DEVELOPMENT & UTILITY OVERVIEW

Property: 1921 Lone Star Way, Argyle TX

Zoning:	Denton County ETJ- Division 2 No known county zoning restrictions. Buyer to independently verify all development requirements and permitted uses.
Utilities:	Utilities believed to be available on-site. Buyer to verify capacity and availability
Electric Provider:	CoServ Electric Overhead 3-phase power 3 meters on property
Water Provider:	Argyle Water Supply Corporation Reported water line serving the property: 6-inch line
Sewer:	Existing septic improvements on-site Four existing septic systems currently located on the property
Gas Provider:	Propane (historically serviced by Enderby Gas)
Taxing Jurisdictions:	ESD1- Denton County Emergency Services District No 1 G01- Denton County S05- Denton ISD
Jurisdiction/contacts for development approval	Plating, if required, would go through Denton County Permitting would be handled through Development Services and the Fire Marshal's office.
Floodplain:	To be verified by Buyer
Internet/Fiber:	To be verified by Buyer

All information provided herein is deemed reliable but is not guaranteed and should be independently verified by Buyer or Tenant. Broker and Owner expressly disclaim any liability for inaccuracies, errors, or omissions related to the property, utilities, development potential, zoning, or other property characteristics.