



# PROPERTY SUMMARY

<b>PROPERTY:</b>	<b>Elm Street Center</b>
<b>ADDRESS:</b>	1803 – 1809 N Elm, Denton, TX
<b>TYPE/ZONING:</b>	Restaurant   Coffee Shop   Bar   Commercial   Retail
<b>BUILDING SIZE:</b>	+/- 9,960 SF Total – Multi Tenant Retail Strip
<b>PROJECTED NOI:</b>	\$138,064.20
<b>CAP Rate:</b>	7.67%
<b>SIGNAGE:</b>	Façade and Monument available. All signage will be per city ordinances and Landlords approval.
<b>PARKING:</b>	Ample – Front and rear dedicated parking lot
<b>LISTED:</b>	LoopNet, Costar, Crexi, and many other sites
<b>SALES PRICE:</b>	\$1,799,900.00
<b>COMMENTS:</b>	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

**CONTACT:** John Withers, CCIM (940)400-STAG john@stagcre.com

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