

FOR LEASE

OAK POINT BUSINESS PARK

147 LLOYDS RD | OAK POINT , TX 75068



Property Highlights

- 18' plate line, 20' clear height to the middle of the buildings
- 10'x14' overhead doors
- Tremendous growth area in close proximity to US-380
- Great location with high traffic counts and visibility
- Area supported by high density residential
- FM 720 recently widened to six lanes
- Property located in county - no zoning restrictions

Offering Summary

Lease Rate:	\$16.25 - \$18.50 / SF (MG)
Number of Units:	2
Available SF:	1,254 - 6,250 SF
Lot Size:	4.86 Acres



AXIS
REALTY GROUP

212 South Elm St.
Denton, TX 76201
940.891.2947
axisrealty.biz

CHASE TRAUGHBER
chase@axisrealty.biz
940.891.2947

BRAD ANDRUS
brad@axisrealty.biz
940.891.2947

ALEX PAYNE
alex@axisrealty.biz
940.891.2947

FOR LEASE

OAK POINT BUSINESS PARK

147 LLOYD'S RD | OAK POINT , TX 75068

PROPERTY HIGHLIGHTS



Location Information

Building Name	Oak Point Business Park
Street Address	147 Lloyd's Rd
City, State, Zip	Oak Point , TX 75068
County	Tarrant
Zoning	None

Building Information

Tenancy	Multiple
Ceiling Height	20 ft
Year Built	2021
Construction Status	Complete
Condition	New
Number of Buildings	6

Property Highlights

- 18' plate line, 20' clear height to the middle of the buildings
- 10'x14' overhead doors
- Tremendous growth area in close proximity to US-380
- Great location with high traffic counts and visibility
- Area supported by high density residential
- FM 720 recently widened to six lanes
- Property located in county - no zoning restrictions



AXIS
REALTY GROUP

212 South Elm St.
Denton, TX 76201
940.891.2947
axisrealty.biz

CHASE TRAUGHBER
chase@axisrealty.biz
940.891.2947

BRAD ANDRUS
brad@axisrealty.biz
940.891.2947

ALEX PAYNE
alex@axisrealty.biz
940.891.2947

FOR LEASE

OAK POINT BUSINESS PARK

147 LLOYDS RD | OAK POINT, TX 75068

SITE PLAN



Lease Information

Lease Type:	MG	Lease Term:	36 to 60 months
Total Space:	1,254 - 6,250 SF	Lease Rate:	\$16.25 - \$17.25 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
Building 3 - Suite 300	Available	1,254 - 6,250 SF	Modified Gross	\$17.25 SF/yr	-
Building 6 - Suite 630	Available	2,463 SF	Modified Gross	\$16.25 SF/yr	-



AXIS
REALTY GROUP

212 South Elm St.
Denton, TX 76201
940.891.2947
axisrealty.biz

CHASE TRAUGHBER
chase@axisrealty.biz
940.891.2947

BRAD ANDRUS
brad@axisrealty.biz
940.891.2947

ALEX PAYNE
alex@axisrealty.biz
940.891.2947

FOR LEASE

OAK POINT BUSINESS PARK

147 LLOYDS RD | OAK POINT , TX 75068

PROPERTY AERIAL



AXIS
REALTY GROUP

212 South Elm St.
Denton, TX 76201
940.891.2947
axisrealty.biz

CHASE TRAUGHBER
chase@axisrealty.biz
940.891.2947

BRAD ANDRUS
brad@axisrealty.biz
940.891.2947

ALEX PAYNE
alex@axisrealty.biz
940.891.2947

FOR LEASE

OAK POINT BUSINESS PARK

147 LLOYDS RD | OAK POINT , TX 75068

INTERIOR PHOTOS



AXIS
REALTY GROUP

212 South Elm St.
Denton, TX 76201
940.891.2947
axisrealty.biz

CHASE TRAUGHBER
chase@axisrealty.biz
940.891.2947

BRAD ANDRUS
brad@axisrealty.biz
940.891.2947

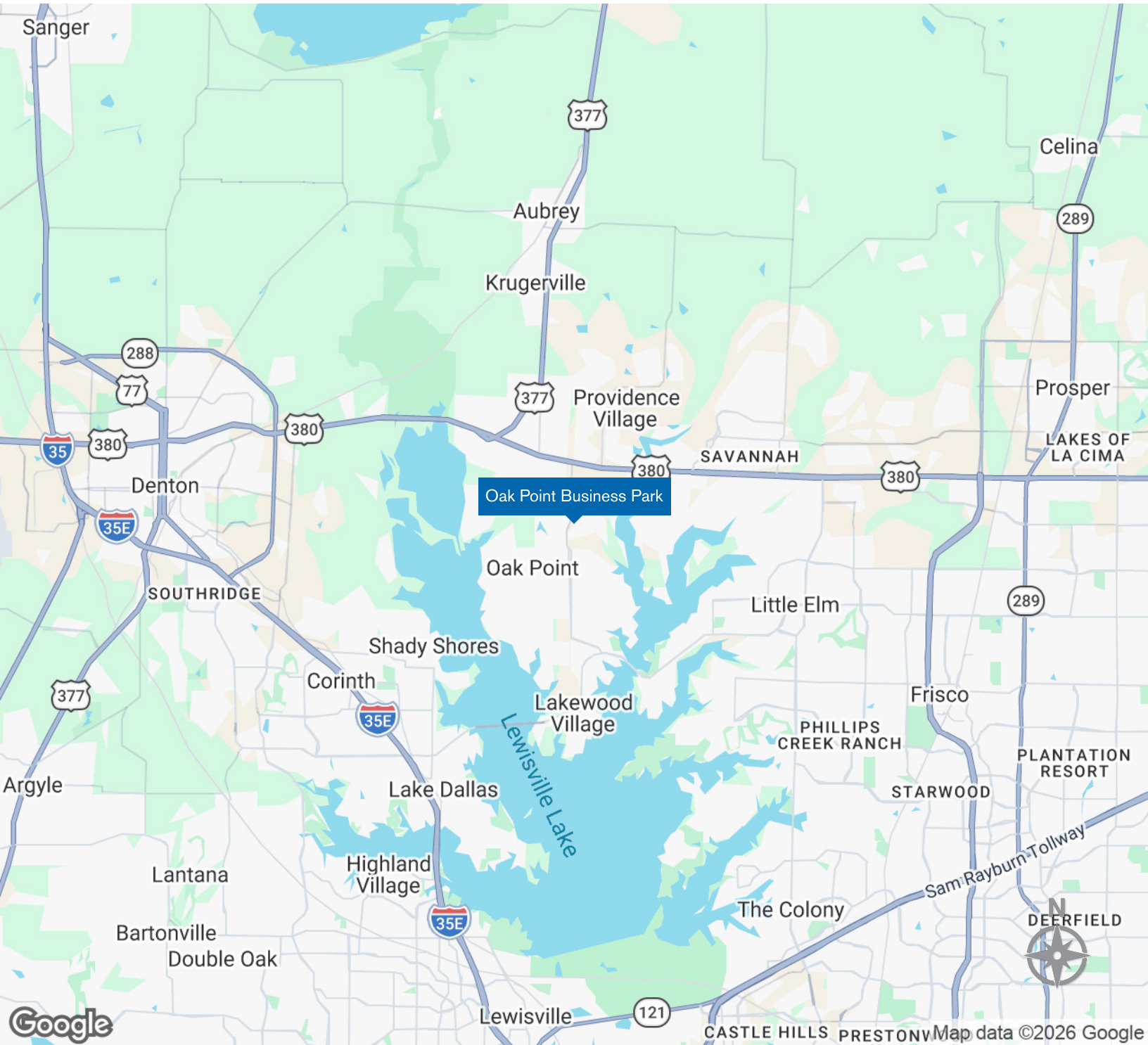
ALEX PAYNE
alex@axisrealty.biz
940.891.2947

FOR LEASE

OAK POINT BUSINESS PARK

147 LLOYDS RD | OAK POINT , TX 75068

LOCATION MAP



AXIS
REALTY GROUP

212 South Elm St.
Denton, TX 76201
940.891.2947
axisrealty.biz

CHASE TRAUGHBER
chase@axisrealty.biz
940.891.2947

BRAD ANDRUS
brad@axisrealty.biz
940.891.2947

ALEX PAYNE
alex@axisrealty.biz
940.891.2947



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.

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 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
---------------------------------------	------