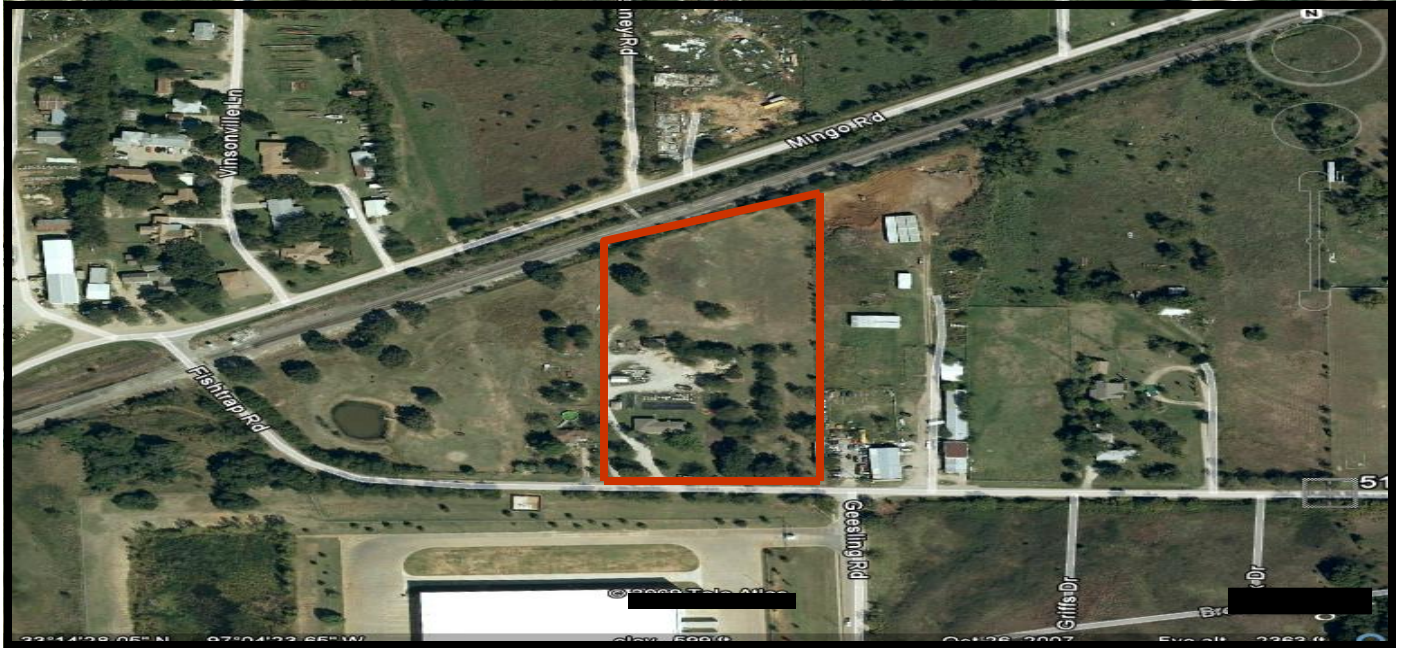


Frazier

COMMERCIAL

Real Estate Services



Price:

\$419,000

\$1.88/SF

**5197 Fishtrap
Denton, TX**

Contact:

Don Frazier (940)566-0404
www.fraziercommercial.com

Location:

Located just north of University Drive, just east of Loop 288., on the NWC of Geesling Road and Fishtrap Road.

Site Data:

Size:

| | |
|-----------------|-----------------|
| Acreage: | 5.119 Ac. |
| Sq. Ft.: | 222,983 |
| Building Size: | 1,346 SF |
| Building Class: | C |
| Zoning: | IC-E/Industrial |
| Year Built: | 1970 |

Utilities:

| | |
|--------------|----------------|
| Electricity: | City of Denton |
| Water: | City of Denton |
| Wastewater: | City of Denton |
| Gas: | Atmos |
| Telephone: | Verizon |

Comments: Excellent light industrial location.
Existing house can be used as an office.