
PrestonBend

REAL ESTATE

FOR LEASE

1314 West Hickory Street, Denton, Texas



OVERVIEW

- Total Building Size: 23,658 SF
- Year Built: 1925
- Renovated: 2004
- Zoning: Commercial
- Lease Rate: Negotiable

PROPERTY DETAILS

Fantastic retail lease opportunity in the heart of Denton! This well-maintained 23,658 SF retail building is currently home to a college bookstore and enjoys a premier location across from the University of North Texas. Zoned commercial in a vibrant mixed-use neighborhood, this highly accessible property is well suited for a wide variety of retail, entertainment, and service-oriented businesses. Contact our office today for more details!



prestonbendre.com

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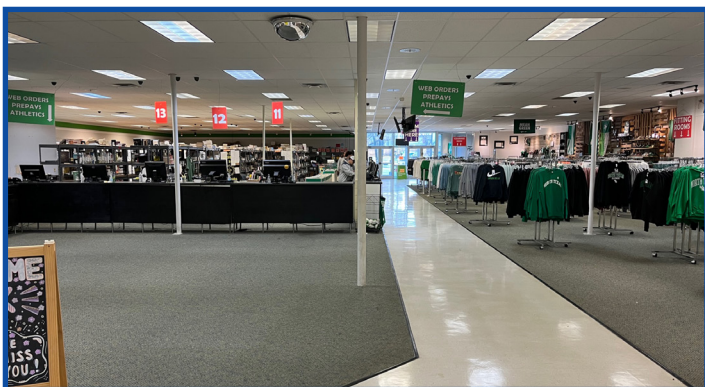
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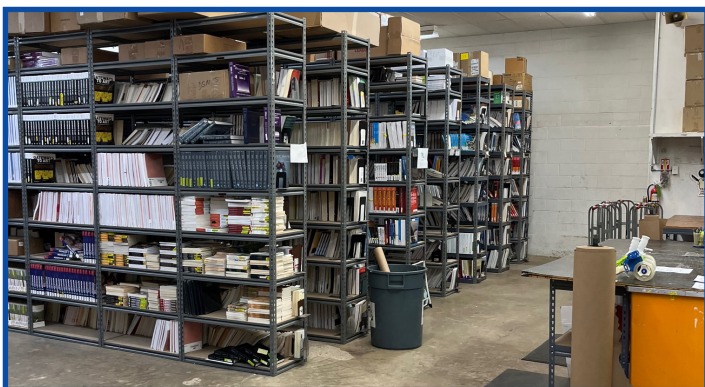
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- 23,658 SF
- Exceptional visibility
- Dedicated parking lot
- Convenient street parking
- Rear loading dock
- Outstanding exposure to heavy daily traffic



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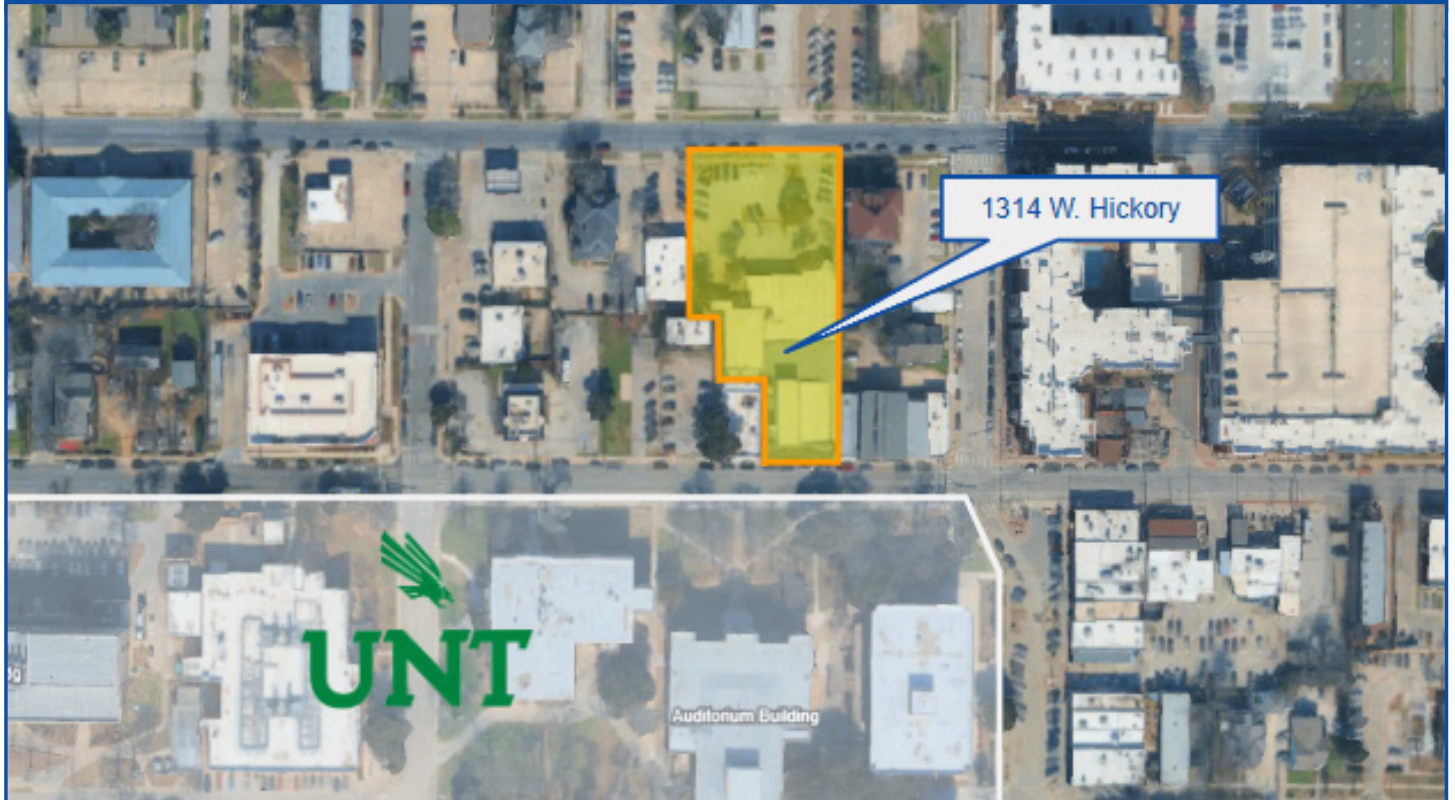
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SITE AERIAL

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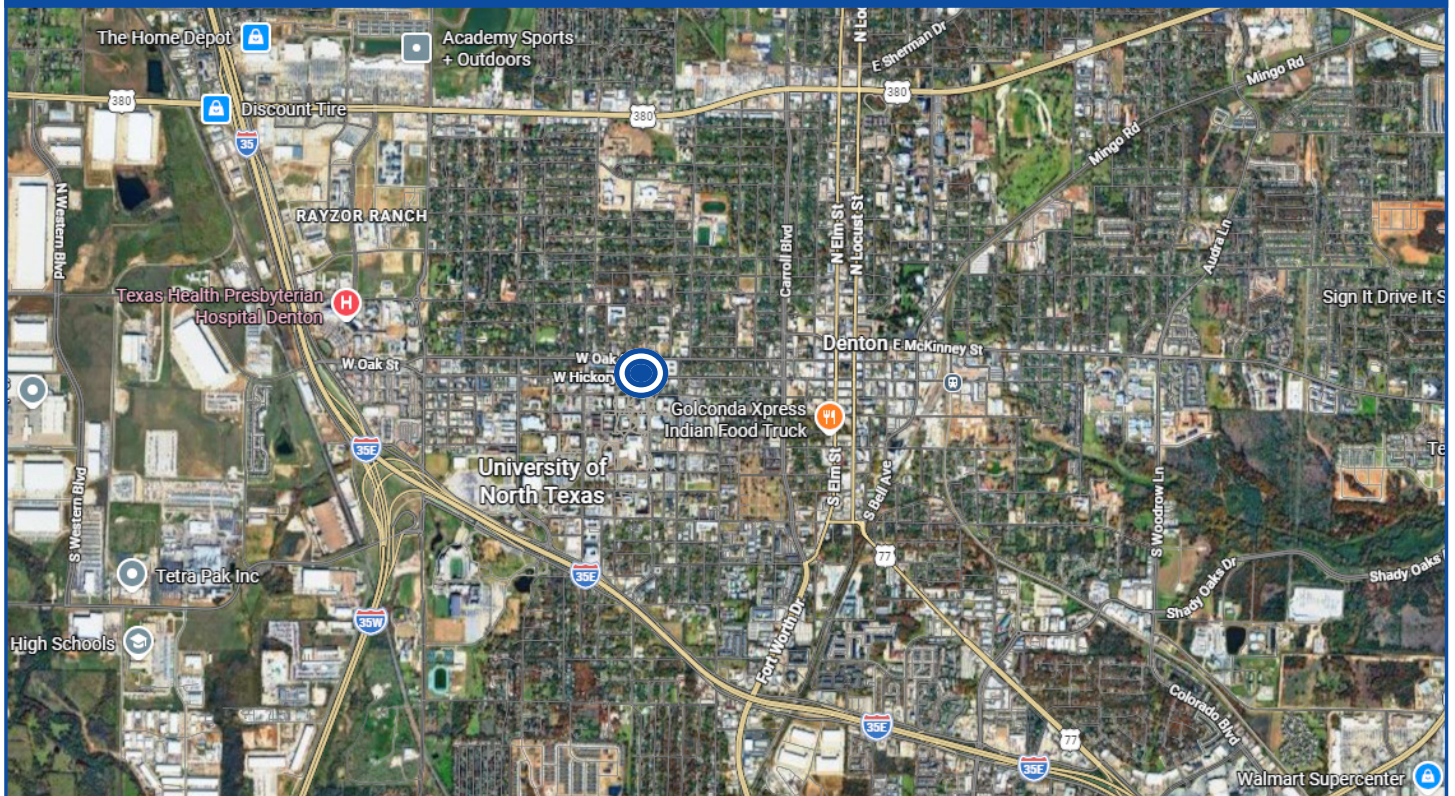
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LOCATION INFORMATION

Denton, Texas



Denton is one of North Texas's most dynamic commercial markets, combining a rapidly growing population with a highly educated workforce and exceptional regional connectivity. Home to two major universities, University of North Texas and Texas Woman's University, the city offers a vibrant, youthful energy that supports innovation, entrepreneurship, and a strong labor pool. Positioned along the I-35 corridor, Denton provides convenient access to both DFW International Airport and Dallas Love Field, making it an ideal location for regional and national business operations. With an estimated 2025 population approaching 170,000 residents and continued growth throughout Denton County, the city is experiencing sustained demand for retail, office, industrial, and mixed-use development. Supported by a diverse economy, expanding infrastructure, and its strategic location within the DFW metroplex, Denton continues to attract businesses, investors, and developers seeking long-term opportunity in one of Texas's fastest-growing regions.



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