



Property For Sale – 1205 Bent Oaks Ct, Denton, TX 76210

Listed Price: \$1,250,000 **NOI:** \$80,216.52 **Cap Rate:** 6.42% **Lease Type:** NNN

■ ***Building Details***

Property Type:	Office
Building Size:	4,630 SF
Year Built:	2008
Building Class:	B
Stories:	1 (Single-Story)
Typical Floor Size:	4,630 SF
FAR:	0.25
Lot Size:	0.43 AC
Zoning:	Commercial

■ ***Tenancy & Occupancy***

Tenancy: Multiple (3 tenants)

Occupancy: 100% Leased – Great Credit

Tenant Information: Confidential – Available on request

■ ***Parking***

Total Spaces: 21

Parking Ratio: 4.54 per 1,000 SF

■ ***Investment Highlights***

■ Stable NOI with 6.42% Cap Rate

■ NNN Lease – Minimal Landlord Responsibilities

■ 100% Leased to Credit Tenants

■ Strong Denton, TX Location

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