



FOR SALE | +/- 4,444 SF, 12 Units

521 Texas Street, Denton, TX

Price: \$3.5 M

Available: +/- 4,444 SF | 12 Unit

Overview

- Newly renovated multi-family investment approximately 340 FT from TWU Campus
- Five long-term rental units (100% leased); Seven short-term rental units averaging 3-4 bookings/month
- Proximity TWU Campus, Downtown Denton Square, and University Drive (HWY 380)
- Property Features include in-unit washer-dryer, walkability to TWU Campus, flexible floor plans, and dedicated parking
- The property sits on 0.32 AC



+/- 4,444 SF
Square Feet



Texas St
Frontage



Multifamily
Type



Investment
Proposed Use

CONTACT:

JORDAN BROWN

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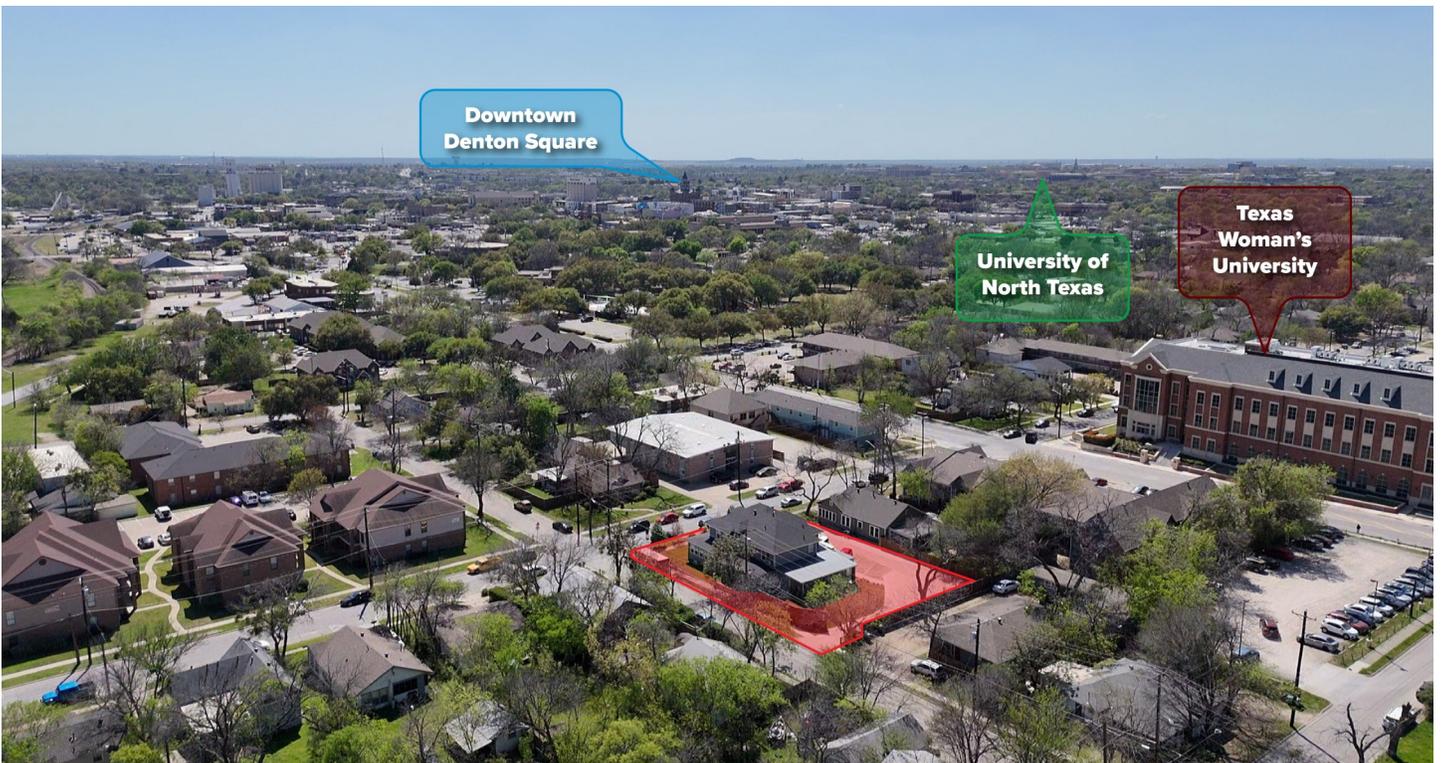
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SITE

521 Texas Street | Denton, TX



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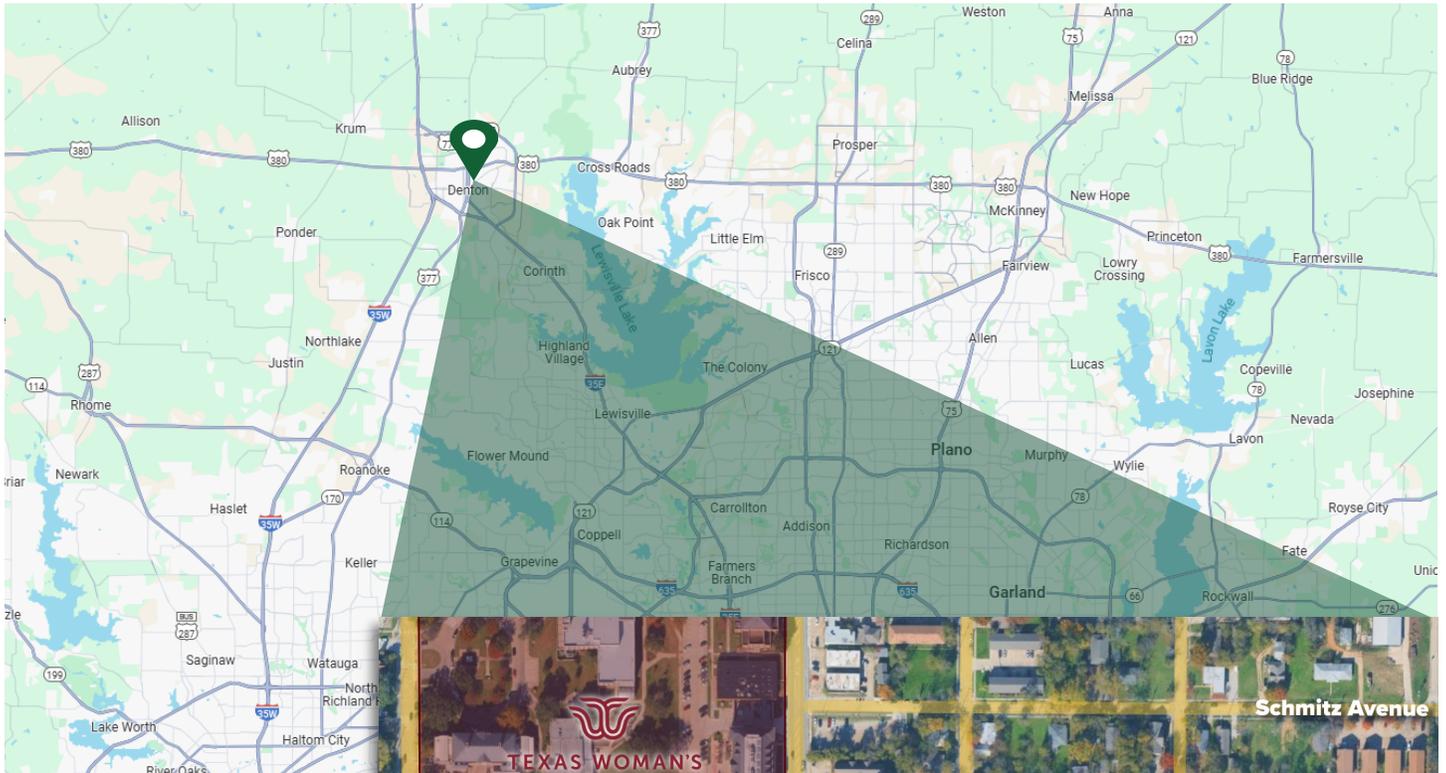
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MAPS

521 Texas Street | Denton, TX



DRIVE TIME (To city center)

Texas St.	Direct Access	McKinney St.	2 Minutes
Vine St.	Direct Access	HWY 380	3 Minutes
N Bell Ave.	>1 Minute	Denton Square	3 Minutes
TWU Campus	>1 Minute	Loop 288	5 Minutes
Mingo Rd.	1 Minute	Interstate 35	7 Minutes

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PHOTOS



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DEMOGRAPHICS

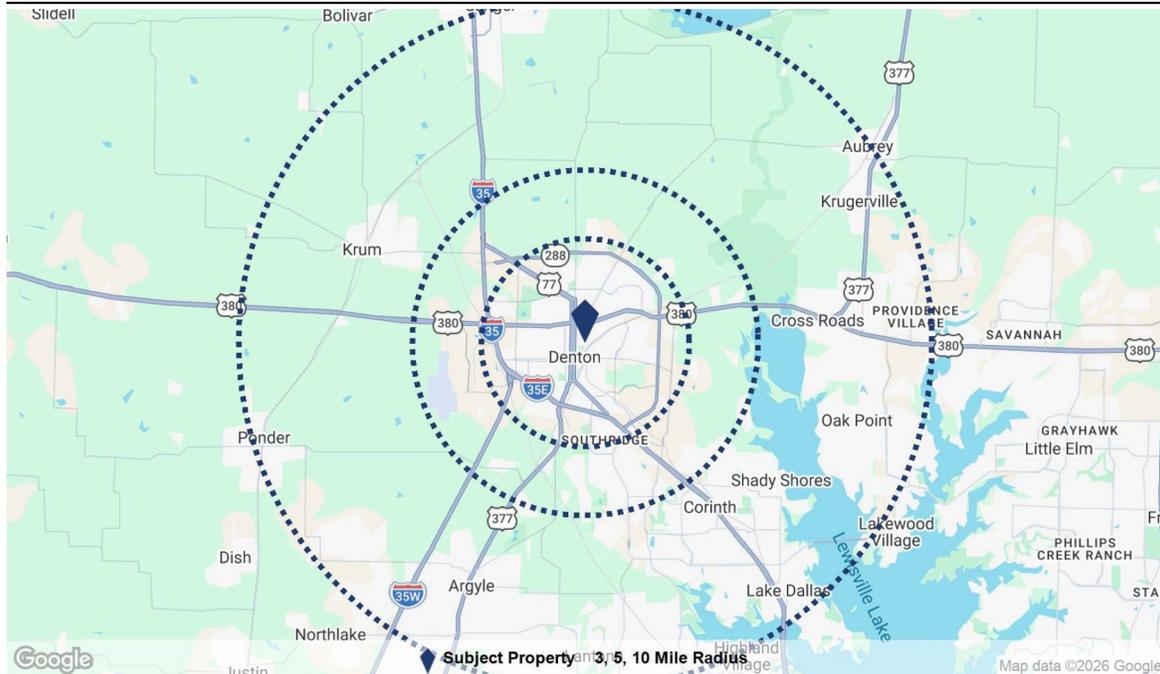


Demographic Overview

521 Texas St

Population (3 mi)	Avg. HH Size (3 mi)	Avg. Age (3 mi)	Med. HH Inc. (3 mi)
103,225	2.2	35	\$57,368

DEMOGRAPHIC RADIUS RINGS



DEMOGRAPHIC SUMMARY

	3 Mile	5 Mile	10 Mile
Population			
2024 Population	103,225	151,107	319,903
2029 Population	116,414	170,476	361,643
Pop Growth 2024-2029	12.8%	12.8%	13.1%
2024 Average Age	35	36	38
Households			
2024 Households	42,429	58,885	117,686
2029 Households	48,011	66,643	133,419
Household Growth 2024-2029	13.2%	13.2%	13.4%
Median Household Income	\$57,368	\$68,456	\$92,131
Average Household Size	2.2	2.4	2.6
Average HH Vehicles	2	2	2
Housing			
Median Home Value	\$310,897	\$347,383	\$417,999
Median Year Built	1988	1994	2003



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