

**SCOTT
BROWN
COMMERCIAL**

SECOND GENERATION RESTAURANT FOR LEASE

114 W Congress Street | Denton, TX 76201



PRICE

\$15.00 / SF / YR + NNN

PROPERTY HIGHLIGHTS

Located just north of historic Denton Square, 114 W Congress is perfect for any restaurant, retail, or office ventures. With direct access and abundant exposure to one-way N. Locust St, this property boasts phenomenal visibility in a high-traffic area, including high foot-traffic from nearby Denton Square. Situated in central Denton, 114 W Congress offers close proximity to HWY 380, UNT Campus, and TWU Campus. This property has open floors and updated finishes which allows for versatility of use within this space.

SIZE

Suite 114: +/- 1,710

Contact Us

John Withers
(940) 320-1200

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COMMERCIAL**

1400 Dallas Drive, Denton, TX 76205 | (940) 320 - 1200

WEBSITE:

WWW.SBPCOMMERCIAL.COM

EMAIL:

JOHN@SBPCOMMERCIAL.COM



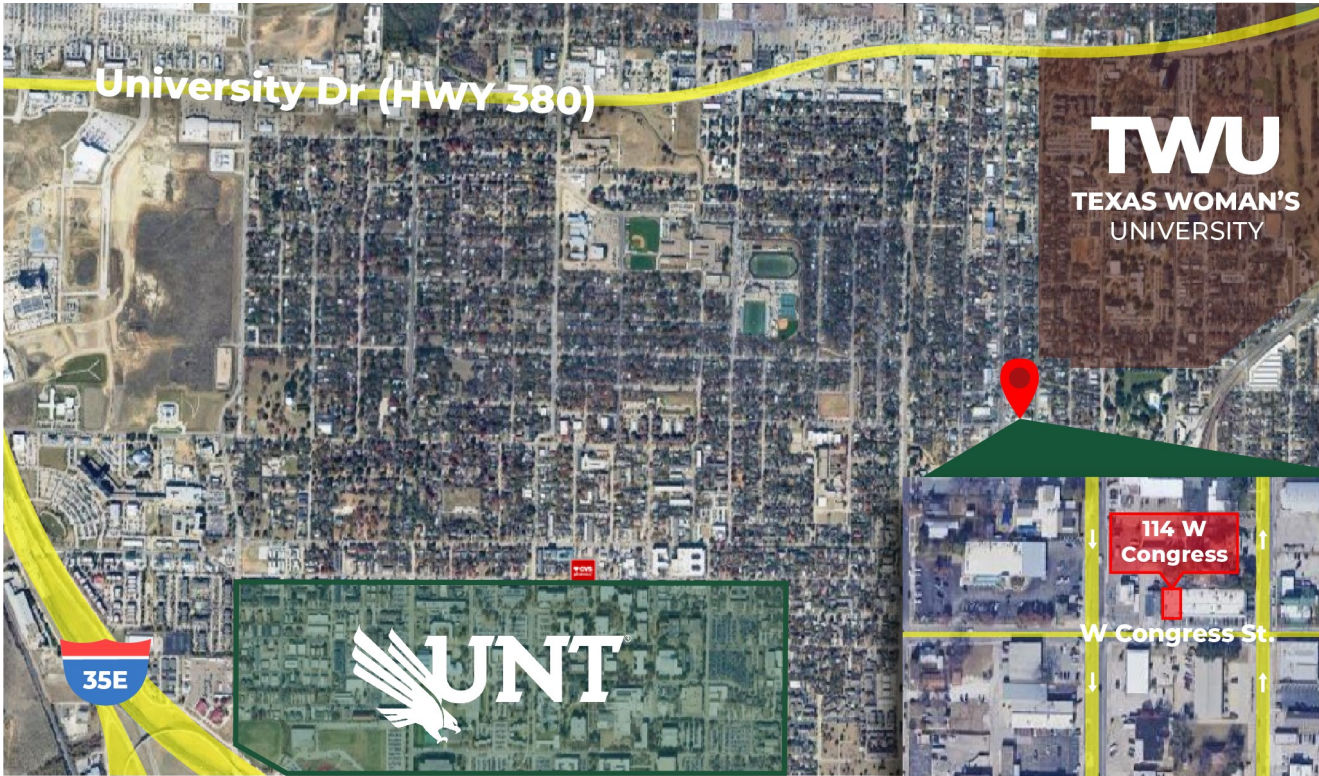
SITE 114 W Congress St. | Denton, TX



**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 sale or lease or removal from the market for any reason without notice.

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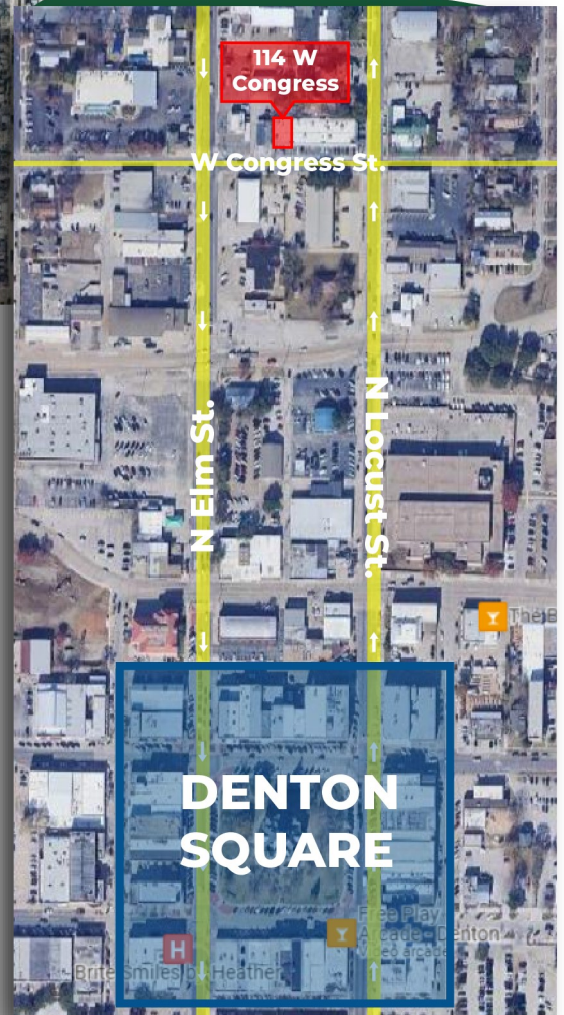
DRIVE TIME

| | |
|-------------------------|-----------|
| Denton Square | 3 Minutes |
| TWU Campus | 2 Minutes |
| UNT Campsu | 4 Minutes |
| HWY 380 (University Dr) | 3 Minutes |
| Interstate 35 | 6 Minutes |

WALKABLE BUSINESSES

| | | |
|---------------|----------------|--------------------|
| Loco Cafe | Juicy Pig | Barley & Board |
| LSA Burger Co | Giuseppe's | GreenHouse |
| East Side | Beth Marie's | The Pickled Carrot |
| Jupiter House | Graffiti Pasta | Wells Fargo |

Recycled Books, Records, & CDs
 Salvage Secondhand Shoppe
 Free Play Arcade Denton
 And much more

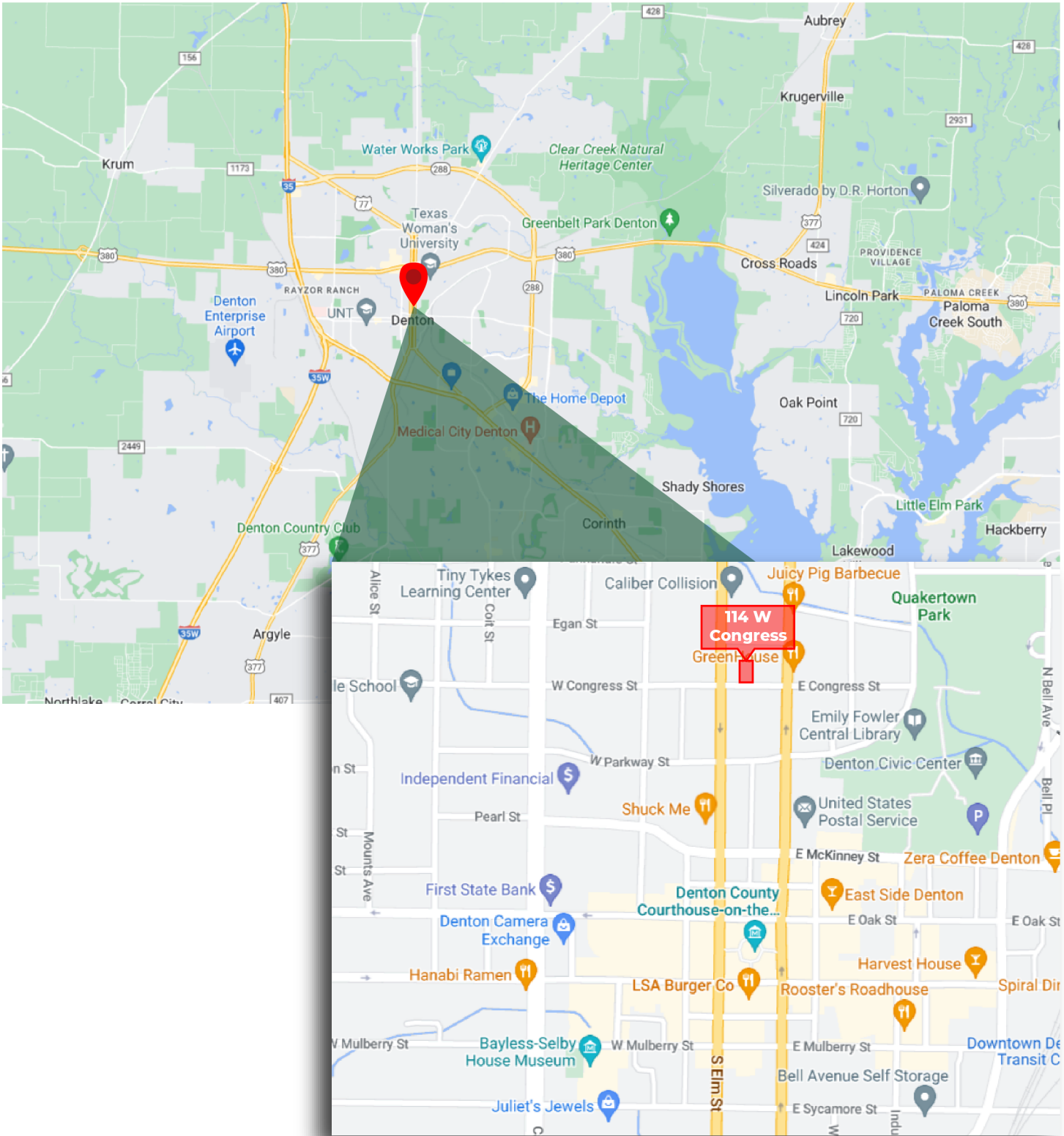


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MAPS



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PHOTOS



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PROPERTY SUMMARY

| | |
|-------------|---|
| PROPERTY: | Congress Retail Center |
| LOCATION: | 114 W Congress St, Denton, TX 76201 (Corner of N. Locust and Congress) Just a few blocks north of Denton Square |
| TYPE: | Restaurant / Retail / Office |
| FRONTAGE: | N Locust and Congress St |
| AVAILABLE: | Suite 114 - +/- 1,710 SF – Former catering kitchen, grease trap in place, ready for small restaurant / catering operation. High ceilings and open plan |
| PRICE: | \$15.00 / SF / YR + NNN |
| UTILITIES: | All available / existing to the site – individually metered / tenant expense |
| TAXES: | Tax Parcel ID # R33839 |
| PARKING: | In front of lease space / street parking |
| LISTED: | LoopNet CoStar, many websites |
| TERMS & TI: | Negotiable |
| COMMENTS: | <p>Great restaurant / retail / office space available just off historic Denton Square. Space is move-in ready – open floor plans with updated finishes.</p> <p>Retail trip center located just a few blocks north of Denton Square. Corner of N Locust and Congress. High traffic one-way road leading northward from downtown to north Denton with high foot traffic and very high visibility. Close proximity to downtown – property offers close in location and wide variety of possible retail and office use.</p> |
| CONTACT: | John Withers, CCIM 940-320-1200 john@spbcommercial.com |



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:
 - 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 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.

| | | | |
|--|----------------------|----------------|----------------|
| _____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name | _____ License No. | _____ Email | _____ Phone |
| _____ Designated Broker of Firm | _____ License No. | _____ Email | _____ Phone |
| _____ Licensed Supervisor of Sales Agent/ Associate | _____ License No. | _____ Email | _____ Phone |
| _____ Sales Agent/Associate's Name | _____ License No. | _____ Email | _____ Phone |

Buyer/Tenant/Seller/Landlord Initials

Date