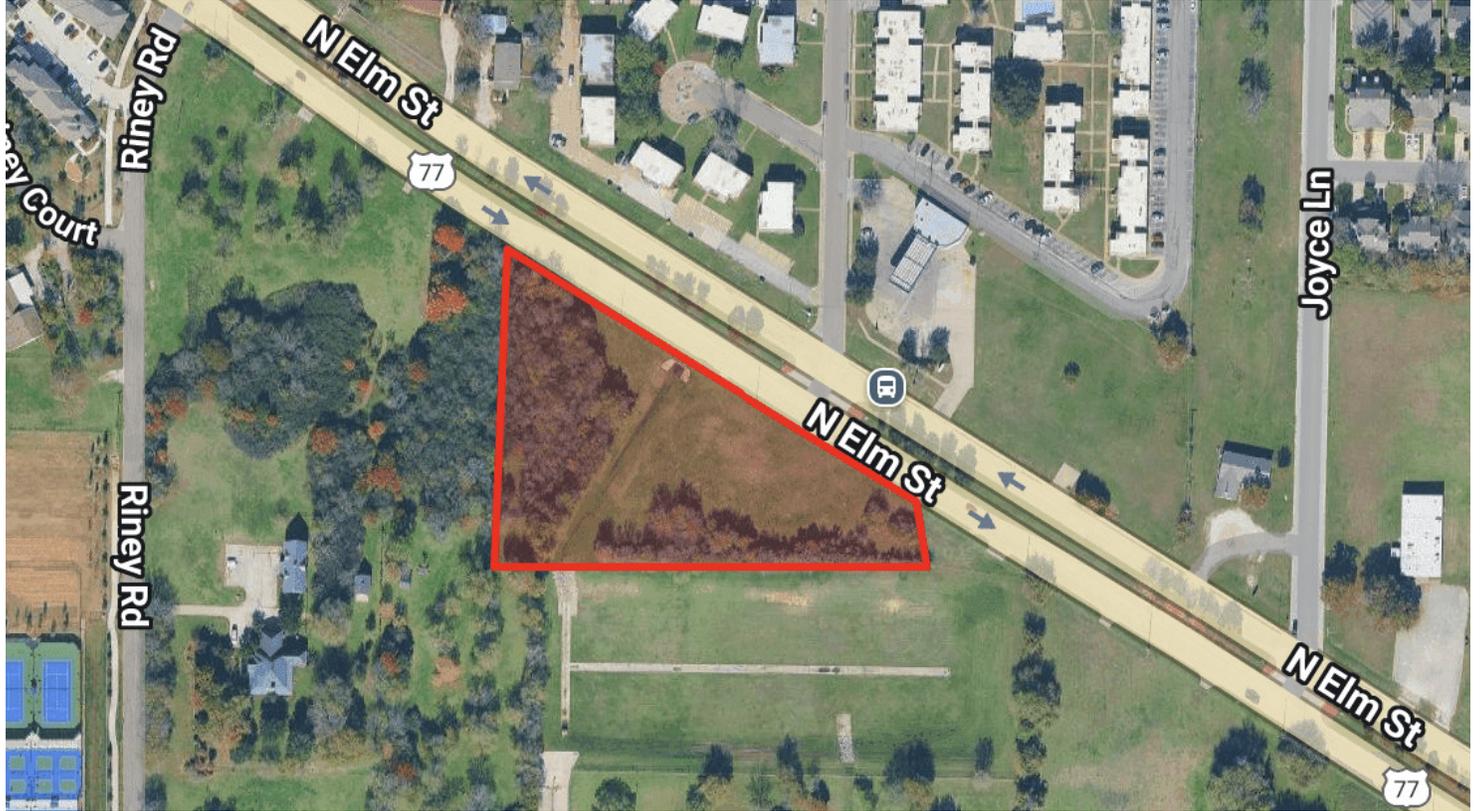


3301 N. ELM ST, DENTON, TX 76207

LAND FOR SALE



PROPERTY DESCRIPTION

This turnkey development package eliminates the costly and time-consuming pre-development phase. With entitlements, engineering, and architectural plans in place, a buyer can move directly into construction, significantly reducing project timelines and accelerating market delivery.

PROPERTY HIGHLIGHTS

- Lot Size: 2.40± acres
- Entitlement Status: Fully entitled and ready for construction
- Approved Density: 67 multifamily units
- Plans Included: Full architectural plans, civil engineering, and site design
- Zoning: Conducive to planned multifamily use
- Utilities: Accessible and available at/near site
- Topography: Suitable for immediate development with minimal site work

OFFERING SUMMARY

Sale Price:	Contact Broker
Lot Size:	2.4 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	332	1,425	5,376
Total Population	823	3,467	12,138
Average HH Income	\$79,671	\$87,695	\$85,219

MIMI TRAN

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KLASÉ GROUP
COMMERCIAL REAL ESTATE

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LAND FOR SALE



01 South East Elevation (facing Parking lot)
Scale 1/8"=1'-0"



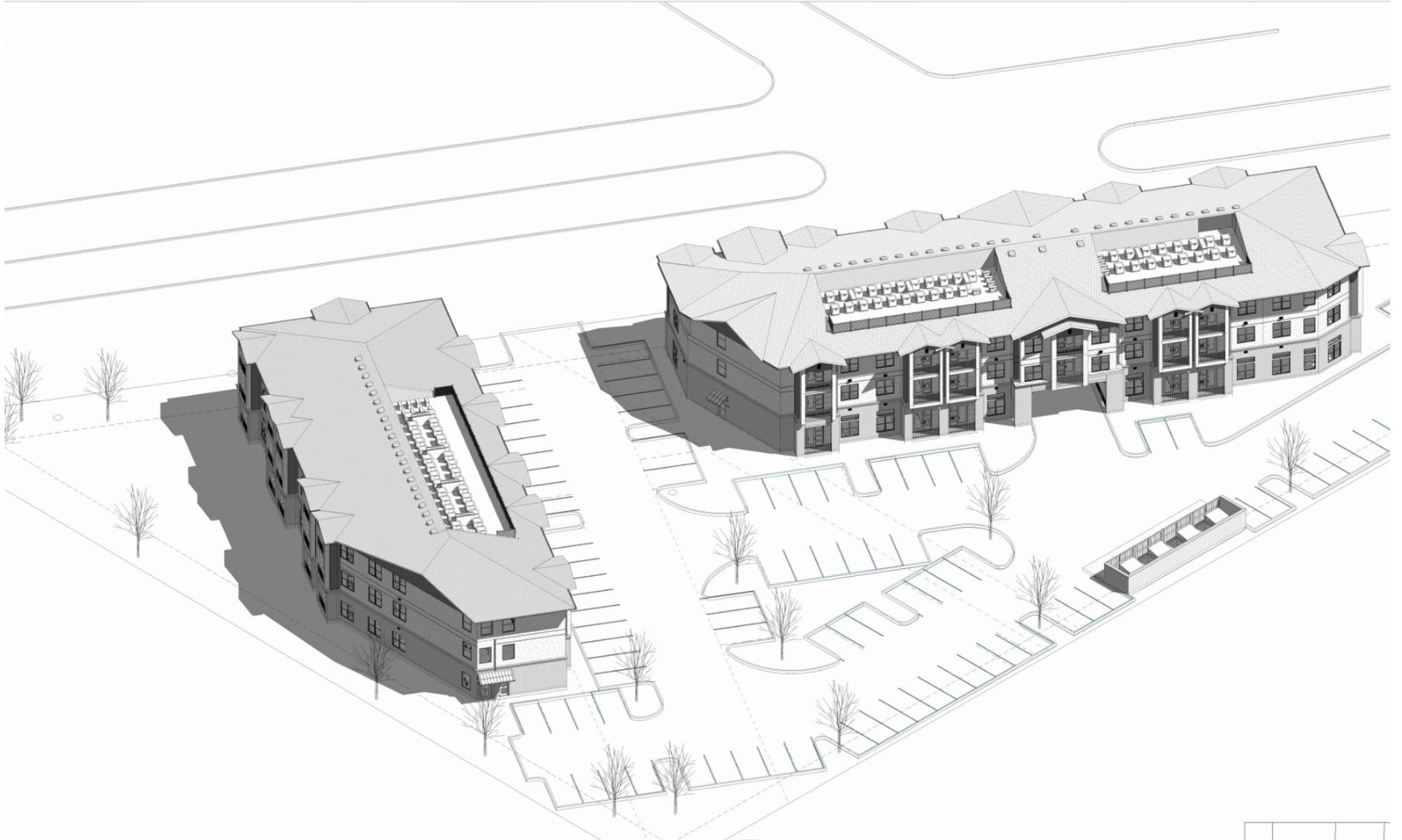
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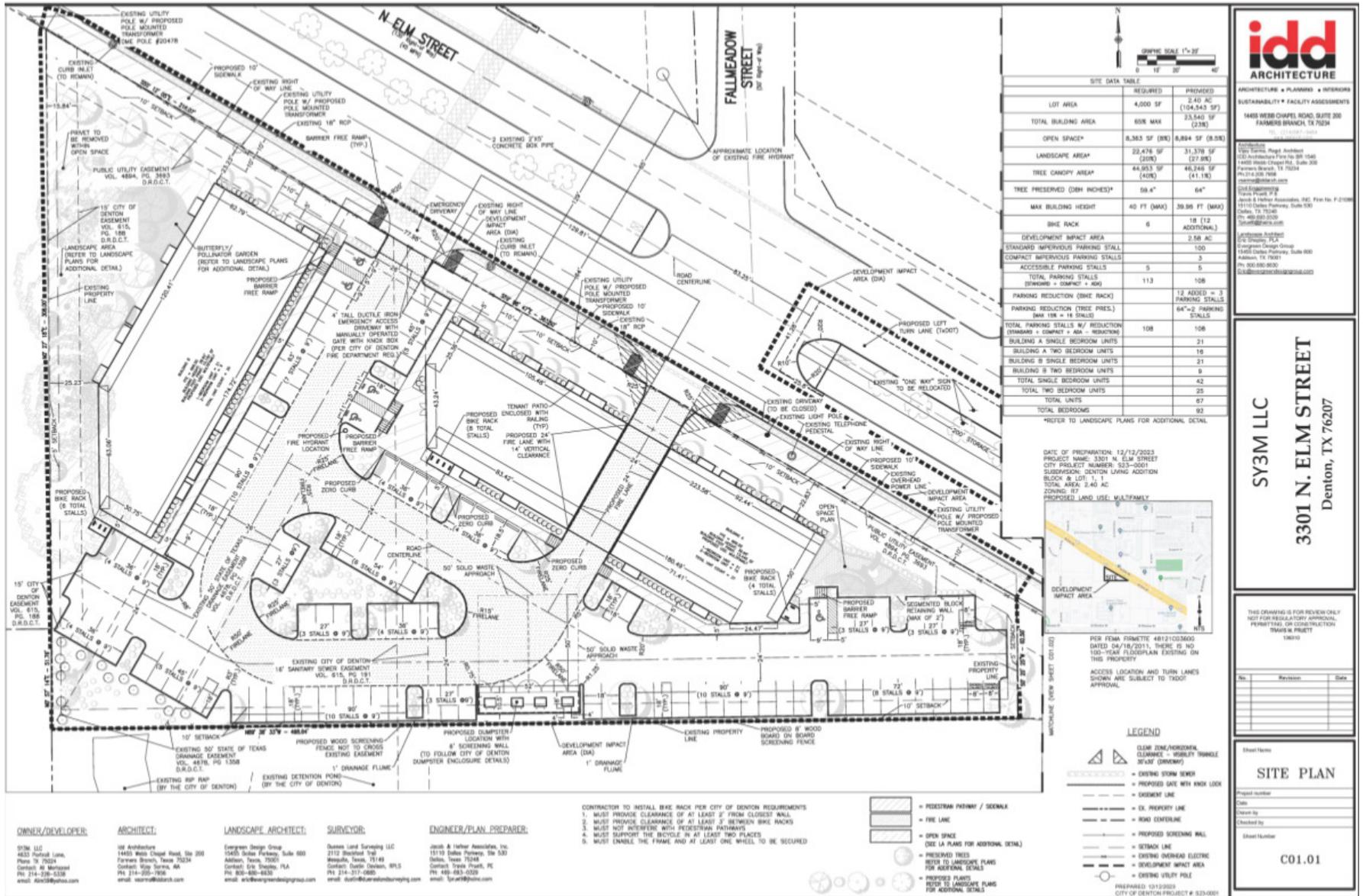
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LAND FOR SALE



ARCHITECTURE • PLANNING • INTERIORS
 SUSTAINABILITY • FACILITY ASSESSMENTS

1405 WEBB CHAPPEL ROAD, SUITE 200
 FARMERS BRANCH, TX 75234
 TEL: 972.226.9008
 WWW.IIDDARCH.COM

SY3M LLC

3301 N. ELM STREET

Denton, TX 76207

THIS DRAWING IS FOR REVIEW ONLY
 NOT FOR REGULATORY APPROVAL.
 PRINTED ON CONSTRUCTION
 TRAVIS M. PRUETT
 12/12/23

No.	Revision	Date

SITE PLAN

Sheet Name

Project Number

Date

Drawn by

Checked by

Sheet Number

C01.01

PREPARED: 12/12/2023
 CITY OF DENTON PROJECT # 523-0001

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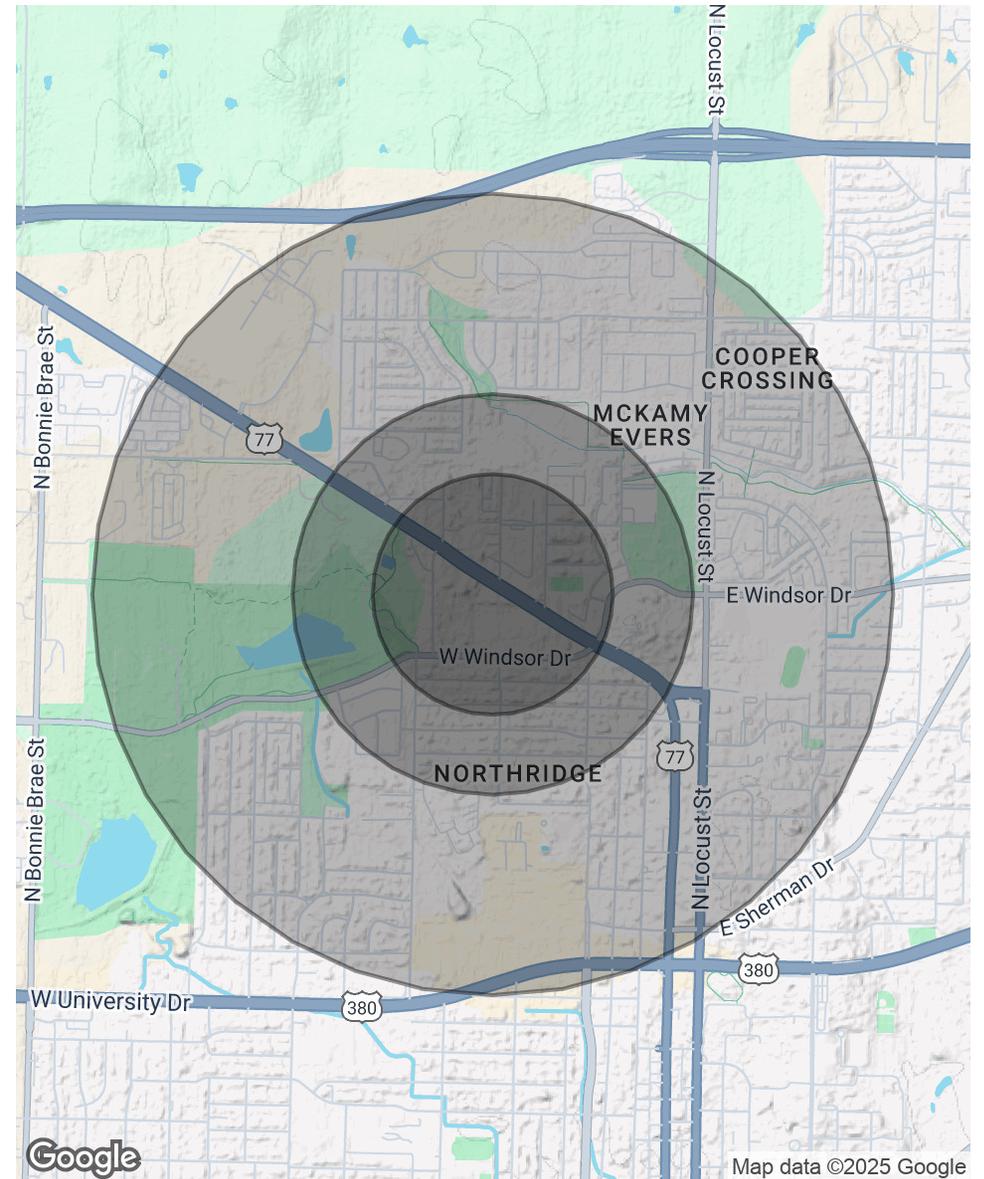
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3301 N. ELM ST, DENTON, TX 76207

LAND FOR SALE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	823	3,467	12,138
Average Age	35	39	39
Average Age (Male)	34	37	38
Average Age (Female)	36	40	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	332	1,425	5,376
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$79,671	\$87,695	\$85,219
Average House Value	\$345,790	\$334,385	\$295,511

Demographics data derived from AlphaMap



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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.

2-10-2025



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. **An owner’s agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

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.

Klase Group	TX #9004038	-	817.886.8997
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
Mimi Tran	TX #0626198	mimi@klasegroup.com	817.682.7501
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date