



Offering Memorandum

1005. EVERS HARDWARE CO. 1913.

The Evers Building

109 W HICKORY ST, DENTON, TX 76201

PRESENTED BY:

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PROPERTY SUMMARY

THE EVERS BUILDING

109 W HICKORY ST
DENTON, TX 76201

OFFERING SUMMARY

SALE PRICE:	\$2,100,000
BUILDING SIZE:	7,450 SF
LOT SIZE:	2,998 SF
PRICE / SF:	\$281.88

PROPERTY SUMMARY

The Evers Building is located on the Historic Downtown Square in Denton, TX. With roots dating back to the 1800's this building is more than a piece of real estate, it is a piece of history. Originally opening in December of 1885, The Evers Hardware Store was the longest continually operating business on the Denton square until it closed in 2001. The iconic window that was added during an early 1900s remodel remains in place and overlooks Downtown and the County Courthouse.

The building is +/- 3,000 SF on both its first and second floors, and includes +/- 1,450 SF of basement space. There is currently one tenant occupying a portion of the building on a month-to-month basis, which offers both in place cash flow and flexibility for the future of the property.

The Evers Building has had only two owners in the last 130 plus years, making this truly a once in a lifetime opportunity to own a piece of history and be a part of the continued story of the Historic Downtown Denton Square.



PROPERTY PHOTOS





THE EVERS BUILDING STORY

- Robert Henry Evers and his brother, Adolph Frederick Evers moved to Denton, Texas in early 1885 to purchase the existing Fritzlen Hardware store.
- In 1911, the Evers brothers reconstructed the front of the buildings, replacing the wood frame with a two-story brick building.
- The building remained in the Evers family tree until 2014, with the Hardware store itself operating until 2001.
- Today, the facade of the building pays homage to the Evers family and the building is recognized by the National Register of Historic places as a contributing building in the Denton County Courthouse Square Historic District.



MEET THE TEAM



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