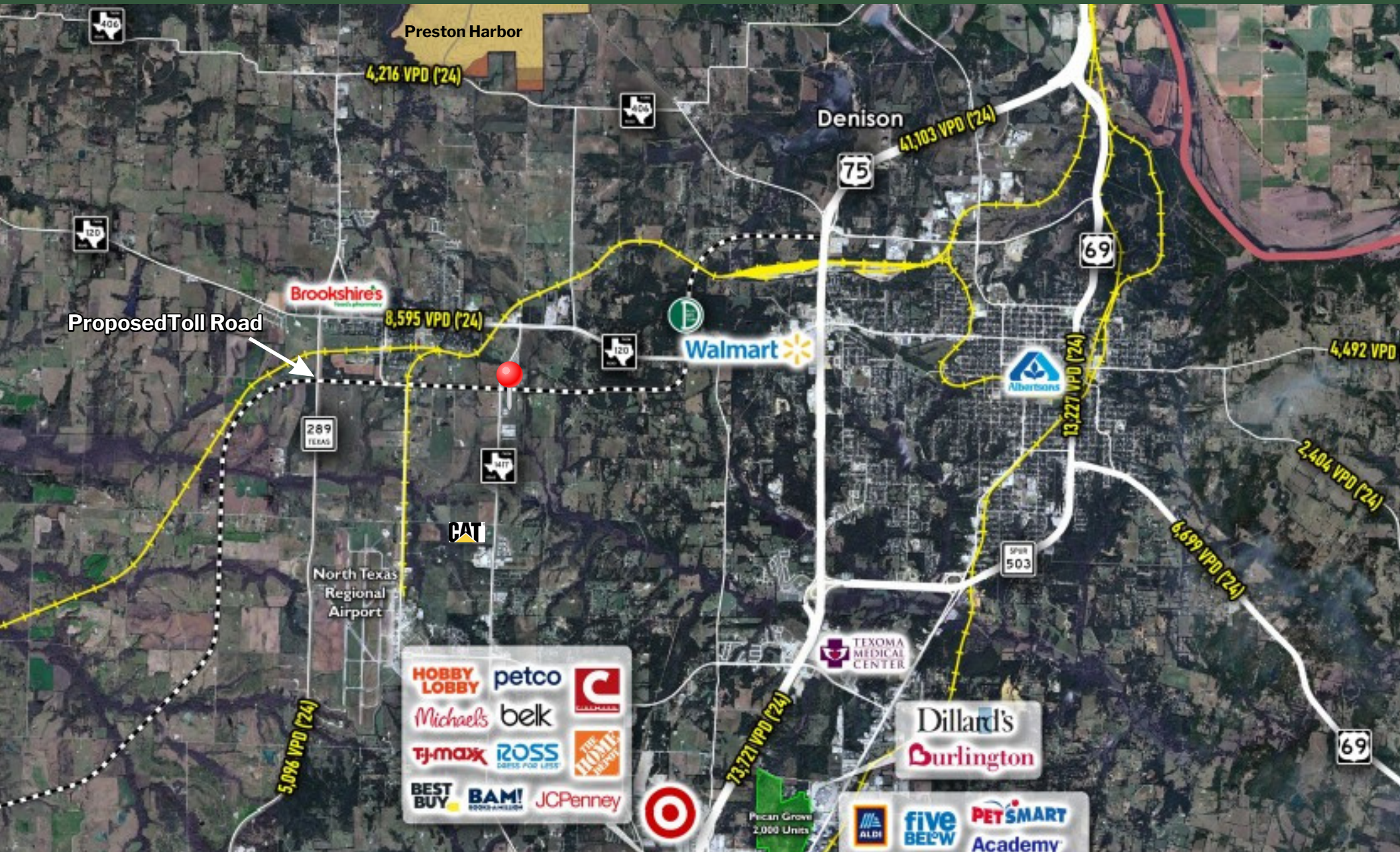




# 11,900 SF on 4.00+/- Acres for Sale

8946 FM 1417, Denison, TX 75020

Map Graphic





TOA, REALTY  
AFFILIATE

## 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.*

11-2-2015

### 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.

**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.

**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:
  - 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.

#### Frazier Commercial Real Estate

Licensed Broker/Broker Firm Name or  
Primary Assumed Business Name

License No.

Email

Phone

(940) 566-0404

Donald Frazier

Designated Broker of Firm

License No.

Email

Phone

dfrazier@fraziercommercial.co

(940) 566-0404

Cole Frazier

Licensed Supervisor of Sales Agent/  
Associate

License No.

Email

Phone

(940) 566-7005

cole@fraziercommercial.com

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TAR 2501

Frazier Commercial Real Estate 631 Luskway Lane Denison, TX 76025  
Donald Frazier

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0

Unfilled

Phone: 940.566.0404

Fax: 940.484.7952

Produced with zfp-form® by zfp-logic 18070 Fifteen Mile Road, Fraser, Michigan 48026 [WWW.ZFP-LOGIC.COM](http://WWW.ZFP-LOGIC.COM)

# 11,900 SF on 4.00+/- Acres for Sale

8946 FM 1417, Denison, TX 75020  
IABS Form