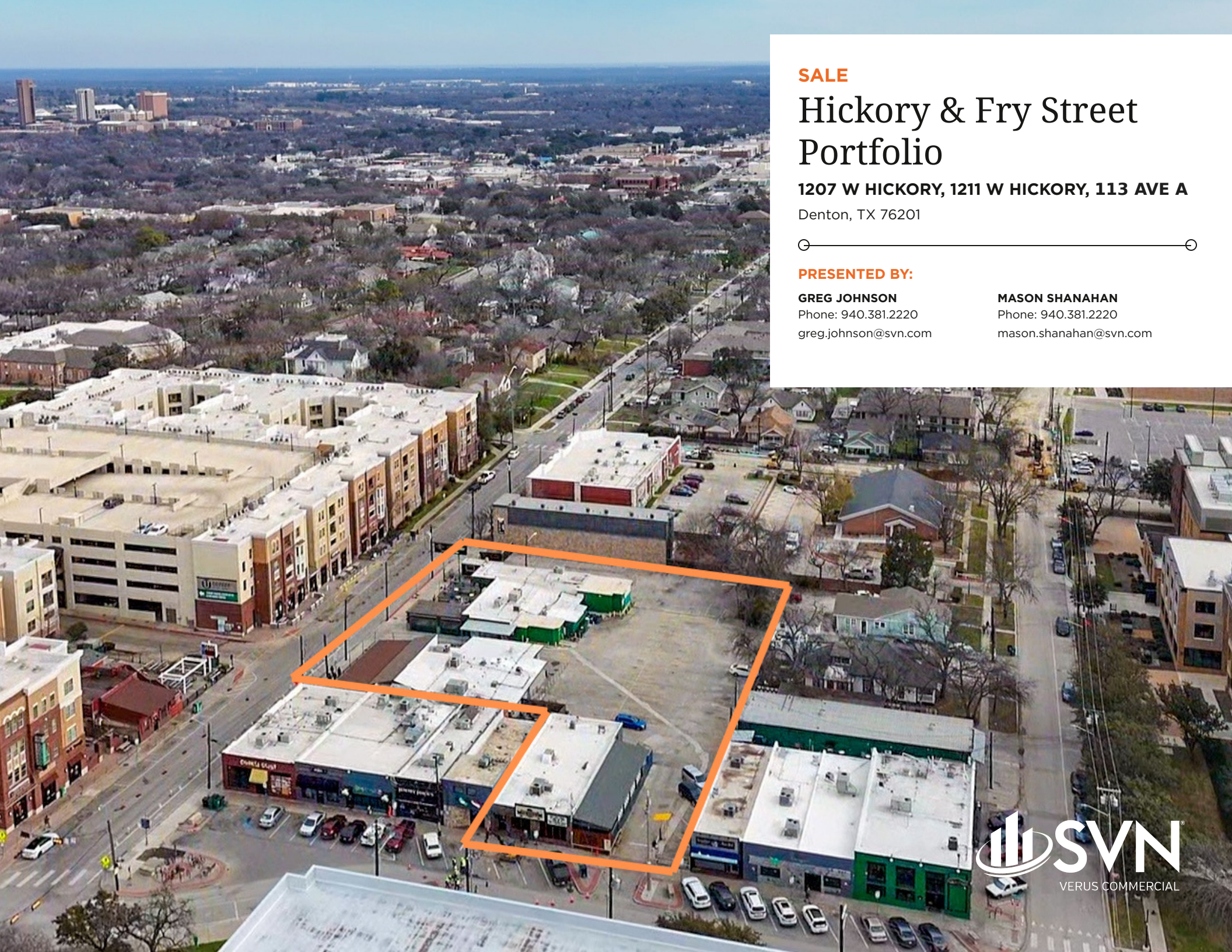


An aerial photograph of a city street intersection. A large, irregularly shaped lot is outlined in orange. The lot contains several buildings, including a large white building with a flat roof and a smaller green building. The surrounding area includes residential houses, other commercial buildings, and parking lots. The city skyline is visible in the background.

SALE

Hickory & Fry Street Portfolio

1207 W HICKORY, 1211 W HICKORY, 113 AVE A

Denton, TX 76201

PRESENTED BY:

GREG JOHNSON

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$4,607,618
NUMBER OF BUILDINGS:	3
LOT SIZE:	50,822 SF
BUILDING SIZE:	11,705 SF
NOI:	\$322,533.20
CAP RATE:	7.0%

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PROPERTY DESCRIPTION

Introducing a rare opportunity purchase a fully leased investment on the highly sought-after Fry Street entertainment district adjacent to the UNT campus. Home to long-standing bars and restaurants serving students and the surrounding neighborhoods. A portfolio like this come along once a generation! Boasting a strategic location, this property offers high visibility and optimal foot traffic, setting the stage for entertainment success. Don't miss this chance to secure a prominent position in the heart of Denton's vibrant college landscape with this exceptional portfolio.

PROPERTY HIGHLIGHTS

- Prime location in Denton, TX
- Prominent Businesses
- High-visibility storefront

RENT ROLL



UNIT	TENANT NAME	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
1207 W Hickory	Lucky Lou's	4,670 SF	\$15.79	\$73,716.00	01/01/2024	12/31/2028
1211 W Hickory	Lorenzo's	4,235 SF	\$20.50	\$86,817.50	05/01/2026	07/01/2031
113 Avenue A	The Garage	2,800 SF	\$27.86	\$78,000.00	01/01/2026	01/01/2031
Paid Parking	85 Spaces	-	-	\$84,000.00	-	-
TOTALS		11,705 SF		\$322,533.50		

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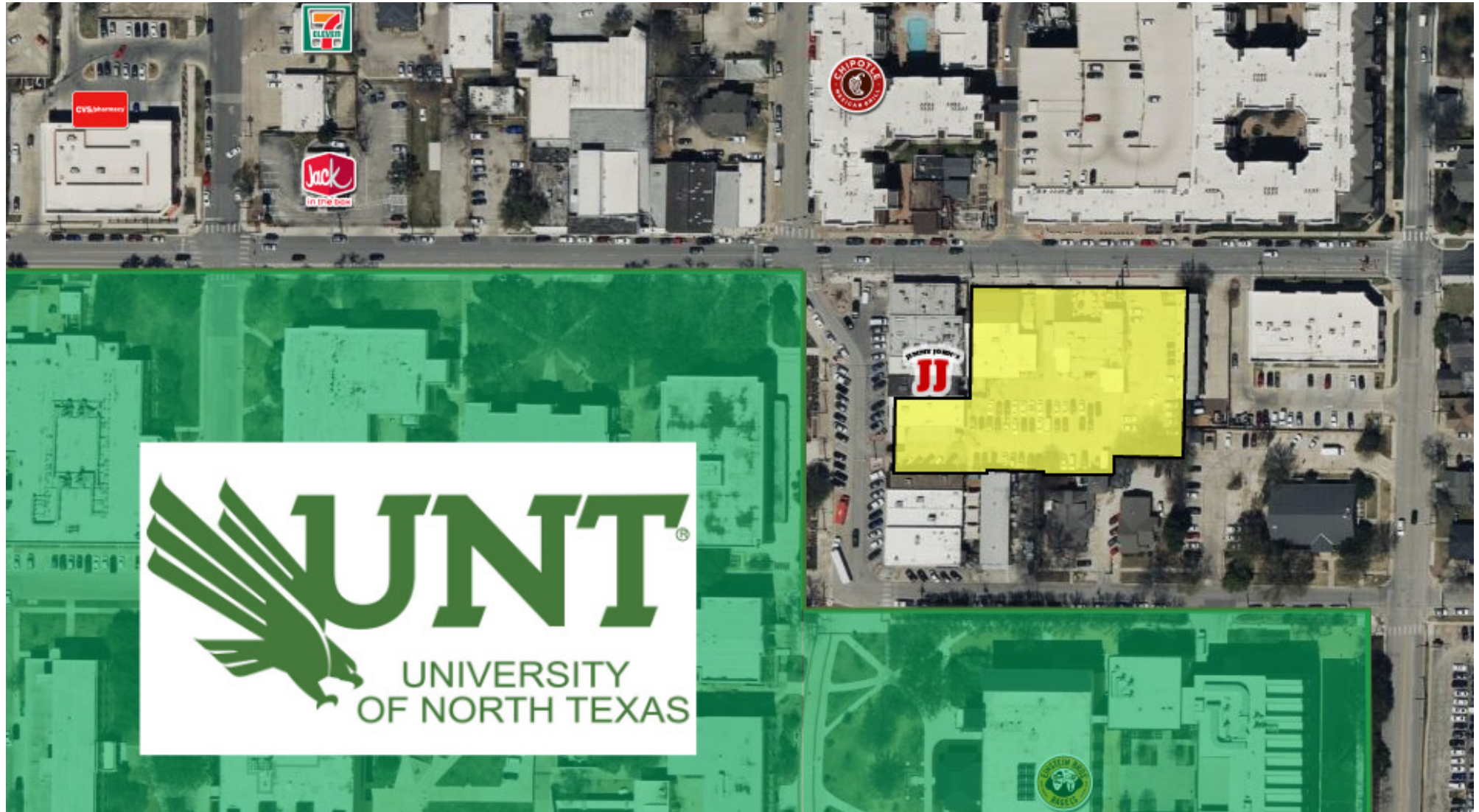
ADDITIONAL PHOTOS



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RETAILER MAP



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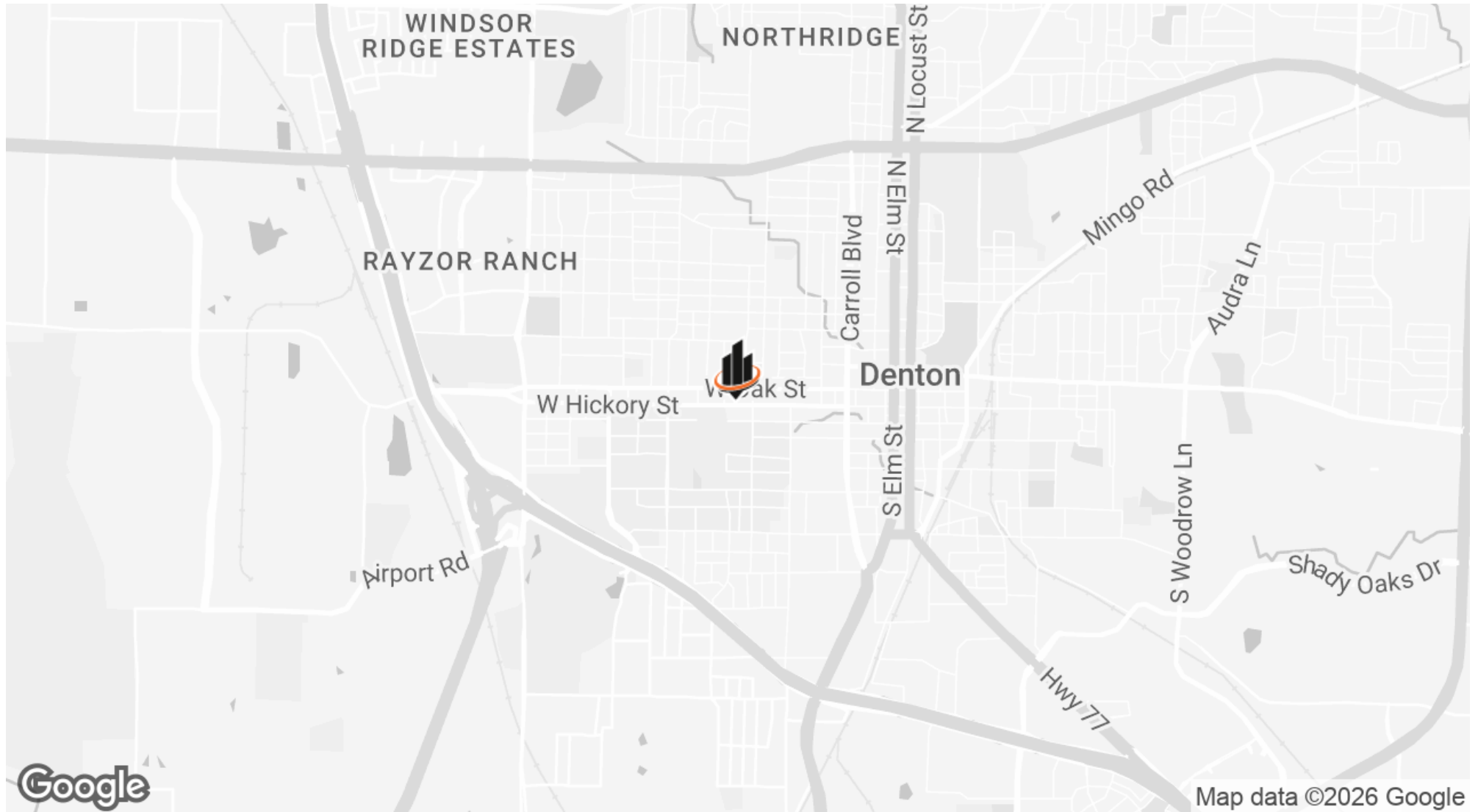
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LOCATION MAP



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TENANT PROFILES



LUCKY LOU'S

With a large outdoor patio facing the Fry Street area. Lucky Lou's is a heavily UNT and TWU-oriented spot that has been a staple of Denton nightlife for 30 years. One of the highest grossing bars in Denton County, Lucky Lou's has cemented itself as more than just a college bar - it's a Denton landmark.

BULLET POINTS

- Established 1996
- Percentage Rider of 6% averaged into Annual Rent
- Modified Gross Lease
- 2 Additional 5 Year Extensions



THE GARAGE

Its long-standing presence on one of Denton's most iconic bar strips speaks to its staying power. A true neighborhood bar in every sense, The Garage remains one of the most recognizable names in Denton nightlife.

BULLET POINTS

- Established 2004
- Newly Executed 5 Year Lease
- 2.5% Annual Rent Bumps
- Triple Net Lease
- 2 Additional 5 Year Extensions

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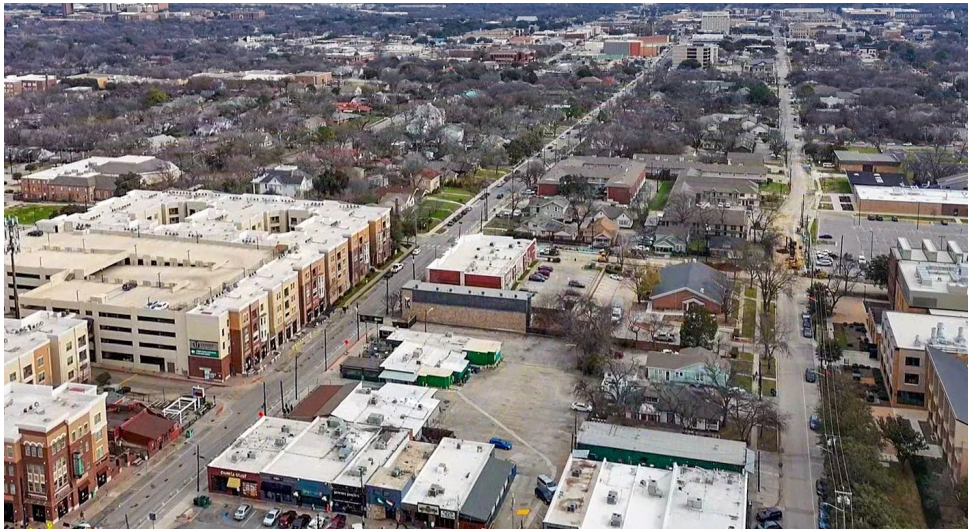
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LORENZO'S BAR & GRILL

Lorenzo's Bar and Grill is Denton's most anticipated new dining and nightlife destination, brought to life by an ownership group with a proven track record in the restaurant and bar industry.

BULLET POINTS

- Established 2026
- Newly Executed 5 Year Lease
- 3% Annual Rent Bumps
- Triple Net Lease
- 2 Additional 5 Year Extensions

PAID PARKING

This stabilized, 85-space paid parking lot represents a compelling income-producing asset in the heart of one of Denton's most active commercial corridors. Strategically positioned to serve the steady flow of students, faculty, and nightlife patrons drawn to the area, the lot generates consistent revenue

BULLET POINTS

- Automated App System that bills directly to User
- \$5 Parking for 24 Hours
- Active 24/7
- T-6 of Monthly Income in Rent Roll
- 85 Spaces

MEET THE TEAM



GREG JOHNSON

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