

MEDICAL OFFICE BUILDING

2212 Emery St, Denton, TX 76201



MEDICAL OFFICE BUILDING FOR SALE

Russ Webb

Managing Partner / CCIM / Broker

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LeAnn Brown

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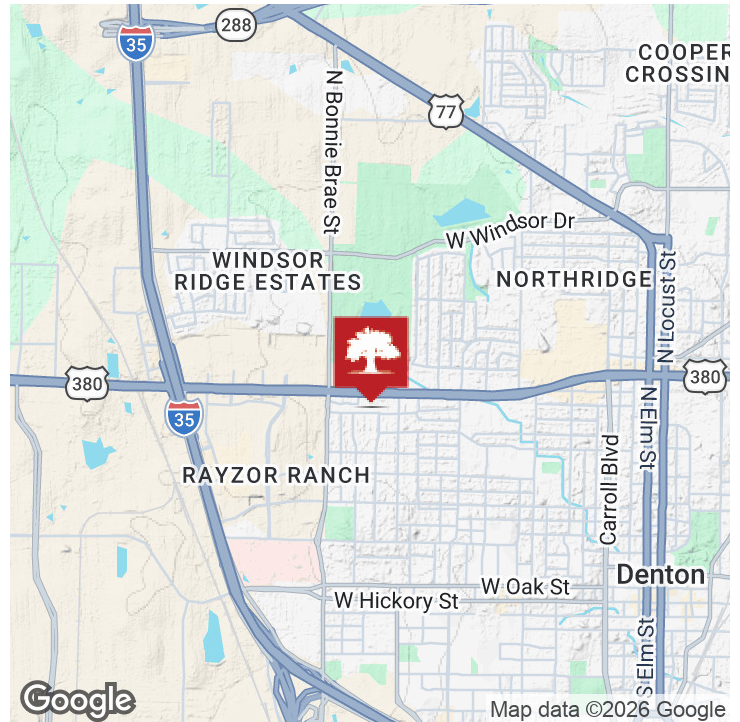
C: 817.313.3107

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OFFERING SUMMARY

Sale Price:	\$2,599,878
Available SF:	7,242
Lot Size	63,152 SF
Price / SF:	\$359.00
Year Built:	63,152 SF
Parking Ratio:	4.8/1000
Zoning:	SC

PROPERTY OVERVIEW

Explore a prime investment or owner occupant opportunity in the thriving City of Denton with this contemporary 7,242 SF building. Constructed in 2017, this property exemplifies modern design and functionality, making it a compelling choice for medical office use. Zoned SC, it offers versatility for a range of commercial ventures. Strategically located in the heart of the city, this building was constructed with meticulous attention to detail and design. This property presents an ideal canvas for an investor or owner occupant seeking a premier medical office building.

PROPERTY HIGHLIGHTS

- Beautiful bright finish out
- Year built 2017
- Monument signage available
- Well located located 1 block south of University Drive - 5 minutes to I-35
- Parking Ratio - 4.8/1000 - Open Surface Parking
- SC Zoning (Suburban Corridor)
- **A MUST SEE! CALL FOR DETAILS OR PROPERTY SHOWING!**

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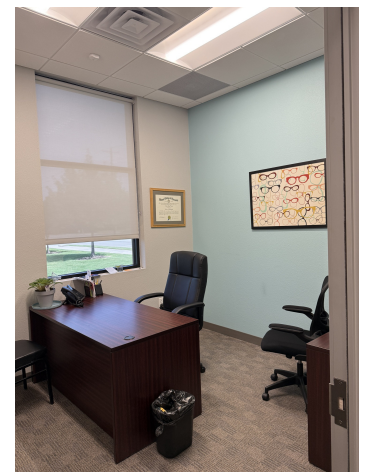
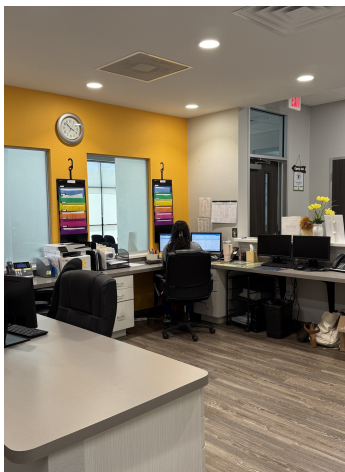
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Silver Oak Commercial Realty



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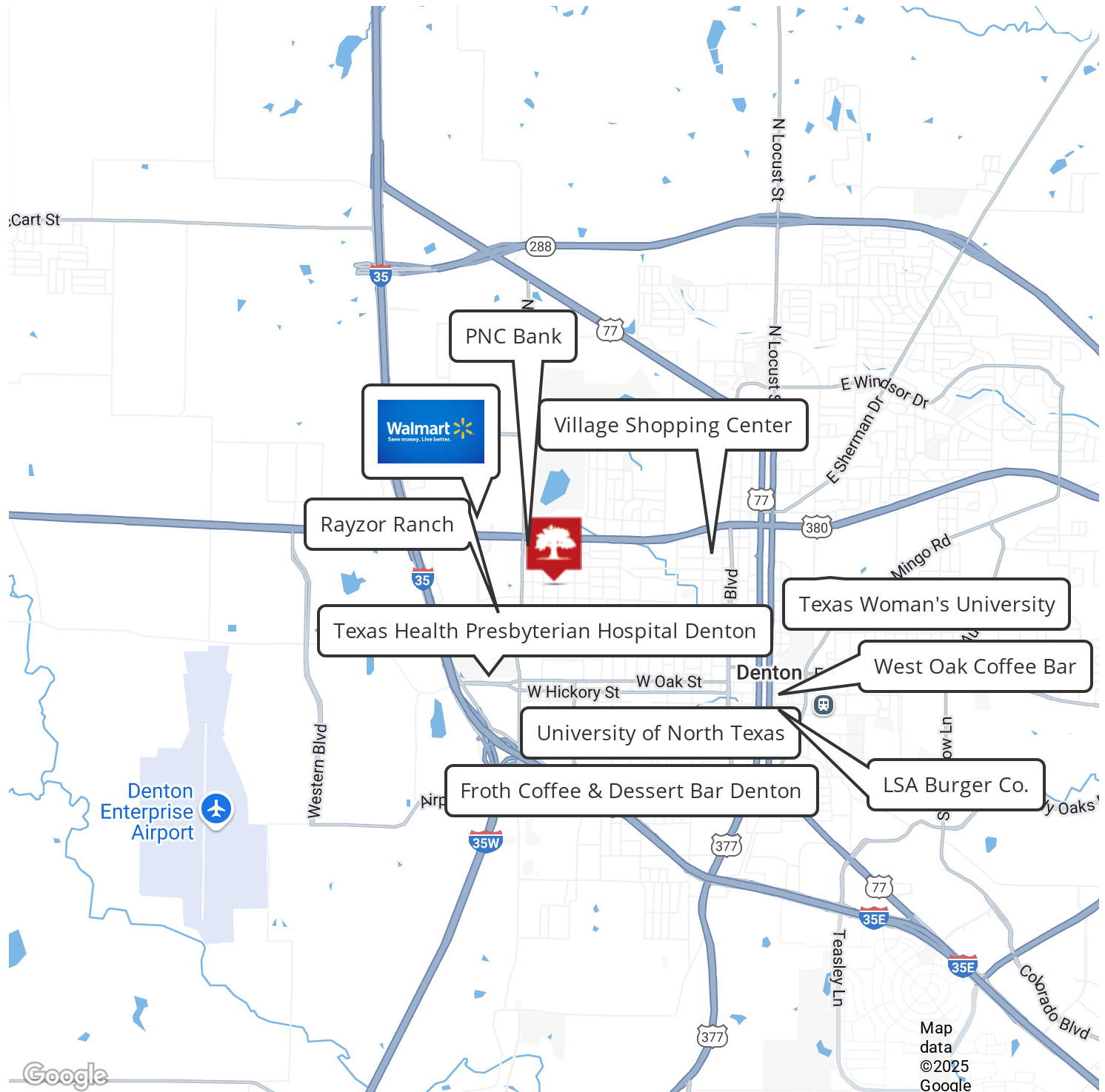
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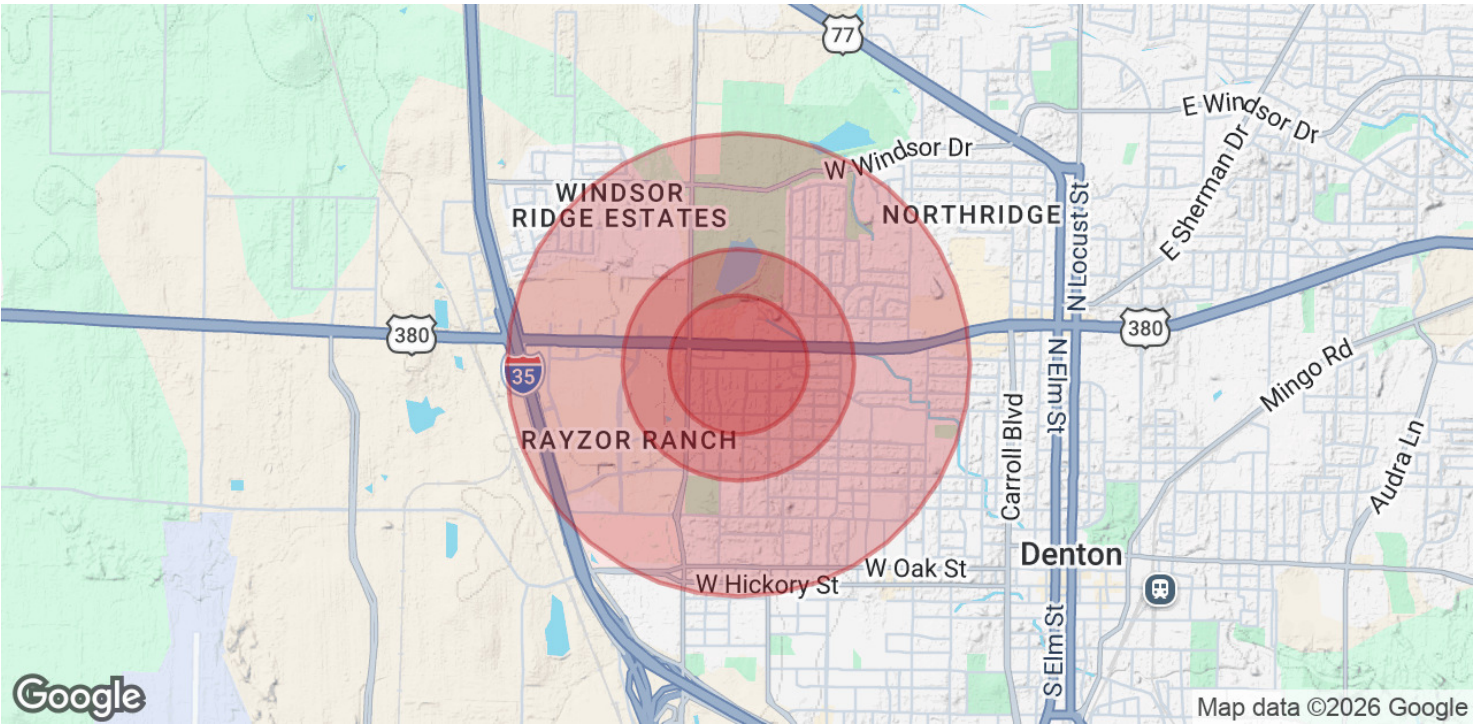
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	916	2,269	9,918
Average Age	39	39	38
Average Age (Male)	38	38	37
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	395	989	4,372
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$76,507	\$77,185	\$74,699
Average House Value	\$303,416	\$302,781	\$305,931

Demographics data derived from AlphaMap

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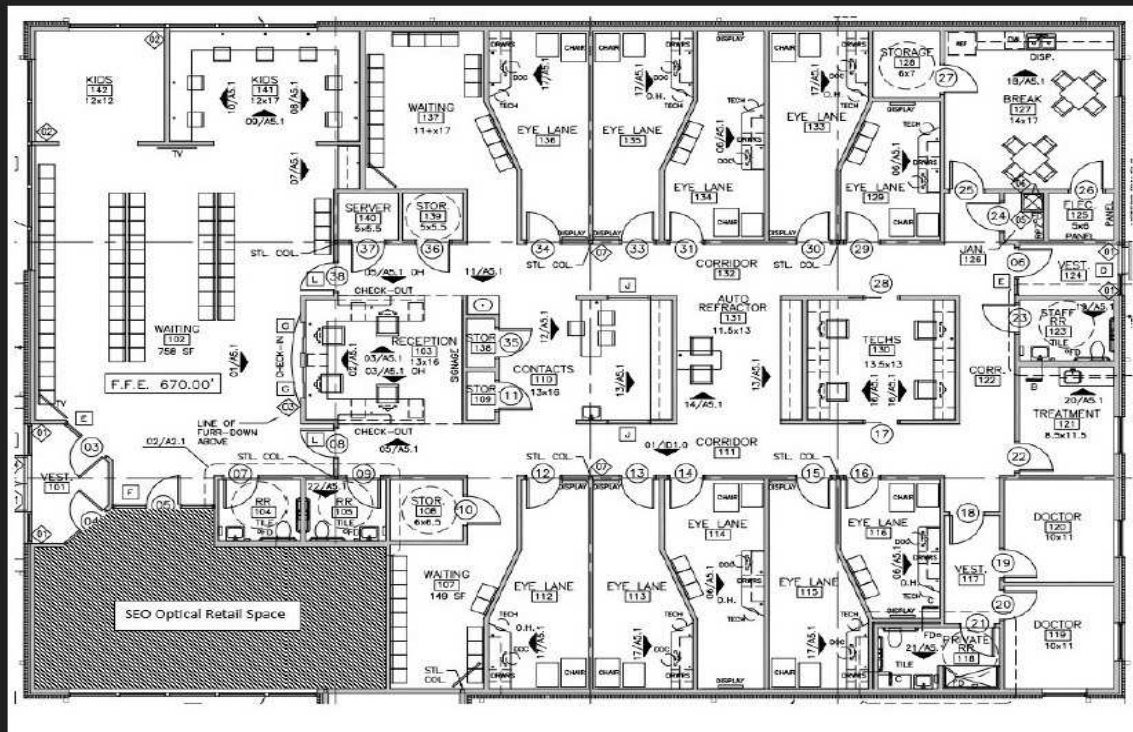


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Floor Plan



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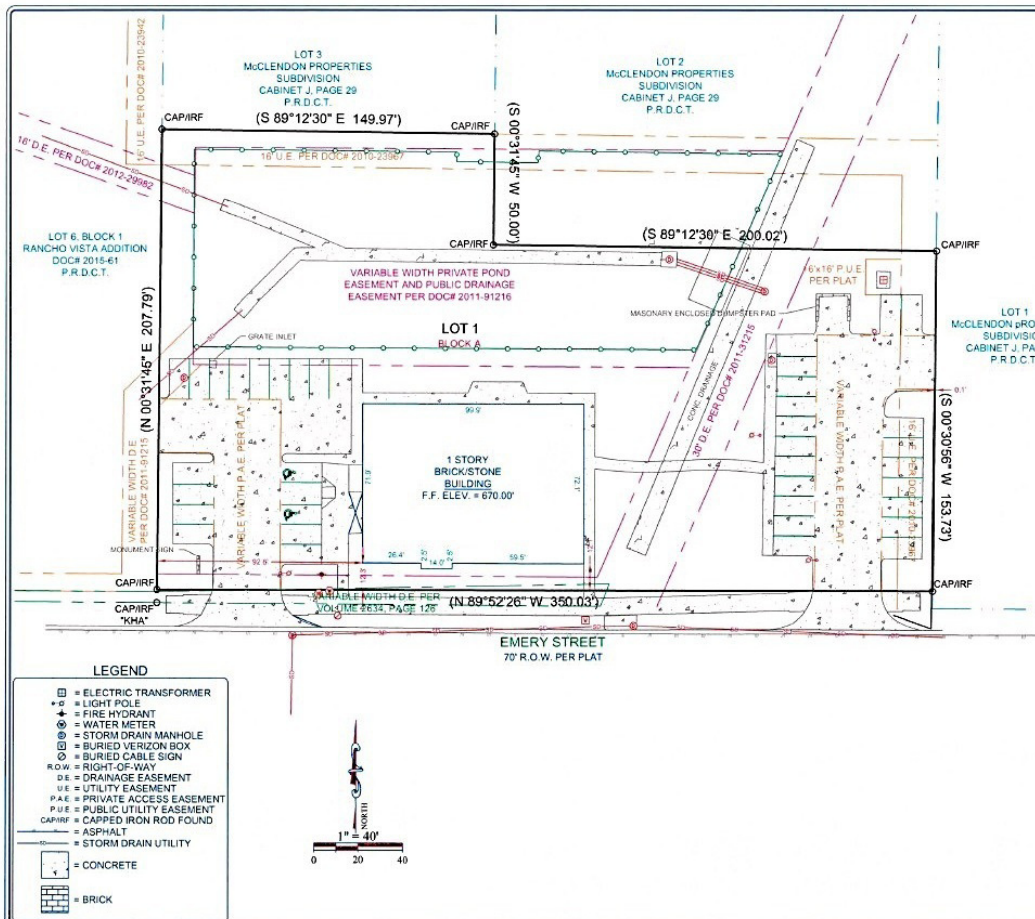
SILVER OAK
COMMERCIAL REALTY

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Survey



AS-BUILT SURVEY

TO ALL PARTIES DIRECTLY INTERESTED IN THE PREMISES SURVEYED

I have this date directed a careful and accurate survey made on the grounds of the property located at 2212 Emery Street in the City of Denton, Denton County, Texas, being Lot 1 in Block A of Eagle Farms Addition, an addition to the City of Denton, Denton County, Texas according to the Plat thereof recorded in Document # 2017-438 of the Plat Records of Denton County, Texas.

FLOOD STATEMENT: I have reviewed the F.E.M.A. Flood Insurance Rate Map for the City of Denton, Community Number 480194 effective date 4-18-2011 and that map indicates as scaled, that this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 360 G of said map.

NOTE: This survey correctly represents the results of an on-the-ground survey made under my direction and supervision on 10-08-2018. There are no visible or apparent intrusions or protrusions except as shown hereon.

NOTE: This survey was performed without the benefit of a Title Commitment, Title Report or Title Binder.

NOTE: Bearings based on the South property line of the tract described in Volume 4373, Page 216, Real Property Records, Denton County, Texas.

NOTE: All capped iron rods found are stamped "KAZ" unless otherwise noted.



KAZ
SURVEYING
TX FIRM REGISTRATION # 10002100

1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446

JOB NUMBER: 090479-AB
DRAWN BY: ASW
DATE: 10-10-2018
R.P.L.S.
KENNETH A. ZOLLINGER

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Silver Oak Commercial Realty, LLC

9000679

info@silveroakcre.com

817-849-8282

Name of Sponsoring Broker (Licensed Individual or Business Entity)

License No.

Email

Phone

James Leatherwood

0493949

jleatherwood@silveroakcre.com

817-849-8282

Name of Designated Broker of Licensed Business Entity, if applicable

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Phone

Name of Licensed Supervisor of Sales Agent/Associate, if applicable

License No.

Email

Phone

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Name of Sales Agent/Associate

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date