



DETAILS

- **Price:** Call for Pricing
- Building Size: 2,016 SF
- Site Size: 8,000 SF
- Use: Office or Retail
- Zoning: Mixed Use Neighborhood
- Construction: Masonry

PROPERTY HIGHLIGHTS

- Duplex Office Building
- Brand New HVAC in Suite B
- Walking Distance to TWU
- Surrounded by Retail & Restaurants
- Owner/User or Investment
- 50% Leased Until 02/2025

BROKER INFORMATION

Cole Frazier

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Don Frazier

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2,016 SF Office/Retail for Sale

1701 N Elm St - Denton, TX 76201
Suite A Interior Photos



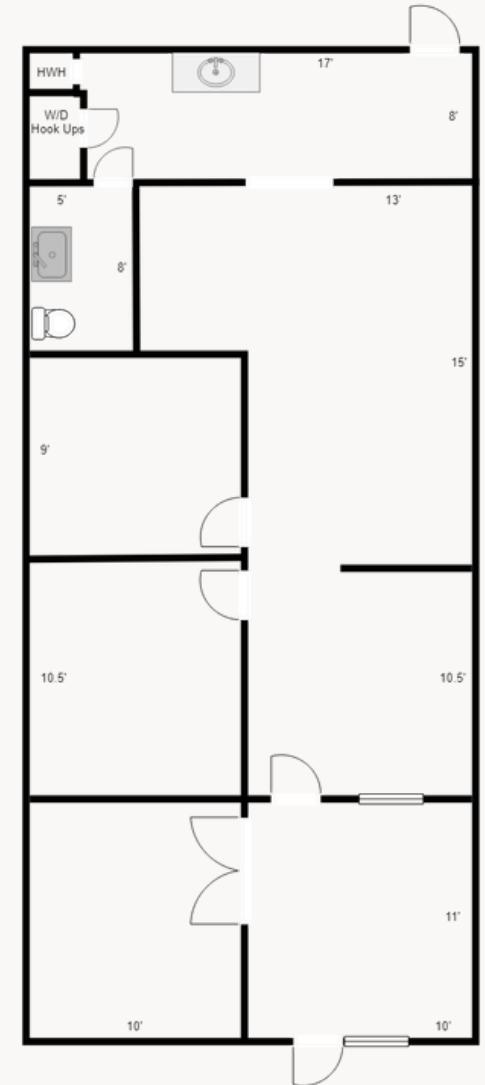
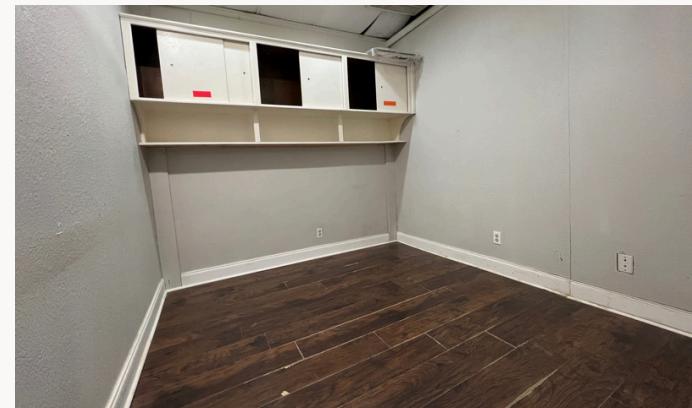
TENANT INFORMATION

- **Tenant:** Nouveau Construction and Technology
- **Rent:** \$1,595/Month
- **Lease Expiration:** 02/28/2025



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Suite B Interior Photos



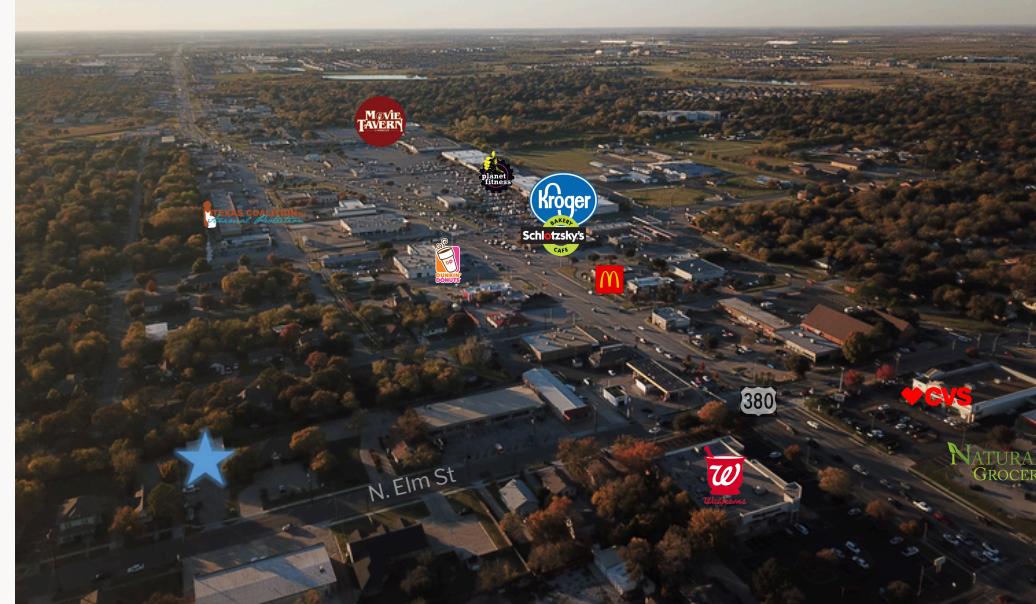
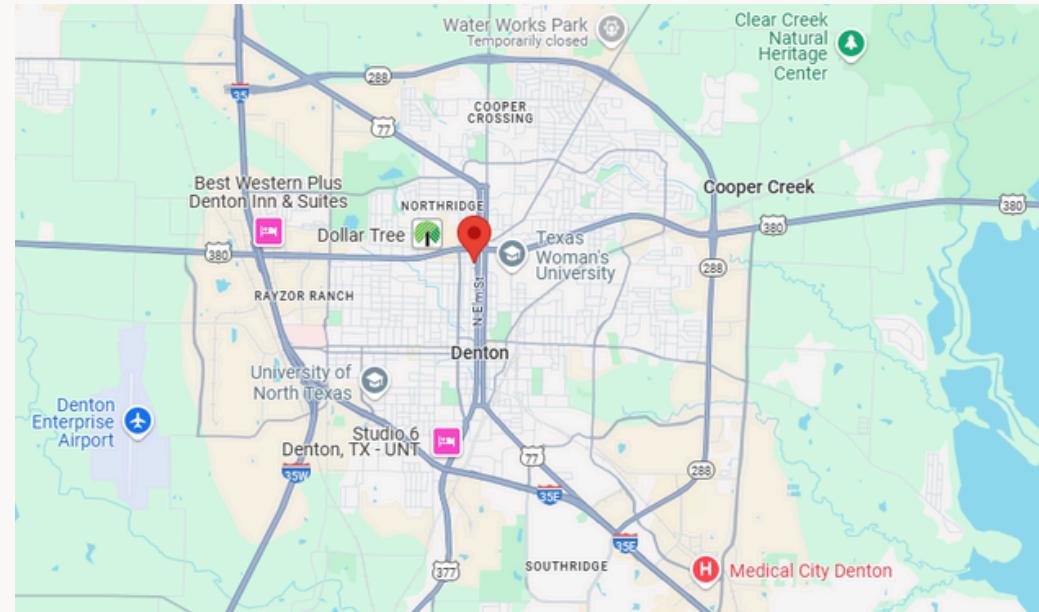
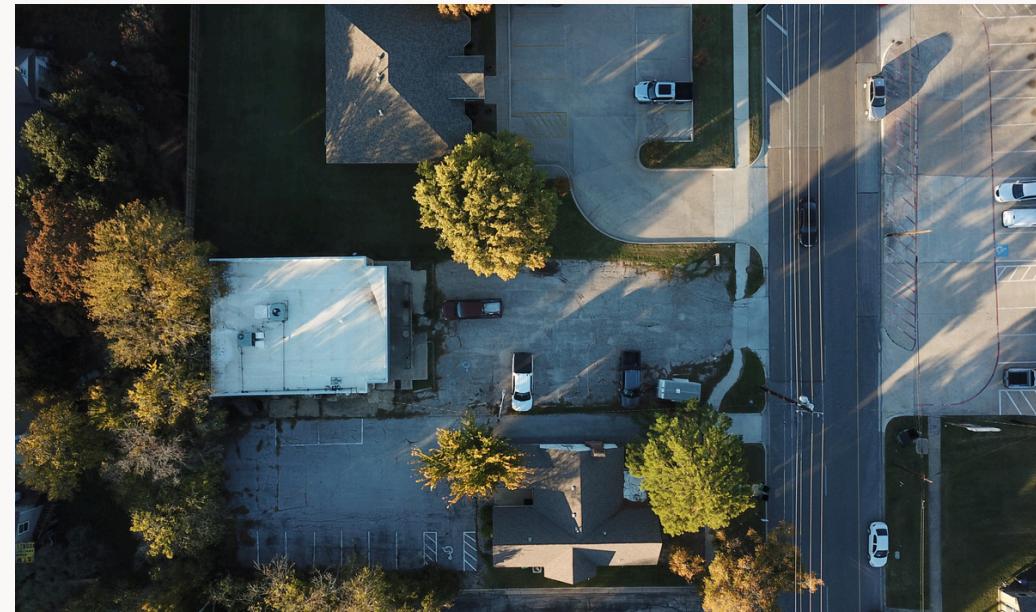
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Aerial Photos





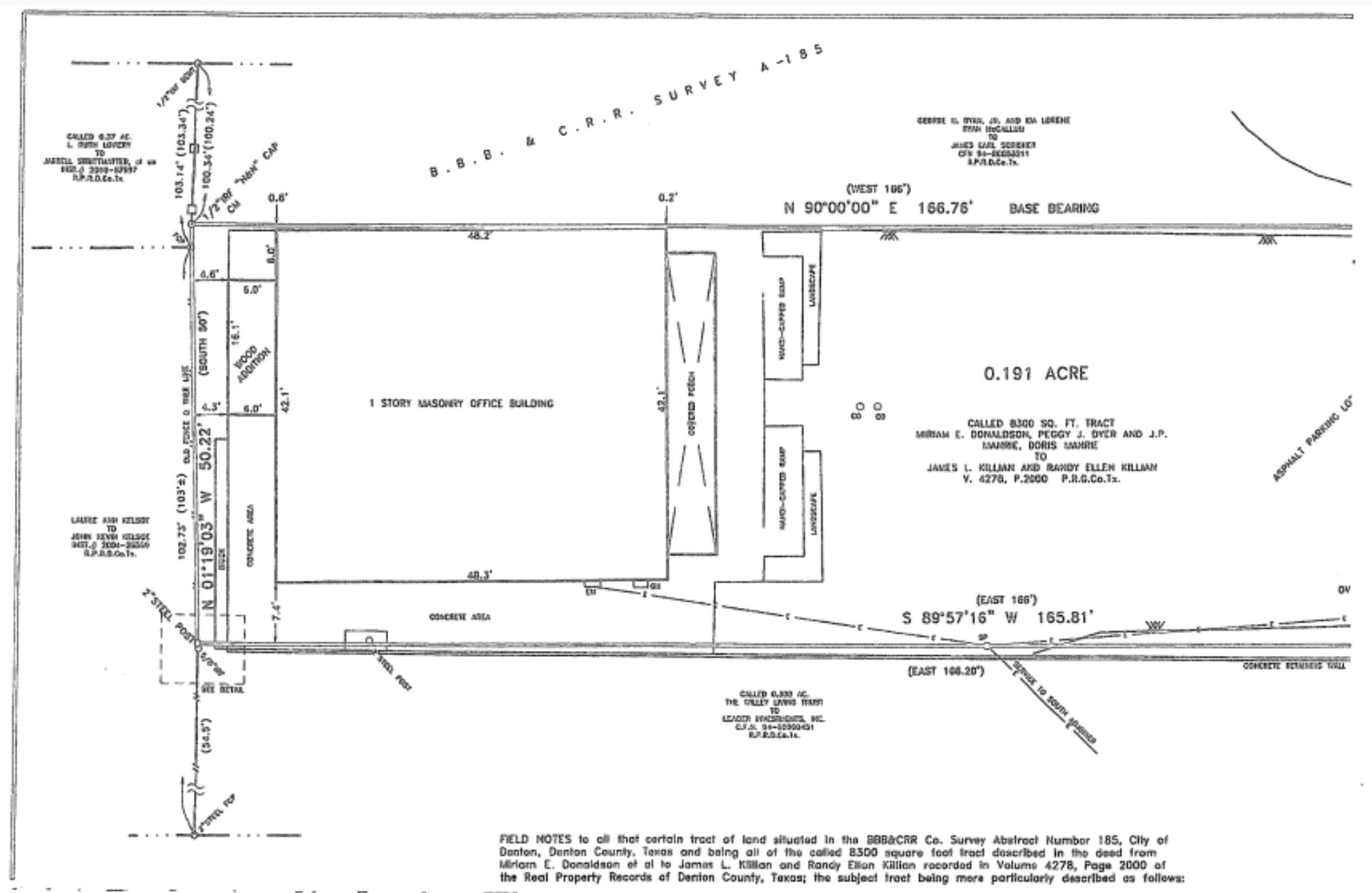
FRAZIER

COMMERCIAL REAL ESTATE

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Aerial Photos



FIELD NOTES to all that certain tract of land situated in the BBB&CRR Co. Survey Abstract Number 185, City of Denton, Denton County, Texas and being all of the called 8300 square feet tract described in the deed from Miriam E. Donaldson et al to James L. Killian and Randy Ellen Killian recorded in Volume 4278, Page 2000 of the Real Property Records of Denton County, Texas; the subject tract being more particularly described as follows:



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Downtown Highlight



This great location connects your everyday life with the unique local amenities downtown Denton has to offer. With over 20 local establishments, the core of downtown Denton boasts restaurants, local eateries and coffee houses, along with live-music venues, bars, retail shops, and numerous annual events all within walking distance!



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WORKERS 16+
75,601



TOTAL BUSINESSES
5,194



TOTAL EMPLOYED
67,152



SOME HIGH SCHOOL
4,039



GRADUATED HIGH SCHOOL
4,039



ASSOCIATES DEGREE
7,658



BACHELOR'S DEGREE
27,457



GRADUATE DEGREE
15,480





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 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

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

- 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.

Frazier Commercial Real Estate Licensed Broker/Broker Firm Name or
Primary Assumed Business Name License No. (940) 566-0404
Email Phone

Donald Frazier **Designated Broker of Firm** **License No.** **M** **Email** **Phone** **(940) 566-0404** **urazier@fraziercommercial.co**

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Buyer/Tenant/Seller
Regulated by the Texas Real Estate Commission

TAR 2501 Private Commercial Real Estate 6133 Longberry Lane Denton, TX 76205

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