



FOR SALE | +/- 550 SF — +/-4,950 SF

## 405 S Elm St. | Denton, TX

**Price:** \$199,000 / Condo      **Available:** Condo: +/- 550 SF | Total: +/-4,950 SF

### Overview

Brown Villas is a two-property, mixed-use portfolio located just south of Denton's vibrant Downtown Square. The property benefits from excellent visibility and accessibility, with direct connectivity to major thoroughfares including Dallas Drive (Business 77), Fort Worth Drive (Hwy 377), and Interstate 35. The offering includes a sale of nine commercial condominiums, each approximately 550 SF, with flexibility for buyers to purchase one or multiple units. Each condo offers a small-format commercial space well-suited for boutique services, professional office users, or local retailers.



**+/- 550-4,950 SF**  
Square Feet



**Elm & Locust**  
Frontage



**Office**  
Type



**Office**  
Proposed Use

### CONTACT:

#### SCOTT BROWN

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#### ASHTON YOUNG

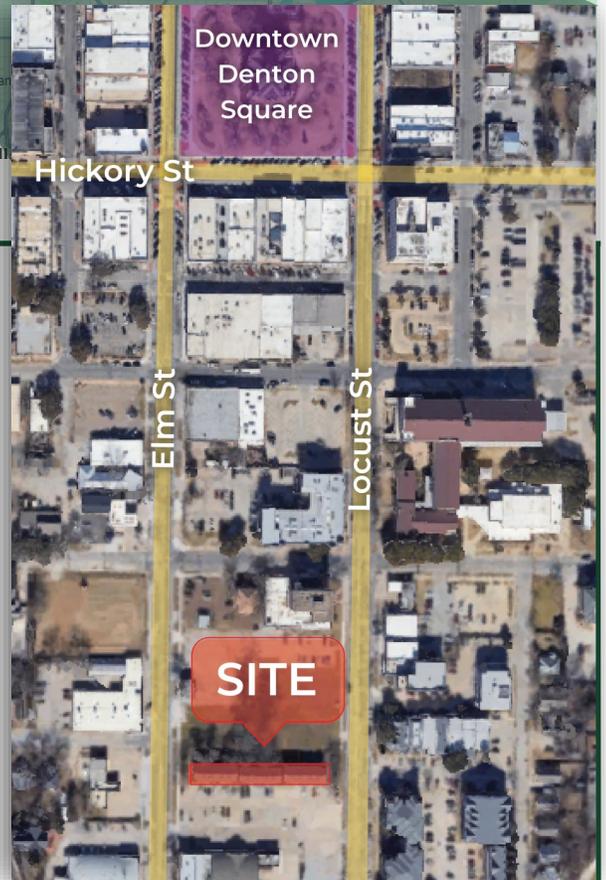
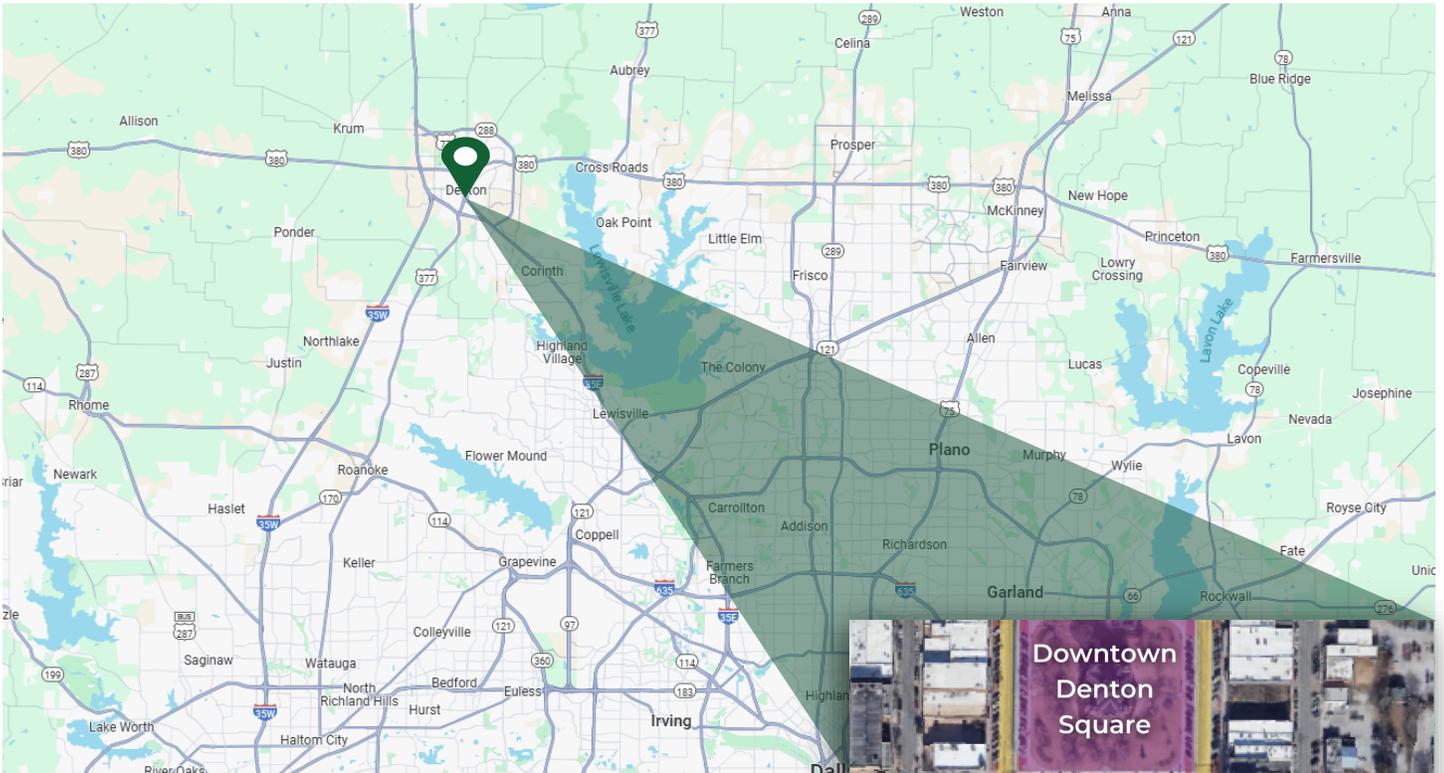
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# MAPS

405 S Elm St. | Denton, TX



## DRIVE TIME (To city center)

S Elm St	Direct Access
S Locust St	Direct Access
S Carroll Blvd	1 Minute
Denton Square	1 Minute
UNT Campus	2 Minutes
I-35 E	4 Minutes
TWU Campus	4 Minutes
HWY 380	5 Minutes
I-35 W	6 Minutes

\*\*Information contained herein was obtained from sources deemed reliable; however, Scott Brown Commercial and/or the owner(s) of the property make no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of the property is offered subject to errors, omissions, changes in price and/or terms, prior to sale or lease or removal from the market for any reason without notice.\*\*

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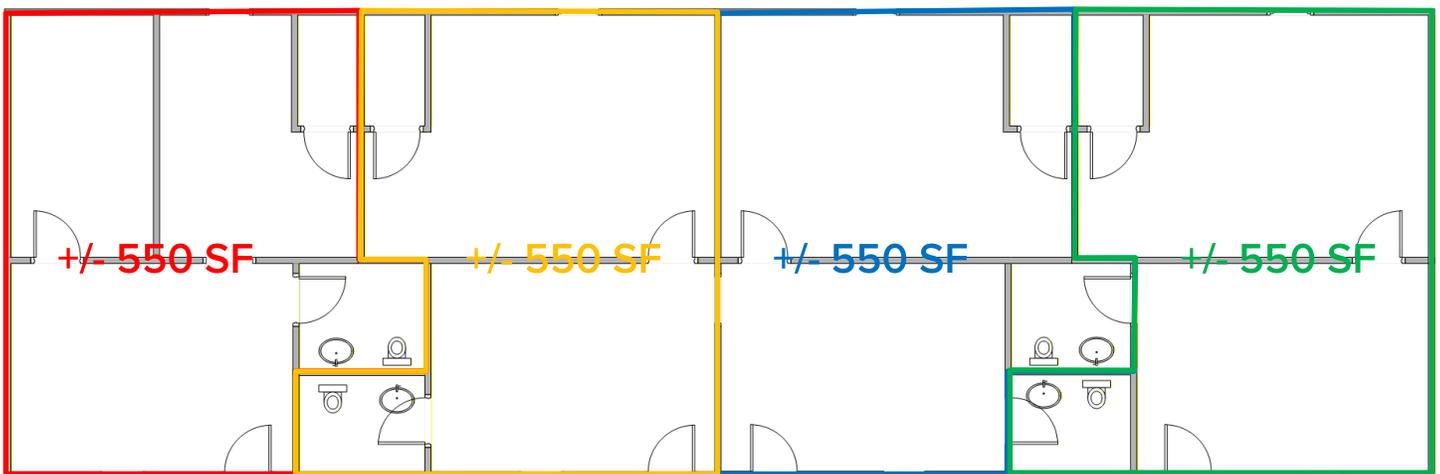
# FLOOR PLAN



## Standard Building Floor Plan

Includes:

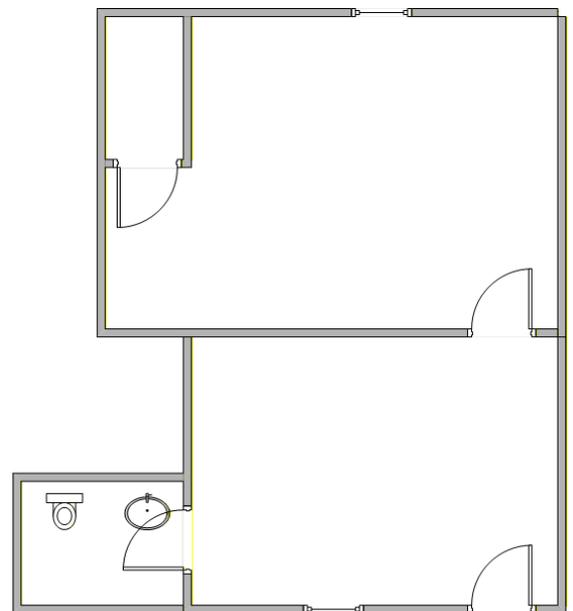
- Four Units totaling +/- 2,200 SF
- Unit Square Footage: +/- 550 SF



## Standard Unit Floor Plan

Includes:

- Reception / Waiting Area
- 2 Offices
- Storage Closet
- Restroom



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# PHOTOS



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