

OLGALUND
REALTY

5100 - 5118 E University Dr
Denton, TX 76208

RV PARK, RV & BOAT STORAGE

380

41,214 VPD (22)

INDUSTRIAL BUSINESS PARK

TX WORK TRUCKS

Contact:

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Principal Broker
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2 AC | HWY 380 | COMMERCIAL | RETAIL | MULTIUSE

INVESTMENT SUMMARY

5100 - 5118 E University Dr
Denton, TX 76208

FANTASTIC INVESTMENT OPPORTUNITY ON HWY 380! - ONE OF THE LAST REMAINING.

Approx 2878 sf office building and 1126 sf house on 2 Ac with TWO direct access drives and generous 522ft frontage on a major bustling Highway 380, ensures high traffic visibility and sees approximately 41,214 vehicles per day. Located near Aubrey, 2-minutes away from major retailers such as Wal-Mart, Future HEB, Starbucks, McDonald's, CVS, and more in Cross Roads. 10 miles away from PGA of America Frisco Headquarters. Close to Downtown Denton, Highway 35 connection, only 4 minutes to Loop 288, 10 minutes to Little Elm, and 20 min to Prosper and Frisco.

OPENS ENDLESS POSSIBILITIES FOR YOUR BUSINESS LOCATION WITH THE ROOM TO EXPAND OR DEVELOP IN VERSATILE MULTI-USE ZONING. PERFECT FOR OFFICE, CHURCH, DAYCARE, RETAIL, RESTAURANT, AUTOMOTIVE, LIGHT INDUSTRIAL Multi-family, AND MORE, ask the listing agent for allowed uses. SUITABLE FOR MULTIPLE STORAGE NEEDS, WITH PLENTY OF ROOM FOR VEHICLES & EQUIPMENT, THE OFFICE IS RENOVATED WITH HIGH-END MATERIALS SUCH AS HAND-SCRAPED WOOD FLOORING AND GRANITE.



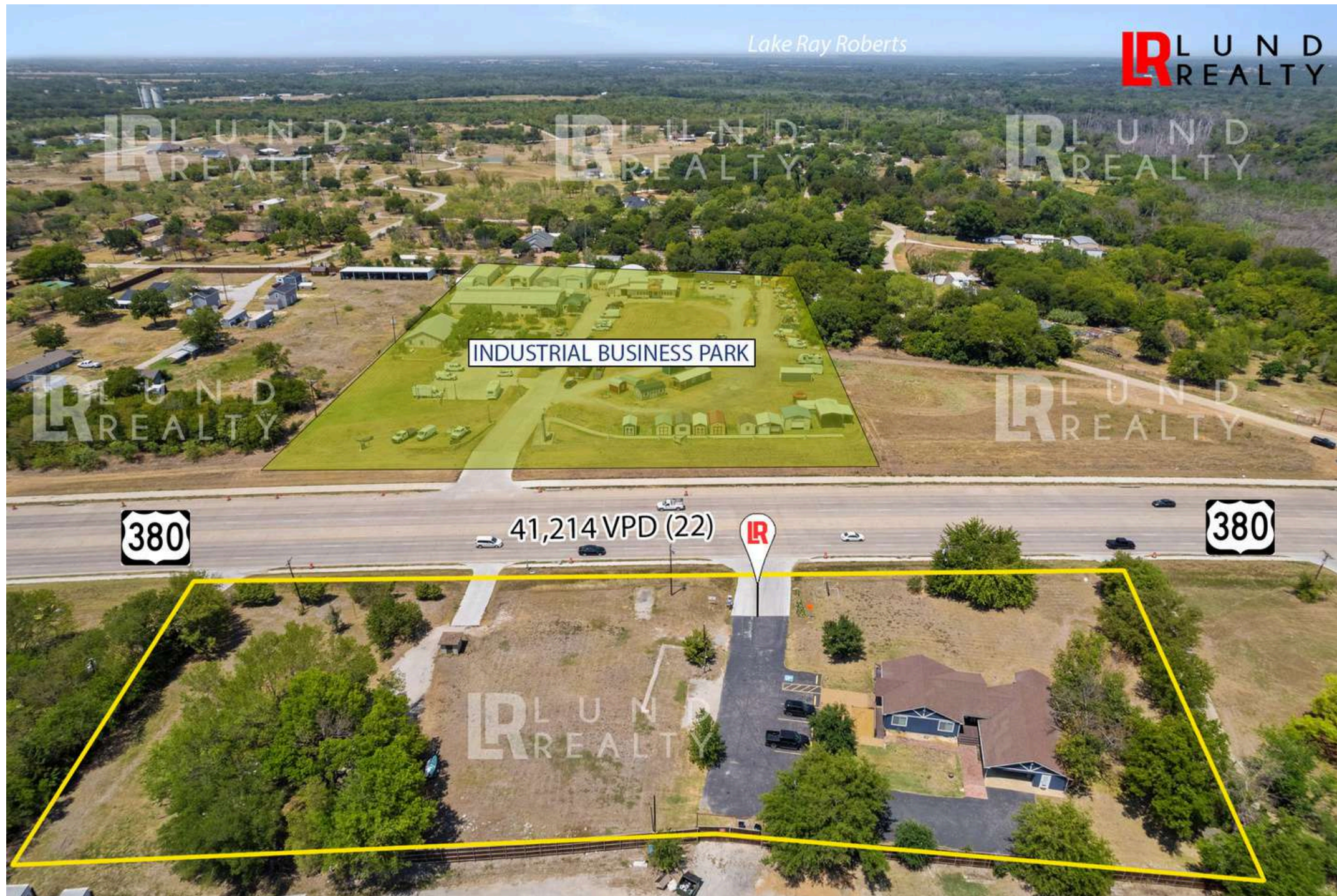
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INVESTMENT HIGHLIGHTS

- Prime Location on Highway 380 ensures constant traffic flow 41,214 VPD and heightened visibility
- Ample Highway Frontage: 522 feet of frontage along Highway 380
- 2-Minutes Away From Major Retailers Such as Walmart, Future HEB, Starbucks, McDonald's, CVS, and more
- Multiple Access Entries: 2 access entries directly from the Hwy, enhancing customer convenience and enabling efficient operations.
- Office | Medical | Day Care | Retail | Light Industrial | MF
- Close Proximity to Denton, Aubrey, Little Elm, Frisco and Lewisville



PROPERTY OVERVIEW



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Property Type	Commercial Multi-Use
Building Size	4,057 SF
Land Acres	2.00 AC
State Highway Frontage	522 ft & Two TXDOT approved access drives
Year Built Renovated	1985 2016
Bulding Class	B
Zoning	Commercial - Multi-use, Medical, Day-Care, Retail, Restaurant, Multi-family, Storage, Office, Light Industrial and more
Parking	12 Spaces (2.96 Spaces per 1,000 SF Leased)

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CROSS ROADS
2 minutes drive

PROSPER
20 minutes drive

LITTLE ELM
10 minutes drive

Frisco
38 minutes drive

OAK POINT
8 minutes drive

IRLUND
REALTY

Lewisville Lake



Bank of America, Walmart, Firestone, Chick-fil-a, Starbucks, Burger King, McDonald's, Dutch Bros, Buena, Jack, Firestone Complete Auto Care

Papa John's, Prairie House, Dunkin' Donuts, Pizza Hut, CVS pharmacy, Bottlecap Alley, Caliber Collision, H-E-B, Panda Express, Discount Tire, Cane's, Rose's Cafe

INDUSTRIAL BUSINESS PARK

TX WORK TRUCKS

RV PARK, RV & BOAT STORAGE

41,214 VPD (22)

AREA OVERVIEW

DENTON, TX



Denton is a bustling North Texas town that is known for its spectacular live music scene, lively night life, gorgeous courthouse square, and its two major universities. With Dallas and Fort Worth nearby, Denton enjoys the advantages of the booming North Texas metroplex—all while maintaining a unique, affordable charm with small-town surprises. Denton is known as a university town, home to two state universities (the University of North Texas and Texas Woman's University) with a combined enrollment of over 63,000 students. Companies such as Peterbilt Motors, Jostens and Sally Beauty Company have called Denton their corporate headquarters or primary manufacturing home for many years and major companies including WinCo Foods have distribution centers in Denton. The city is experiencing record population growth, with the trend to continue far into the future.

OLGA LUND REALTY

Health Outcomes
for the State of Texas

#1

University of Wisconsin
Population Health Institute

Health Factors
for the State of Texas

#2

University of Wisconsin
Population Health Institute

Best Real Estate
Market in the Nation

#4

Wallethub

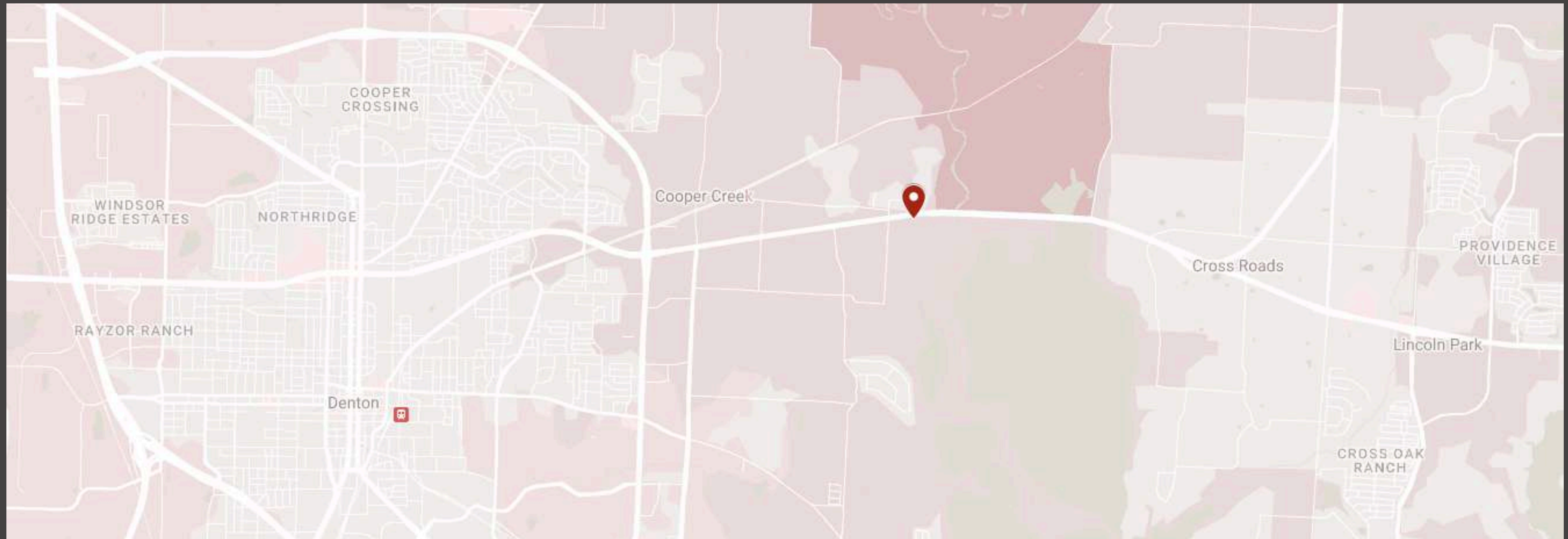
Best College Town in
the USA

#5

Livability

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DRIVE TIME



Cross Roads

2 minutes

Downtown Denton

13 minutes

Frisco

38 minutes

Oak Point

8 minutes

Prosper

20 minutes

DFW Airport

38 minutes

Little Elm

10 minutes

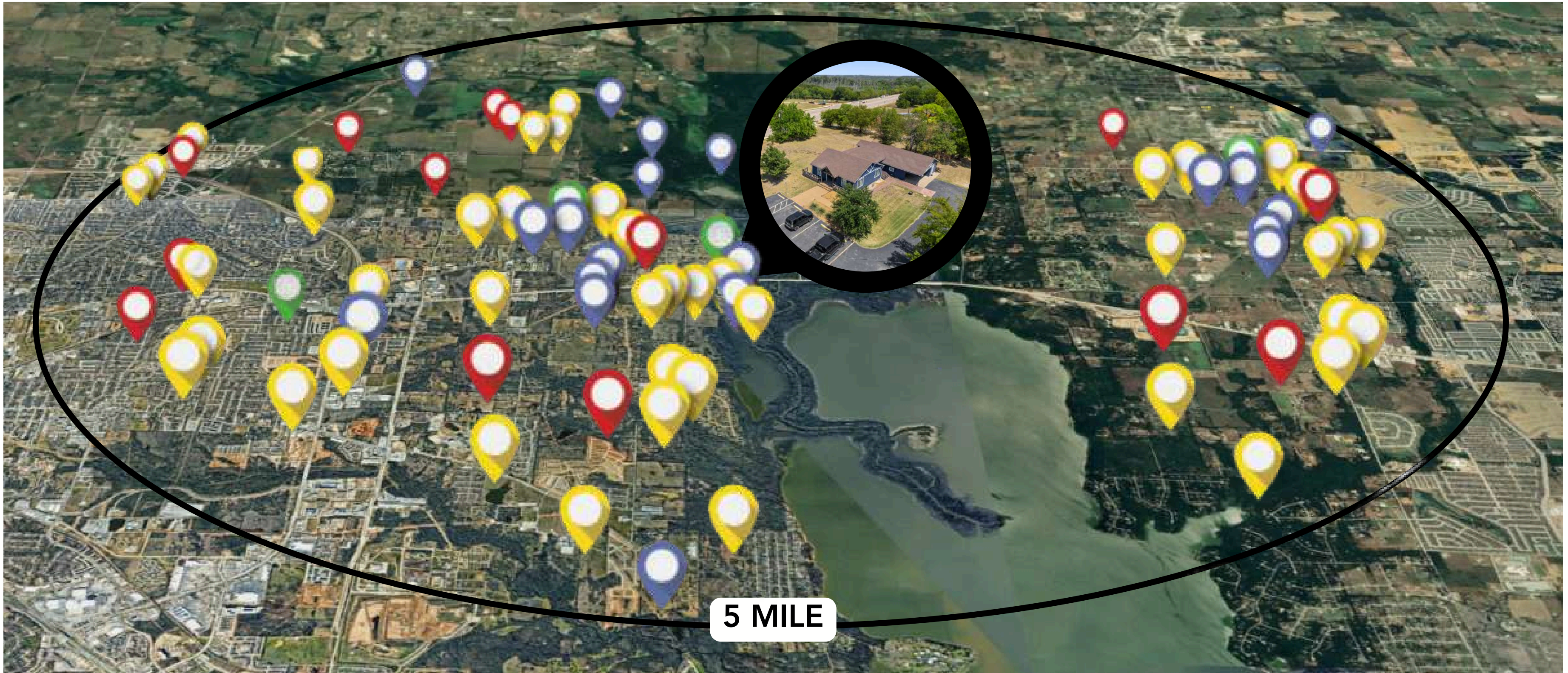
PGA Of America

26 minutes

Dallas

49 minutes

RESIDENTIAL DEVELOPMENTS



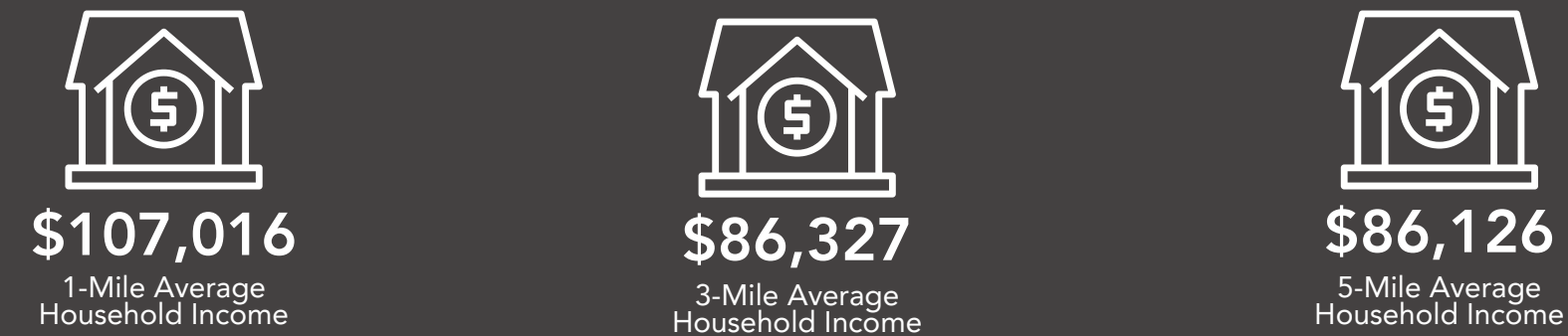
	Recent Buildings	2,942 Units		Single Family	2,772 Units		Multi Family	7,551 Units		Townhomes	106 Units
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DEMOGRAPHICS

POPULATION



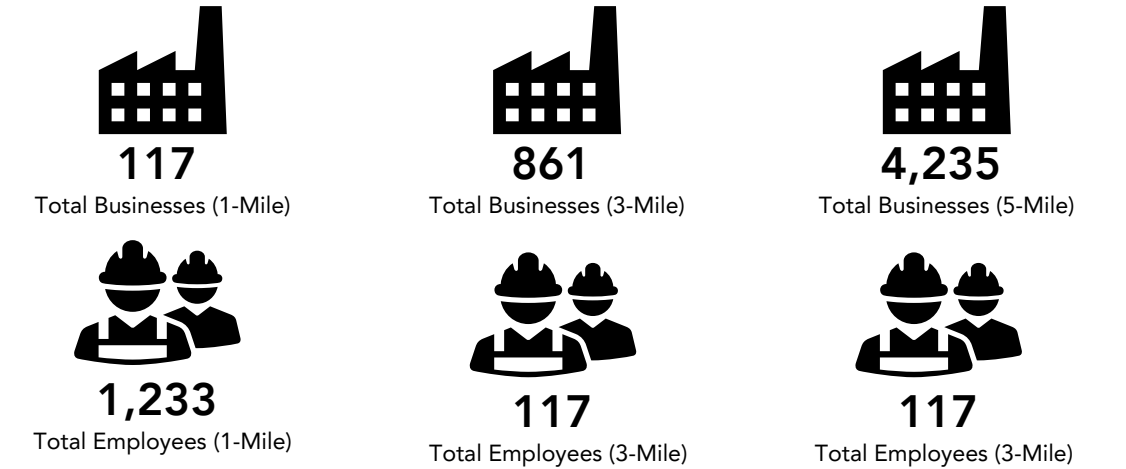
INCOME



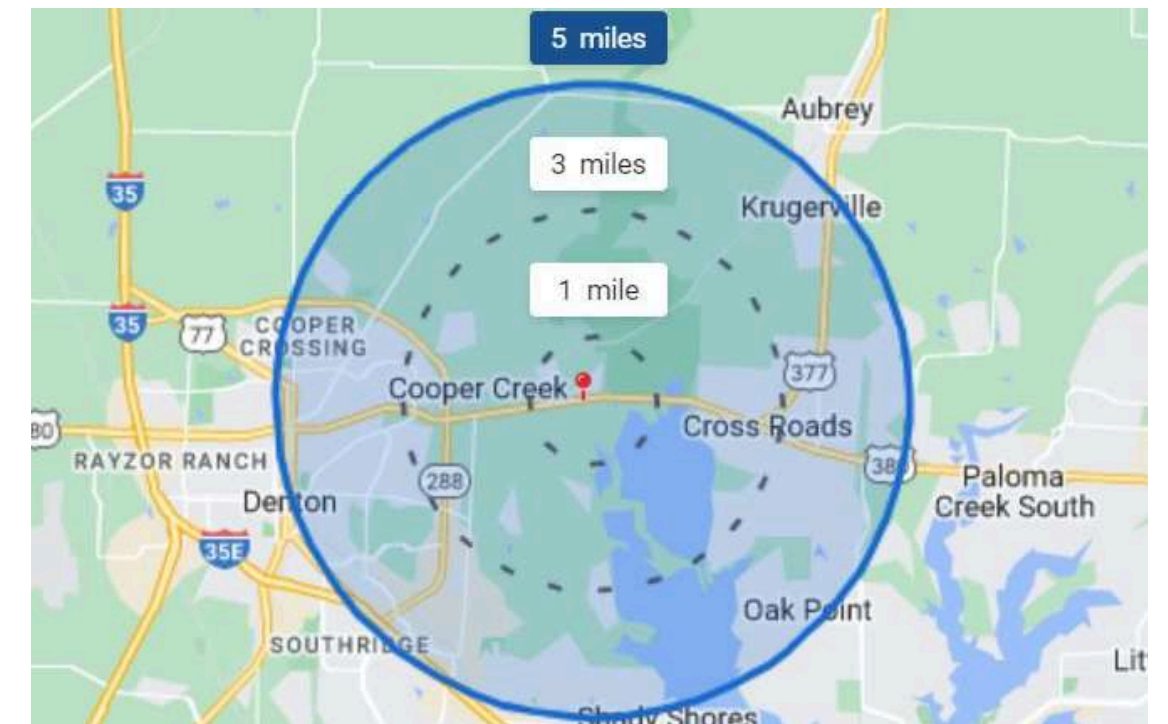
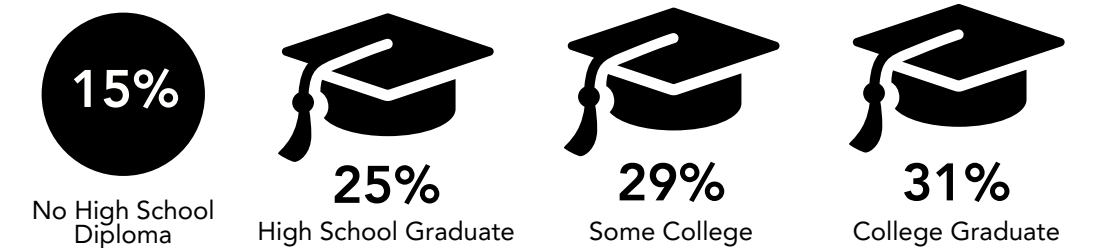
EMPLOYMENT



BUSINESS



EDUCATION



HH INCOME

\$106K

Median Income

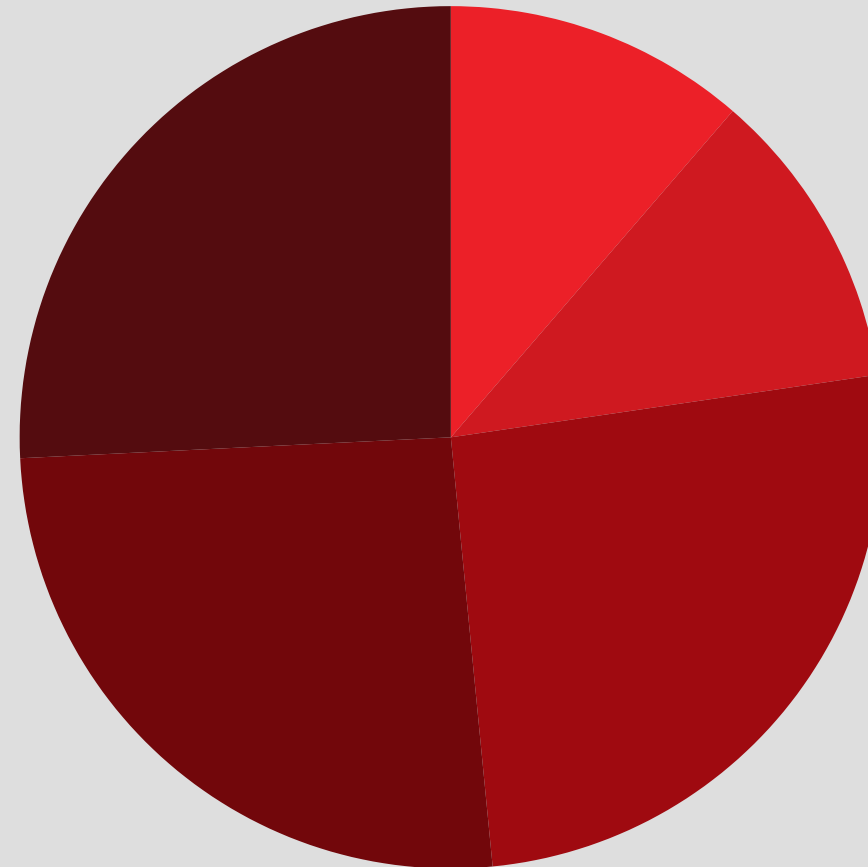
\$119K

2028 Estimate

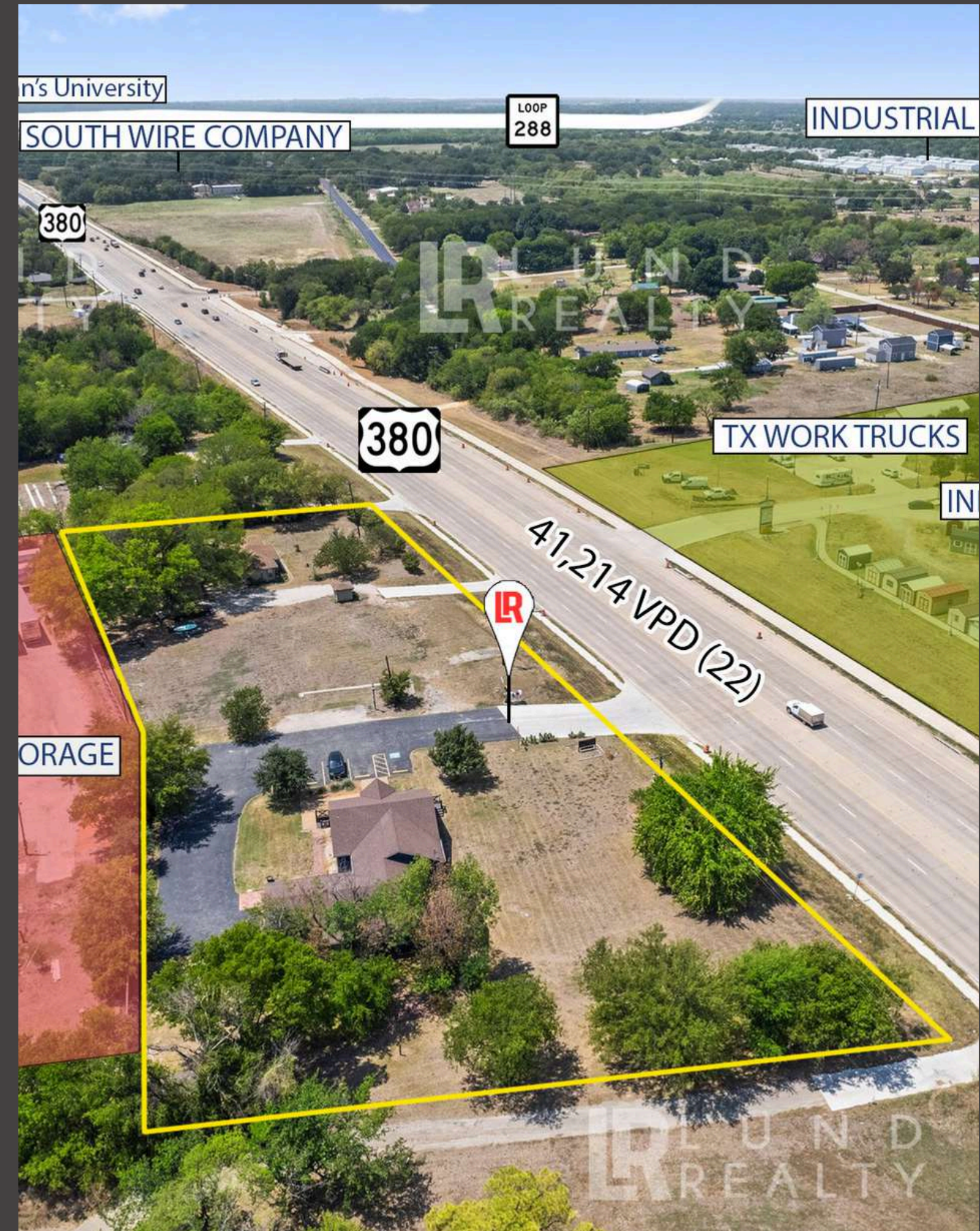
↑12%

Growth Rate

■ Under \$25k ■ \$25k - \$50k ■ \$50k - \$100k
■ \$100k - \$150k ■ Over \$150k



The immediate area around the property is experiencing explosive growth, with the 1-mile future population growth projected at nearly 26 times the national rate. The local area has a nice demographics, with 116,365 people in a 5-mile radius and an average 5-mile household income of \$86,126. The MSA's top tier economic performance and soaring job market along with the remarkable local population growth the location in an optimal position for continued success in the rapidly expanding retail market.



exclusively listed by

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Lund Realty hereby advises all prospective purchasers of commercial property as follows:

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As the Buyer of a commercial property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Lund Realty expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a commercial property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any commercial property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenants and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenants history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term leases, including the likelihood of locating replacement tenants if any of the current tenants should default or abandon the property, and the lease terms that Buyer may be able to negotiate with any potential replacement tenants considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Lund Realty and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this commercial property.



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.

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.

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 or subagent by the buyer or buyer's agent.

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.

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:
 - x that the owner will accept a price less than the written asking price;
 - x that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - x 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.