

PROVIDENT PLACE

2220 San Jacinto Blvd., Denton, TX 76205



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PROVIDENT PLACE



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PROPERTY INFORMATION

PURCHASE PRICE
\$6,700,000

PROPERTY ADDRESS
2220 San Jacinto Blvd.
Denton, TX 76205

YEAR BUILT
1985

PROPERTY SIZE
40,717 Sq. Ft.

LAND SIZE
80,150.00 Sq. Ft.

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Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

PROPERTY OVERVIEW

3 Story Office Building with easy access and visibility from I-35E. Adjacent to the revitalized Golden Triangle Mall and anchored by Inwood Bank, the building has unparalleled access to an incredible assortment of walkable amenities and is minutes from the Historic Downtown Denton Square. Move in ready suites in a High Traffic, Highly Visible and High Demand Area. Ideally suite for any suburban office users. Just off I-35 N on San Jacinto Blvd - Across from the Golden Triangle Mall.

Highlights

- 24-Hr Access
- A/C
- Banking
- Central Heating
- Controlled Access
- High Ceilings
- Natural Light
- Security System
- Signage



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PROPERTY PHOTOS



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Property = Provident Place

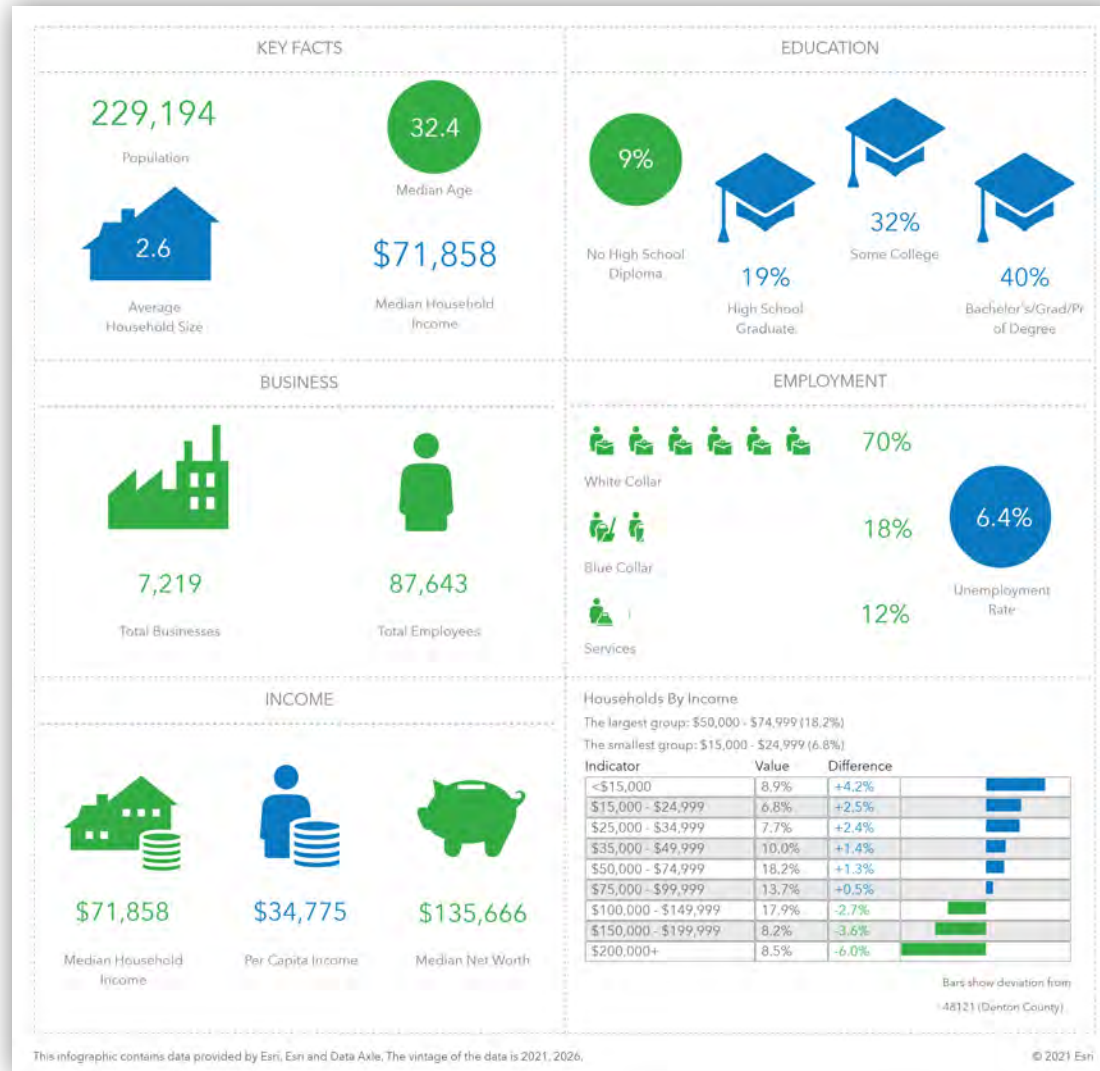
Rent Roll

Aug-24

Unit #	Unit SqFt	Tenant Name	Base Rent	Base Rent per Sqft	Annual Base Rent	NNN	Monthly Rent Base + NNN	Annual Base + NNN	Tenant Deposit	Move In	Lease Expiration
100	6246	Inwood National Bank	9,100.23	17.48	109,202.76	6,303.26	15,403.49	184,841.82	10,149.75	09/01/2000	08/31/2025
101	203	Master Lease	650.00	N/A	7,800.00	N/A	650.00	7,800.00			MTM
102	201	Pat Dacus	600.00	N/A	7,200.00	N/A	600.00	7,200.00	500.00	05/31/2013	MTM
103	201	Royal Guard Security, LLC.	625.00	N/A	7,500.00	N/A	625.00	7,500.00	600.00	05/01/2022	04/30/2024
104	173	Mr. Electric of Denton	400.00	N/A	4,800.00	N/A	400.00	4,800.00	600.00	02/08/2021	11/30/2026
105	172	CONFERENCE ROOM FOR EXECUTIVE SUITES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
106	172	Master Lease	650.00	N/A	7,800.00	N/A	650.00	7,800.00			MTM
107	323	Southwestern & Pacific Finance dba Check n Go	750.00	N/A	9,000.00	N/A	750.00	9,000.00	700.00	04/01/2022	11/30/2026
110	895	Distinct Financial	1,156.04	15.50	13,872.48	903.20	2,059.24	24,710.93	1,350.00	02/01/2016	MTM
115	1195	SJLP	1,195.00	12.00	14,340.00	1,070.52	2,265.52	27,186.25			1/31/2026
125	1197	SJLP	1,197.00	12.00	14,364.00	1,072.31	2,269.31	27,231.75			1/31/2026
200	1564	A Nurse's Compassion Home Care and Hospice	912.33	7.00	10,948.00	1,401.08	2,313.42	27,761.00	2,000.00	3/18/2024	3/31/2027
205	3434	Legal Aid of Northwest Texas	3,896.61	13.62	46,759.32	3,465.48	7,362.09	88,345.06	5,543.04	06/13/2018	6/30/2026
215	1560	Oil and Gas group - PENDING	1,200.00	9.23	14,400.05	1,397.50	2,597.50	31,170.05			
225	1367	Reliance Staffing	1,173.34	10.30	14,080.08	911.33	2,084.67	25,016.08	3,000.00	12/1/2022	11/30/2025
230	2766	Advanced Eye Care Center	1,844.00	8.00	22,128.00	2,560.85	4,404.85	52,858.20	5,000.00	4/24/2023	4/30/2026
235	2488	AECC - FROR	2,488.00	12.00	29,856.00	2,228.83	4,716.83	56,602.00			
305	841	Richard Mulkey	500.00	7.13	6,000.00	0.00	500.00	6,000.00	2,080.00	01/01/2019	MTM
315	560	Cynthia Ferris (Edler Care Services)	480.67	10.30	5,768.04	548.84	1,029.51	12,354.12	1,000.00	12/15/2022	12/30/2025
316	729	Suzanne Stevens (Law Office)	1,133.00	18.65	13,596.00	0.00	1,133.00	13,596.00	1,100.00	03/01/2018	2/28/2028
310	1264	J & L Construction	948.00	10.00	11,376.00	1,053.33	2,001.33	24,015.96	1,377.16	11/22/2022	11/30/2024
320	781	VP Operating Inc	602.02	9.25	7,224.25	699.65	1,301.67	15,620.00	1,400.00	7/10/2024	7/31/2025
330	1964	Bates & Martin Architects	1,800.33	11.00	21,603.96	1,982.00	3,782.33	45,388.00	4,000.00	8/1/2023	7/31/2028
340	1216	RPM Staffing	2,200.00	21.71	26,400.00	1,227.15	3,427.15	41,125.76	2,200.00	02/21/2022	02/28/2025
345	2857	MGMT	2,380.83	10.00	28,570.00	2,883.19	5,264.02	63,168.27	1,000.00		
355	440	Brenda Munoz	366.67	10.00	4,400.04	444.03	810.70	9,728.44	800.00	1/1/2023	12/30/2025
365-370	2576	Punto De Partida (*\$1 sf annual escalations)	1,190.54	5.55*	14,286.48	2,307.67	3,500.00	42,000.00	3,500.00	5/1/2024	2/29/2032
Total	37385	Provident Place	39,439.62		473,275.46	32,460.23	71,901.64	862,819.69			

Executive suites rents are quoted all in "per month" not psf

INFOGRAPHIC: KEY FACTS (DRIVE TIME: 15 MINUTES)



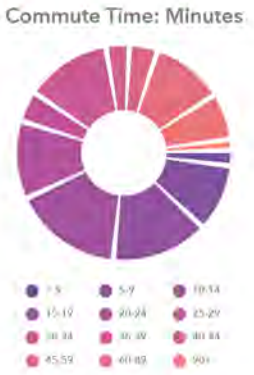
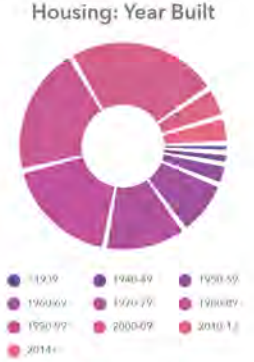
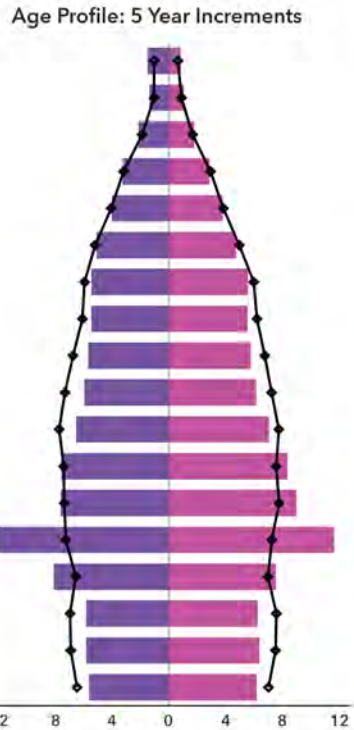
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INFOGRAPHIC: COMMUNITY PROFILE (DRIVE TIME: 15 MINUTES)

COMMUNITY PROFILE

229,194 2.3% 2.6 66.7 32.4 \$71,858 \$135,666 \$251,266 22% 68% 11%
 Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 65 Aged 66+

 **11.6%** Service Workers
 **18.4%** Blue Collar Workers
 **70.0%** White Collar Worker



Source: U.S. Census Bureau, Census 2010 Summary File 1, Esri Trimmings for 2021 and 2020.

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INFOGRAPHIC: POPULATION TRENDS (DRIVE TIME: 15 MINUTES)

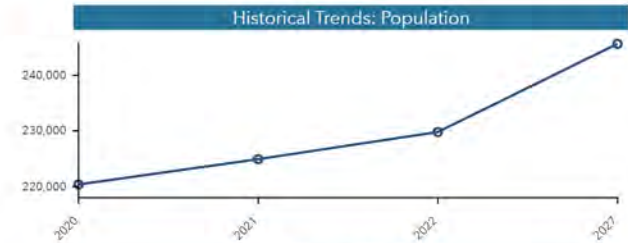
POPULATION TRENDS AND KEY INDICATORS

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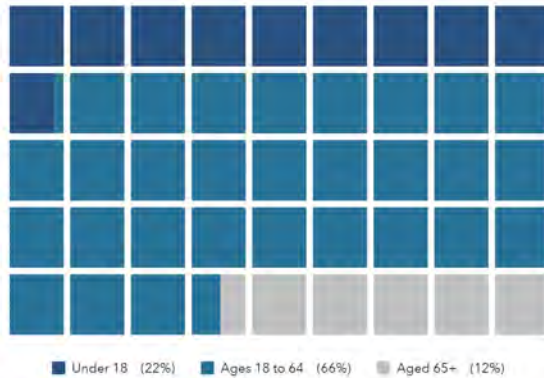


229,781	85,386	2.60	33.0	\$77,514	\$294,532	100	107	73
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

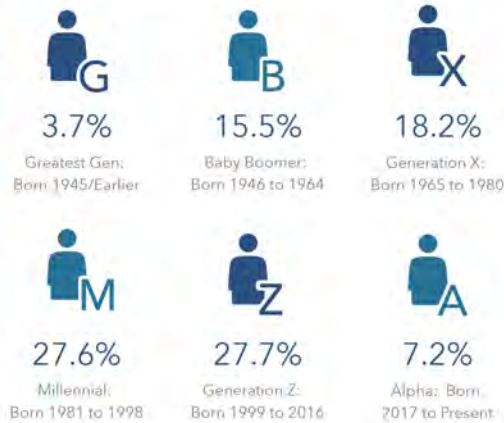
MORTGAGE INDICATORS



POPULATION BY AGE



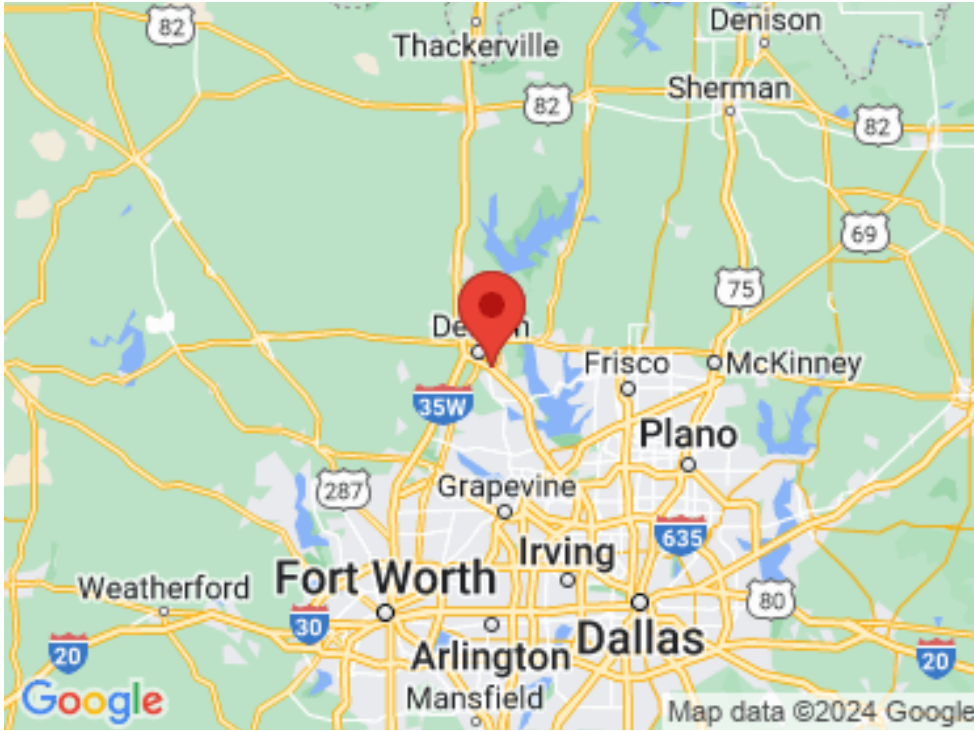
POPULATION BY GENERATION



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 Source: Esri, Esri-U.S. BLS, ACS
 Esri forecasts for 2022, 2027, 2022, 2017-2021
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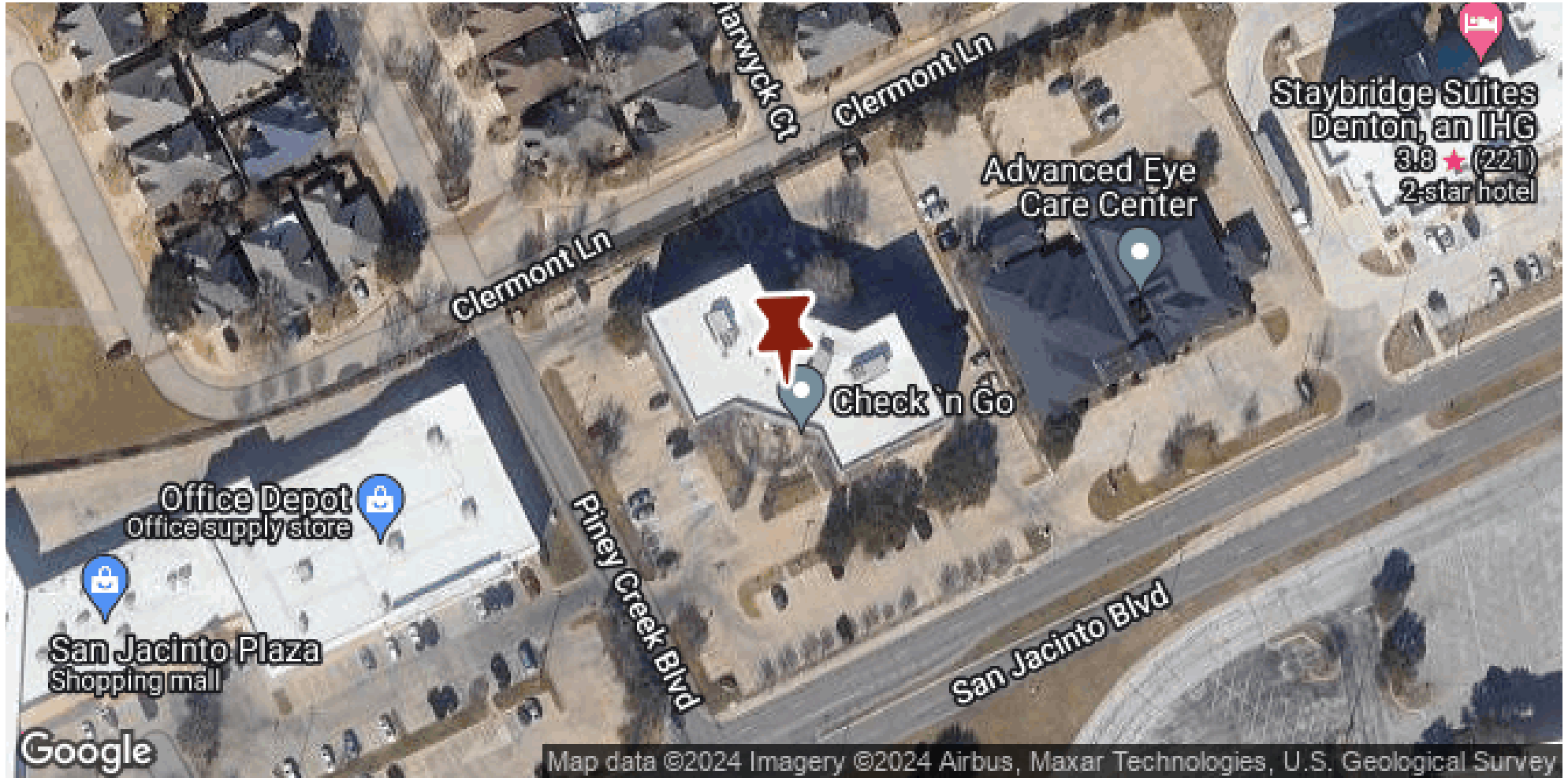
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AREA LOCATION MAP



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AERIAL ANNOTATION MAP



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CONTACT



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Denton, TX 76205



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