



# PROPERTY SUMMARY

## Elm Street Center

**PROPERTY:**

1803 – 1809 N Elm, Denton, TX

**TYPE/ZONING:**

Restaurant | Coffee Shop | Bar | Commercial | Retail

**BUILDING SIZE:**

+/- 9,960 SF Total – Multi Tenant Retail Strip

**PROJECTED NOI:**

\$138,064.20

**CAP Rate:**

7.67%

**SIGNAGE:**

Façade and Monument available. All signage will be per city ordinances and Landlords approval.

**PARKING:**

Ample – Front and rear dedicated parking lot

**LISTED:**

LoopNet, Costar, Crexi, and many other sites

**SALES PRICE:**

\$1,799,900.00

**COMMENTS:**

Excellent opportunity to acquire a well-located retail and office center in the heart of Denton. Property features prime frontage along Elm Street with monument signage and strong daily traffic counts, providing exceptional visibility in a high-demand corridor. Built in 1975 and well maintained, the center includes flexible suite layouts that can accommodate a wide range of uses, making it attractive for both investors and owner-users. Close proximity to the University of North Texas, Downtown Denton, and I-35. Surrounded by established neighborhoods and steady commuter traffic, the site consistently draws customer demand. Ample on-site parking, 24-hour accessibility, and convenient entry from a dedicated turn lane enhance its functionality for tenants and visitors alike. The property provides multiple avenues for upside through lease-up, repositioning, or long-term redevelopment, all supported by Denton's rapidly growing population and business base. For owner-users, 1809 N Elm delivers a highly visible site in a thriving trade area with strong fundamentals and long-term value potential

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