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CONFIDENTIAL
OFFERING
MEMORANDUM

**HARVEST
HOUSE**
Denton, TX

331 E. Hickory St.
Denton, TX 76201

EXECUTIVE SUMMARY

Axis Realty Group is pleased to present the opportunity for ownership of Harvest House, a unique combination of prime retail property and established entertainment business located just a few blocks from the historic Denton Square. The site includes a 3,075-square-foot main building, 1,800-square-foot covered pavilion, and 600-square-foot outdoor stage, creating one of the most recognizable live music and bar venues in North Texas. For over a decade, Harvest House has served as a cultural anchor in the Denton community, known for its rotating craft beer taps, full cocktail bar, extensive non-alcoholic offerings, live music programming, outdoor fire pit seating, and vibrant atmosphere. The business, which recently celebrated its 10-year anniversary, is offered alongside the real estate and includes strong brand equity, seasoned staff, and consistent operating income. This is an ideal opportunity for an owner-operator or investor seeking a hospitality asset with deep local roots and significant upside in a high-growth urban submarket.

- **Building Size:** ±3,075 SF (plus ±1,800 SF awning and ±600 SF stage)
- **Lot Size:** 0.28 acres (±12,197 SF)
- **Year Opened:** 2015 (10-year anniversary celebrated March 2025)
- **Use:** Bar, live music venue, events

MAIN BUILDING AREA	AWNING / PAVILION	STAGE AREA	LOT SIZE	YEAR OPENED	PRICE
±3,075 SF	±1,800 SF	±600 SF	0.28 Acres	2015	Call for Pricing



INVESTMENT HIGHLIGHTS

Prime location just off Denton's historic Square



10-year track record as a premier local venue



Bar revenue, live event programming, and private rentals



Deep community roots and respected brand



Attractive indoor/outdoor layout with full bar and 54 taps



Flexible offering: business or real estate



PROPERTY DESCRIPTION

- **Site size:** 0.28 acres ($\pm 12,197$ SF)
- **Improvements:** $\pm 3,075$ SF main building, $\pm 1,800$ SF pavilion, ± 600 SF stage
- **Outdoor features:** Fire pits, shaded seating, food truck pad, dartboards, games
- **Utilities:** DME electric, Atmos gas, City of Denton water/sewer/trash
- **Roof:** Membrane roofing, inspected in past 2 years
- **HVAC:** Three Trane units, approx. 10 years old
- **Zoning:** MD – Mixed-Use Downtown Core
- **FF&E:** All furniture, fixtures and equipment are available to convey with sale.



BUSINESS OVERVIEW

Just steps from the Denton Square, in the heart of the city's arts and entertainment district. The property is perfectly positioned for events like Arts & Jazz Fest, Day of the Dead, and Denton's growing Halloween and festival culture. The atmosphere offers multiple "experiences" in one place:

- **Large open-air backyard** with fire pits, dart boards, shaded seating and an expansive covered pavilion equipped with gas radiant heaters for year-round comfort.
- **Indoor bar and seating** with 54 rotating taps and a full cocktail menu, including exclusive specialty drinks.
- **A prominent stage** visible from the entire venue, hosting live music from local and regional acts to big bands and jazz.
- **Side yard food court** anchored by Media Luna Mexican Kitchen (operated by a third party under a lease agreement).



COMMUNITY EVENTS

From live music to weddings, baby showers, markets, School of Rock shows, and family-friendly Sunday jazz afternoons, Harvest House is designed to bring people together. Daytime hours are kid- and dog-friendly; nighttime is 21+.



TEAM

A seasoned, loyal staff, many of whom have been there since day one, including an operations manager, beverage manager, events coordinator, shift managers, and a dedicated sound engineering crew that delivers consistently high-quality experiences.



COLLABORATION

Strong partnerships with surrounding businesses to create themed events and cross-promotion that strengthen its standing as Denton's favorite place to meet, relax, and be entertained.

Harvest House is more than a venue, it's an established brand. It's a recognized Denton brand with deep goodwill. It's often referred to as "my favorite place to hang out" by regulars, students, and visitors alike.

BUSINESS OVERVIEW



Harvest House began as a family project inspired one of the family's sons, a UNT graduate and experienced and degreed audio engineer. Since opening in March 2015, the business has grown into a Denton institution known for its welcoming environment, eclectic programming, and live music. Events range from jazz bands to weddings and vendor markets. The team includes long-standing managers and stage crew.



TIMELINE

Concept in 2011, purchase in 2014, opening in March 2015, 10-year anniversary in 2025



EXPERIENCE

Multiple seating zones, indoor/outdoor flow, dog/kid friendly by day



STAFF

Operations manager, beverage manager, events coordinator, shift managers, and a dedicated sound engineering crew



FOOD TRUCK

Media Luna Mexican Kitchen – independent vendor with lease



ENTERTAINMENT

Regular events, local partnerships, live sound managed by 9-year tenured engineer

MARKET OVERVIEW

Downtown Denton boasts a booming food and nightlife scene, boasting over a dozen popular bars and restaurants, ranging from laid-back lounges to bustling music venues. Highlights include long-standing favorites like Hannah's, Queenies, Dan's Silverleaf, and East Side Denton, offering a variety of dining and live music options nearly every night, plus espresso spots, and bars.

E. Hickory Street pulses with Denton's energy, surrounded by colorful murals, packed sidewalks, and a mix of beloved local restaurants, bars, and music venues. It's a hub where college students, locals, and visitors converge for craft brews, live shows, and rotating cultural experiences, creating a vibrant and ever-changing urban scene.

DENTON DEMOGRAPHIC SUMMARY

Ring of 5 miles

KEY FACTS

151,629

Population



60,072

Households

31.1

Median Age

\$61,286

Median Disposable Income

7.9%



21.3%
High School Graduate



27.4%
Some College/
Associate's Degree



43.3%
Bachelor's/Grad/
Prof Degree

INCOME



\$76,038
Median Household Income



\$39,849
Per Capita Income



\$91,519
Median Net Worth



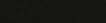
EMPLOYMENT



White Collar



Blue Collar



Services

66.9%

17.5%

18.7%

4.2%

Unemployment Rate

MARKET OVERVIEW

- Downtown Denton continues to see strong foot traffic and mixed-use development
- Major drivers: University of North Texas (\approx 40,000 students), arts scene, music venues
- Walkability, vibrant nighttime economy, local festivals boost foot traffic





PRICING & DEAL STRUCTURE

- Call for Pricing
- Purchase Options: Real Estate + Business, Real Estate
- Sale includes FF&E, brand, goodwill, and business systems

PROCESS & CONFIDENTIALITY

All prospective purchasers will be required to sign Non-Disturbance and Non-Disclosure Agreements prior to receiving detailed financial information.

Showings and seller meetings by appointment only for qualified parties.



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