

2701 Greenleaf Circle, Denton, Texas 76208

**MLS#:** 20143303 **Active**  
**Property Type:** Commercial Sale

**2701 Greenleaf Circle Denton, TX 76208**  
**SubType:** Industrial

**LP:** \$2,750,000  
**OLP:** \$4,528,279



**Low LP:** \$/Gr SqFt: \$3.04  
**Subdivision:** Denton Commerce Park  
**County:** Denton  
**Country:** United States  
**Parcel ID:** [R39307](#)  
**Lot:** **Block:**  
**Lake Name:**  
**Plan Dvlpm:**  
**MultiPrcl:** Yes **MUD Dst:** No  
**Bldg SF:** 67,200/Owner  
**Yr Built:** 2022/Proposed  
**Gross SqFt:** 905,655  
**Zoning:** Commercial / Warehouse/ Lt Industrial EC-I (Light Industrial)  
**Apprsr:**  
**Lot SqFt:** 871,200/Owner  
**Lot Dim:**  
**Adult Community:** No **Will Subdiv:**  
**Mult Zone:** No  
**# Units:** 14  
**Acres:** 20.000  
**#Stories:** 1

**General Information**

**Gross Income:** \$0  
**Net Income:** \$0  
**Annual Expenses:** \$0  
**Leasable SqFt:** 68,000  
**Leasable Space:**  
**Lease Expire Date:**  
**Avg Monthly Lease:**  
**Spaces Leased:**  
**Occupancy Rate:**

**Features**

**Building Use:** Building Services, Industrial, Office/Warehouse, Storage Warehouse, Wholesale, Other  
**Inclusions:** Land Only, Other  
**Lot Size/Acre:** 10 to < 50 Acres  
**Topography:** Flat  
**Soil:**  
**Rd Front Desc:** City Street  
**Tenant Pays:** Other  
**Foundation:** Other, None  
**Construction:** Other  
**Roof:** Metal  
**Freight Doors:**  
**Street/Utilities:** City Sewer, City Water, Electricity Available  
**Showing:** Call Listing Agent  
**Parking/Garage:** Other, None  
**Ceiling Height:** 15 to 20 Feet  
**Flooring:** Concrete  
**Heating:** None  
**Cooling:** None  
**Owner Pays:**  
**Tot Ann Exp Inc:**  
**Lease Desc:**  
**Possession:** Closing/Funding

**Remarks**

**Property Description:** Greenleaf Circle & Fishtrap Road, Denton Texas Twelve one-acre lots, retention pond and two 2-3 acre lots. . Ready for a state-of-the-art Industrial Commerce Park, approved by the city of Denton. Conveniently located just east of 288 Loop and 6.5 Miles from I-35 at 2710 Green Leaf Circle. Five hundred and ninety feet of frontage on Fishtrap Road. High Voltage, water and sewer available. email listing agents for survey and additional documents.  
**Public Driving Directions:** East or West On US 380 University Blvd. Left or right on Geesling Road Turn Right on to Fishtap Road to Greenleaf Circle

**Financial Information**

**Loan Type:** Treat As Clear  
**Pmt Type:**  
**Bal:**  
**Lender:**  
**Payment:**  
**Orig Date:**  
**2nd Mortg:** No

**Agent/Office Information**

**SUB:** 0 - %  
**BAC:** 3 - %  
**List Type:** Exclusive Right To Sell  
**CDOM:** 57  
**VAR:** No  
**DOM:** 57  
**LD:** 08/17/2022 **XD:** 03/31/2023  
**List Off:** [Keller Williams Prosper Celina \(KWPCG01\) 972-382-8882](#)  
**LO Addr:** 1212 S Preston Rd. STE. #120 Celina, Texas 75009  
**List Agt:** [Dorothy Allan \(0751935\) 469-469-0939](#)  
**LA Email:** [dorothy.allan@kw.com](mailto:dorothy.allan@kw.com)  
**LA Website:**  
**Off Web:** <http://www.kwnorthcountry.com/>  
**LO Fax:** 972-382-8860  
**LO Email:** [klrw768@kw.com](mailto:klrw768@kw.com)  
**LA Cell:** 469-469-0939  
**LA Othr:**  
**LO Sprvs:** Georgina Hennen (0375485) 972-382-8882  
**Brk Lic:** 0578968  
**LA Fax:**  
**LA/LA2 Texting:**

**Showing Information**

**Call:** Agent  
**Keybox #:**  
**Show Instr:** Contact Agent - Show and Go  
**Appt:** 14694690939  
**Keybox Type:** None  
**Owner Name:** Gonzalo A. Barajas  
**Seller Type:** Standard/Individual

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**Search Criteria**

Mls Status is one of 'Active', 'Active Contingent', 'Active KO', 'Active Option Contract'

List Agent Key Numeric is 130614959

Co List Agent Key Numeric is 130614959

Selected 1 of 4 results.