

SALE

1804 N Bell Ave

1804 N BELL AVE

Denton, TX 76209

PRESENTED BY:

BRAD TYNDALL
O: 940.381.2220
brad.tyndall@svn.com

BRYSON HUDGENS
O: 940.381.2220
bryson.hudgens@svn.com

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Discover a prime investment opportunity at 1804 N Bell Ave in Denton, TX. This property boasts a desirable location with Hwy 380 frontage and a hard corner positioning adjacent to TWU Campus. With substantial traffic counts and current zoning as BAH - Bell Avenue Historic, this property presents a promising canvas for redevelopment. The seller is willing to accommodate zoning adjustments, offering flexibility for prospective users & developers. Don't miss the chance to capitalize on this sought-after location in the thriving Denton area.

OFFERING SUMMARY

SALE PRICE:	Call for pricing
LOT SIZE:	1.065 Acres

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PROPERTY HIGHLIGHTS

- Hwy 380 Frontage
- Hard Corner
- Adjacent to TWU Campus
- High Traffic Counts
- Currently Zoned BAH - Bell Avenue Historic
- Seller will allow time to rezone

TRAFFIC COUNT



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ADDITIONAL PHOTOS



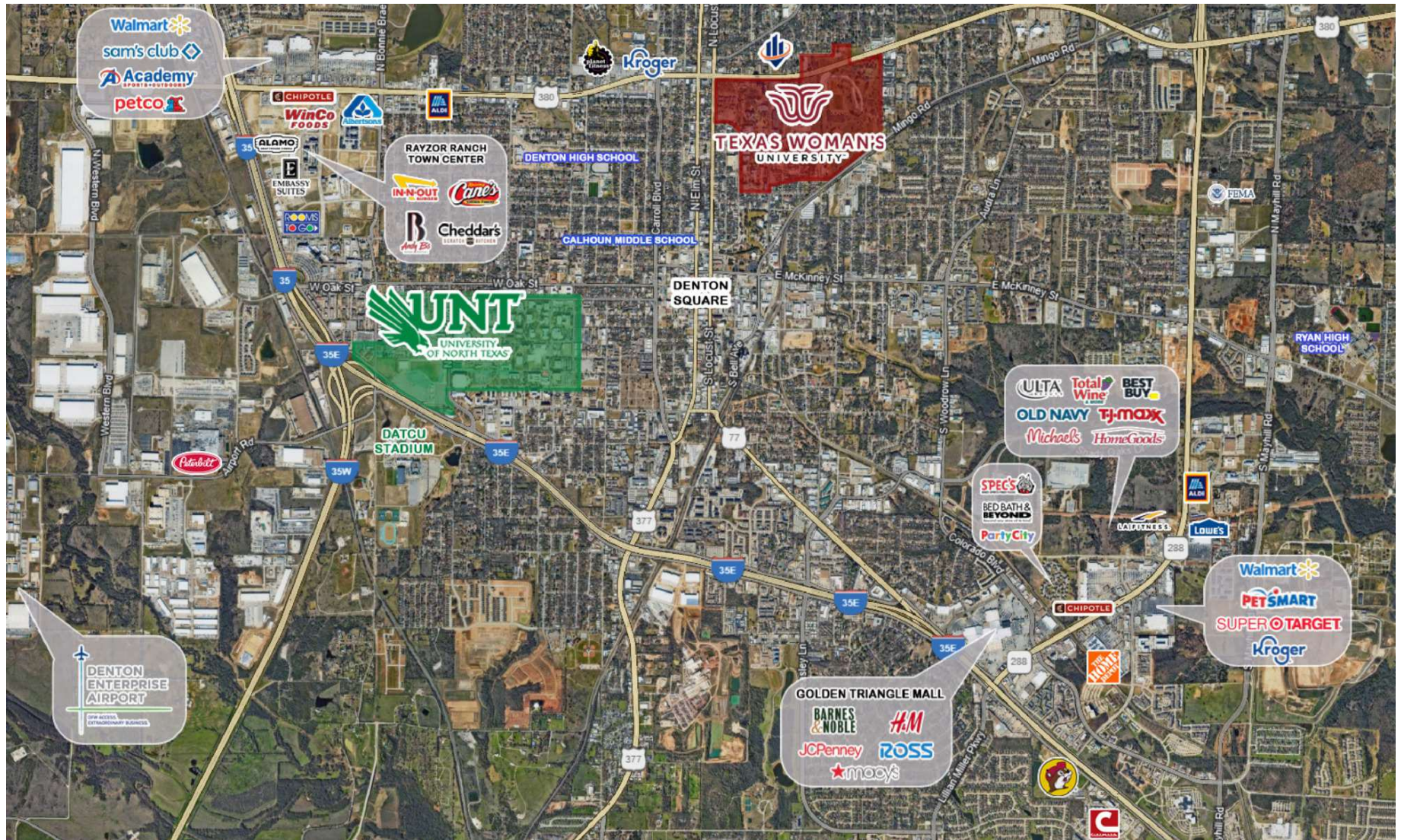
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RETAILER MAP



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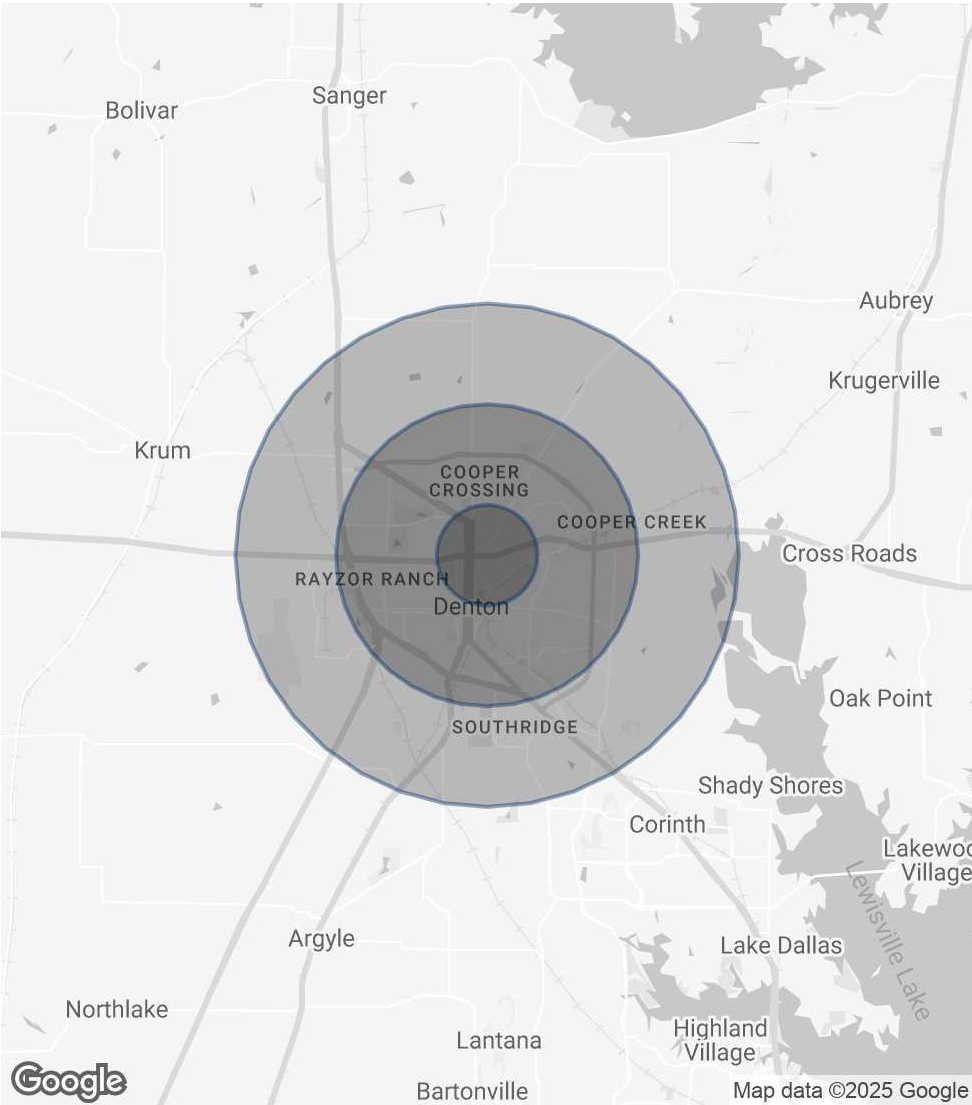
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,610	92,986	129,379
AVERAGE AGE	36	34	35
AVERAGE AGE (MALE)	36	34	34
AVERAGE AGE (FEMALE)	37	35	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,783	38,117	51,100
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	\$77,321	\$74,501	\$85,846
AVERAGE HOUSE VALUE	\$370,651	\$340,714	\$349,452

Demographics data derived from AlphaMap



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MEET THE TEAM



BRAD TYNDALL

Senior Advisor

Direct: 940.381.2220 **Cell:** 682.553.3766
brad.tyndall@svn.com



BRYSON HUDGENS

Associate Advisor

Direct: 940.381.2220 **Cell:** 940.435.9994
bryson.hudgens@svn.com

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O: 940.381.2220
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