



# PROPERTY SUMMARY

<b>PROPERTY:</b>	<b>Fort Worth Dr Sales Yard</b>
<b>ADDRESS:</b>	1401 Fort Worth Dr, Denton, TX 76205
<b>TYPE/ZONING:</b>	Commercial   Equipment Rental   Construction   Yard Storage
<b>AVAILABLE:</b>	+/- 0.5 Acre of Yard.
<b>RATE:</b>	\$3,000.00/M
<b>TERMS:</b>	Negotiable
<b>UTILITIES:</b>	Tenants Expense - All existing to the site
<b>SIGNAGE:</b>	Available – Tenant expense with City and Landlord approval
<b>PARKING:</b>	Ample
<b>LISTED:</b>	LoopNet, Costar, Crexi, and many other sites
<b>COMMENTS:</b>	Great opportunity – High Traffic/ High Visibly in rapidly redeveloping area - property offers exceptional frontage and high daily traffic exposure in one of Denton’s primary commercial corridors. With strong visibility and easy ingress/egress, the site is well-suited for a variety of commercial or service-oriented uses – less than 1 minute south of I-35 and HWY 377 intersection.
<b>CONTACT:</b>	John Withers, CCIM      (940)400-STAG <a href="mailto:john@stagcre.com">john@stagcre.com</a>

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