



FOR SALE | +/- 2,316 SF

3351 Unicorn Lake, Denton, TX

PRICE: \$965,000

AVAILABLE: +/- 2,316 SF
0.31 AC

OVERVIEW:

- Former bank with drive-thru 0.2 miles from I-35 & surrounded by professional offices, dining, & entertainment
- Class A finish-out (Renovated in 2022)
- Predominant monument & building signage available
- Across the street from the Unicorn Lake walking trail
- Site sees over 6,000 vehicles per day with excellent visibility on Unicorn Lake Blvd



+/- 2,316 SF
Square Feet



Unicorn Lake Blvd
Frontage



Office
Type



Office / Medical
Proposed Use

CONTACT:

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SITE

3351 Unicorn Lake Blvd | Denton, TX

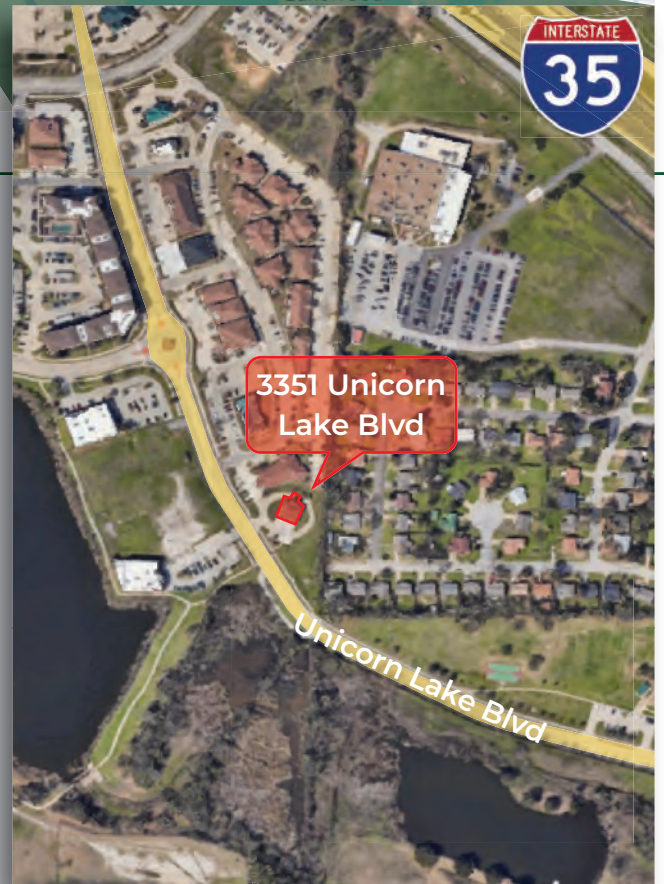
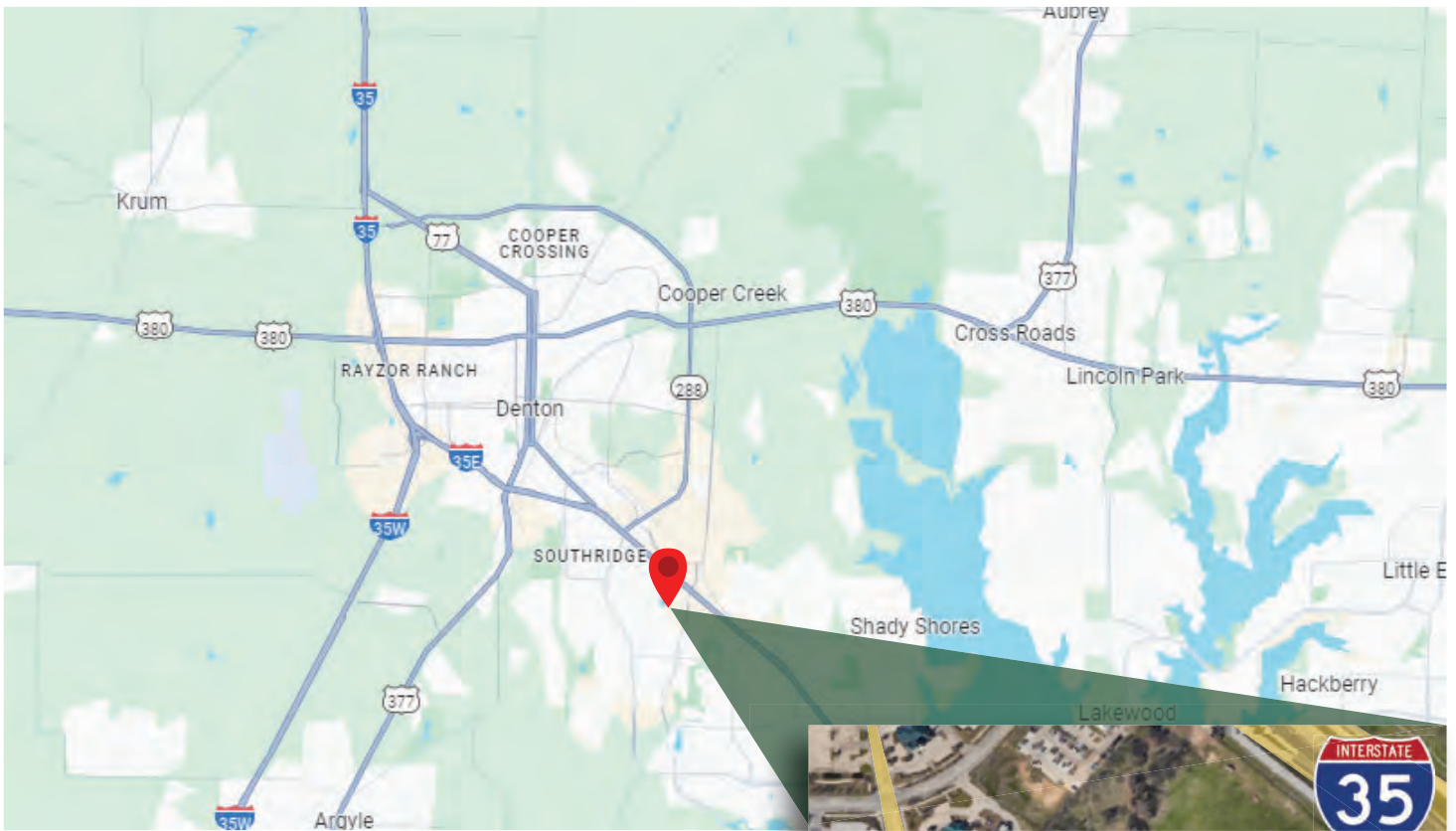


Information contained herein was obtained from sources deemed reliable; however, Scott Brown Commercial and/or the owner(s) of the property make no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of the property is offered subject to errors, omissions, changes in price and/or terms, prior to sale or lease or removal from the market for any reason without notice.

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MAPS

3351 Unicorn Lake Blvd | Denton, TX



DRIVE TIME (To city center)

I-35 E	2 Minutes
Loop 288	5 Minutes
HWY 380	8 Minutes
UNT Campus	8 Minutes
Denton Square	9 Minutes
I-35 W	10 Minutes
HWY 380	10 Minutes
TWU Campus	14 Minutes
Lewisville	15 Minutes

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RETAIL MAP



Nearby Businesses

- Baylor Scott & White Cardiologist
- Baylor Scott & White Heart Hospital
- Beth Marie's
- BJ's
- Blue Ginger
- Buc-ee's
- CareNow
- Chuy's
- Cinemark
- Dickey's BBQ
- Epic Apartments
- Guaranty Bank & Trust
- Holiday Inn Hotel
- HomeWood Suites by Hilton
- James Wood
- Jostens
- Marriott Hotel
- Medical City Denton
- QT
- Rising Sun Cafe
- Rodeo Goat
- Sonic
- Starbucks
- Texas Health
- The Dive
- Urban Square Apartments

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PHOTOS



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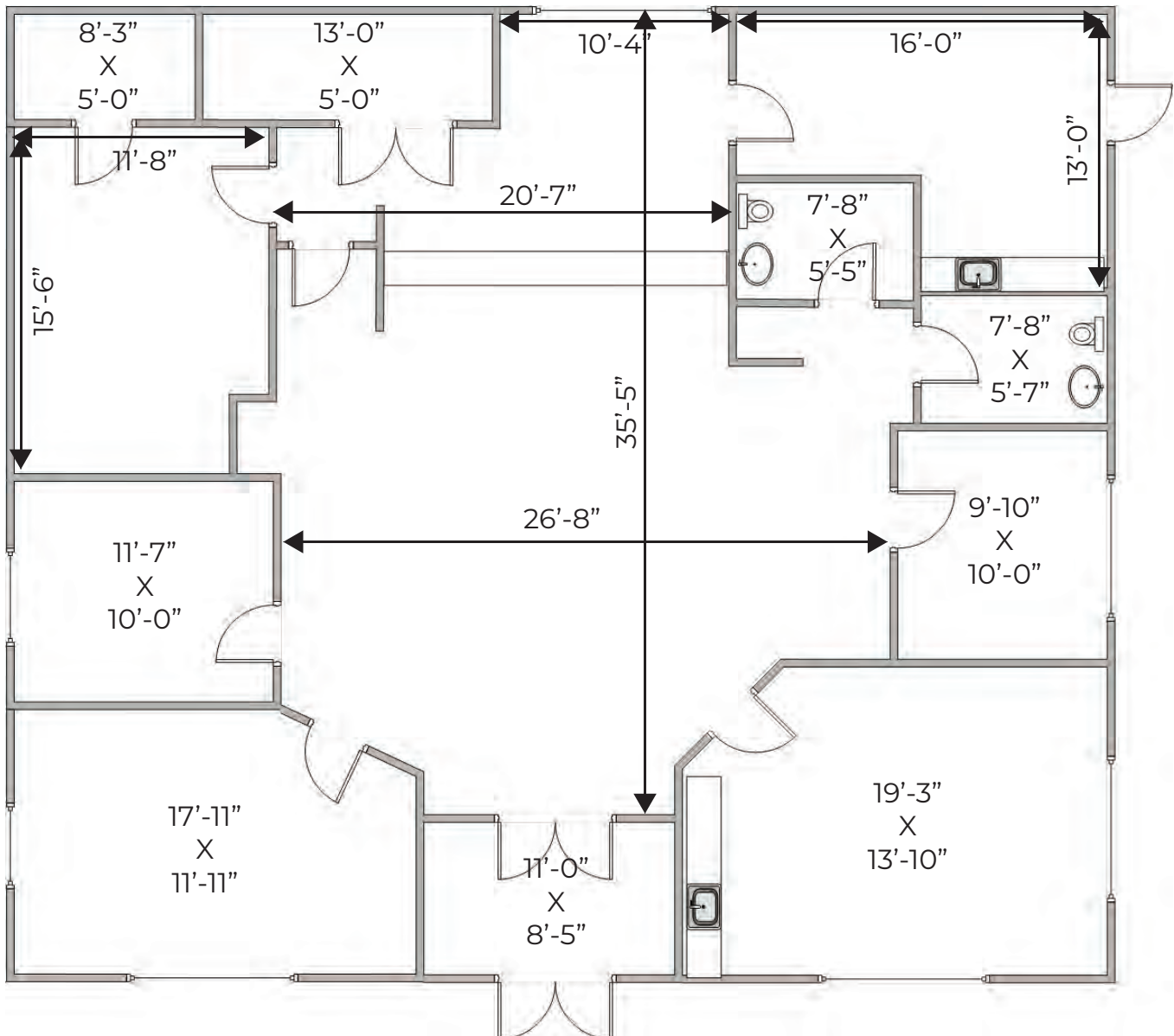
FLOOR PLAN



Total Availability: +/- 2,316 SF

Includes:

- Private Office Spaces
- Conference Room
- Drive-Thru
- 2 Restrooms
- Kitchen/Breakroom
- Storage



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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