



SALE

119 W Hickory St

119 W HICKORY ST

Denton, TX 76201

PRESENTED BY:

MASON SHANAHAN

Phone: 940.381.2220

mason.shanahan@svn.com

GREG JOHNSON

Phone: 940.381.2220

greg.johnson@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$825,000
LOT SIZE:	3,002 SF
BUILDING SIZE:	3,000 SF
NOI:	\$45,600.00
CAP RATE:	5.53%

MASON SHANAHAN

O: 940.381.2220

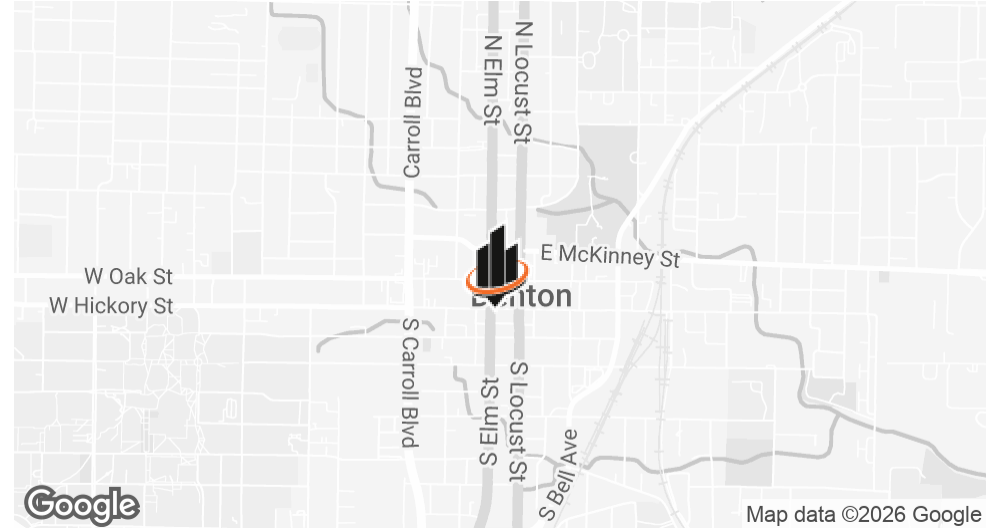
mason.shanahan@svn.com

GREG JOHNSON

O: 940.381.2220

greg.johnson@svn.com

119 W HICKORY ST | Denton, TX 76201



PROPERTY DESCRIPTION

Own a piece of Denton history with this rare offering on the Denton Courthouse Square — one of the city's most recognizable and heavily trafficked commercial corners. Positioned directly across from the original Denton County Courthouse, this building has stood as a fixture of the downtown district for over a century, anchoring a stretch of the square known for its blend of locally-owned restaurants, bars, and retail.

PROPERTY HIGHLIGHTS

- Triple Net Lease
- Bar/Restaurant Layout
- Prime Downtown Location

ADDITIONAL PHOTOS



MASON SHANAHAN
O: 940.381.2220
mason.shanahan@svn.com

GREG JOHNSON
O: 940.381.2220
greg.johnson@svn.com

119 W HICKORY ST | Denton, TX 76201

SVN | VERUS COMMERCIAL 3

AERIAL



MASON SHANAHAN
O: 940.381.2220
mason.shanahan@svn.com

GREG JOHNSON
O: 940.381.2220
greg.johnson@svn.com

119 W HICKORY ST | Denton, TX 76201

SVN | VERUS COMMERCIAL

RENT ROLL

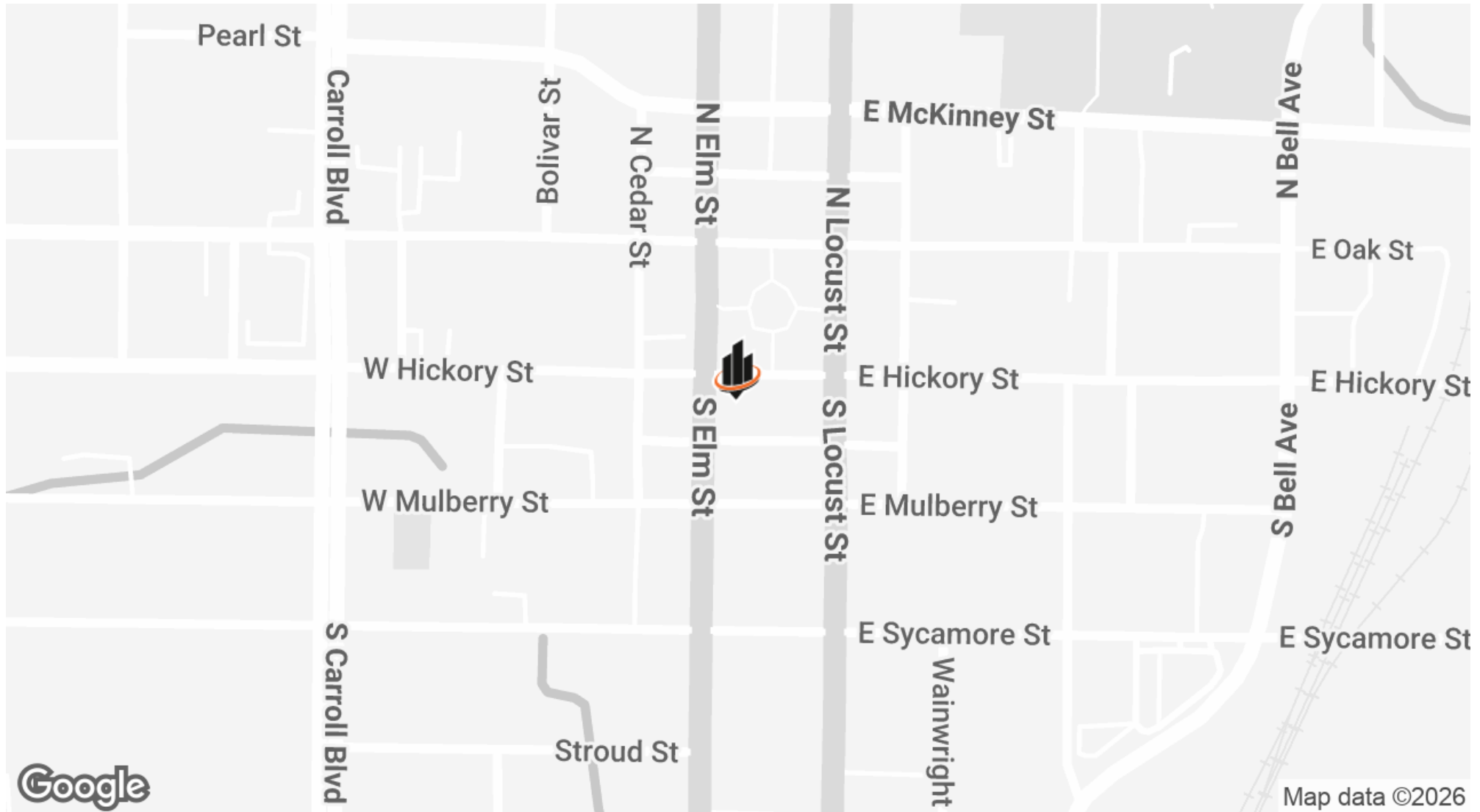


SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
-	The Loop Hole	3,000 SF	100%	\$15.20	\$45,600.00	02/17/2022	03/07/2028
TOTALS		3,000 SF	100%	\$15.20	\$45,600.00		

MASON SHANAHAN
O: 940.381.2220
mason.shanahan@svn.com

GREG JOHNSON
O: 940.381.2220
greg.johnson@svn.com

LOCATION MAP



MASON SHANAHAN

O: 940.381.2220

mason.shanahan@svn.com

GREG JOHNSON

O: 940.381.2220

greg.johnson@svn.com

119 W HICKORY ST | Denton, TX 76201

SVN | VERUS COMMERCIAL

6

MEET THE TEAM



MASON SHANAHAN

Associate Advisor

Direct: 940.381.2220 **Cell:** 940.999.0417
mason.shanahan@svn.com



GREG JOHNSON

Managing Director

Direct: 940.381.2220 **Cell:** 940.594.7717
greg.johnson@svn.com

MASON SHANAHAN

O: 940.381.2220
mason.shanahan@svn.com

GREG JOHNSON

O: 940.381.2220
greg.johnson@svn.com



VERUS COMMERCIAL