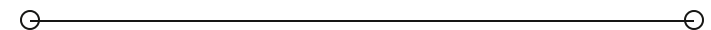


SALE

721 S Elm St

721 S ELM ST

Denton, TX 76201



PRESENTED BY:

KRIS SMITH

O: 940.381.2220

kris.smith@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,100,000
LOT SIZE:	0.78 Acres
BUILDING SIZE:	7,373 SF
NOI:	\$97,411.00
CAP RATE:	8.86%

PROPERTY DESCRIPTION

Rare opportunity for an investment buyer to purchase a building in Downtown Denton. Sitting on .78 AC this property has a quarter AC of gravel lot that has development potential or could be used as excess parking. The building has a diverse mix of users. This building is 100% leased.

LOCATION DESCRIPTION

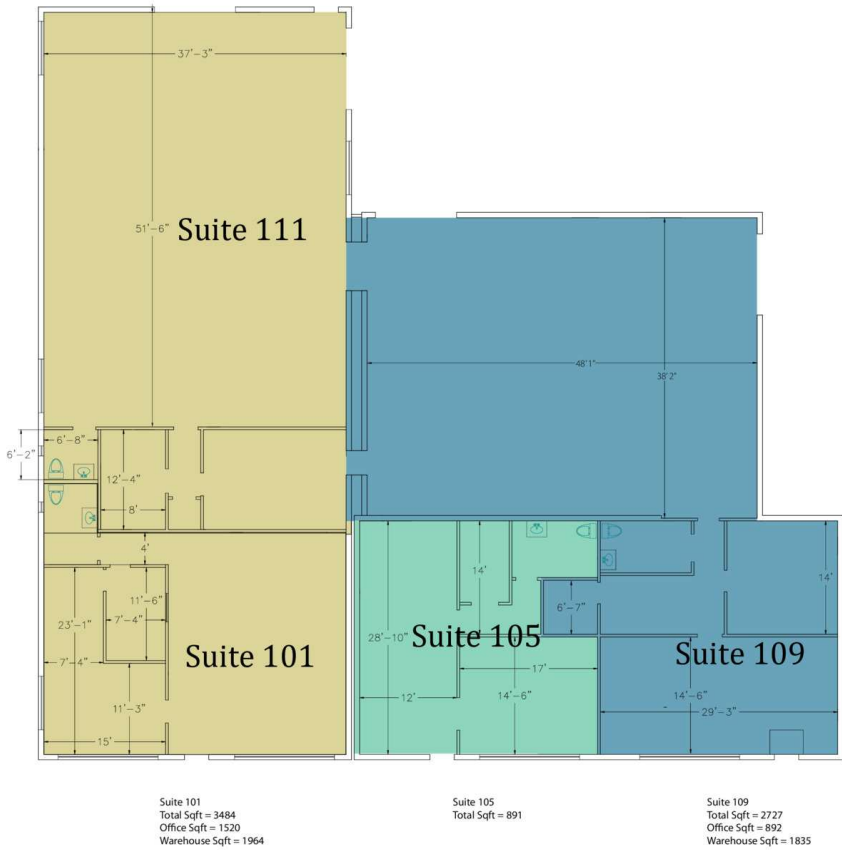
This subject property is located off Bell Avenue in Downtown Denton which benefits from high traffic counts. Downtown Denton is also home to two major college campuses, UNT and TWU. This area is a highly desirable location for retail, restaurant, and office users with excellent foot traffic and vibrant activity.

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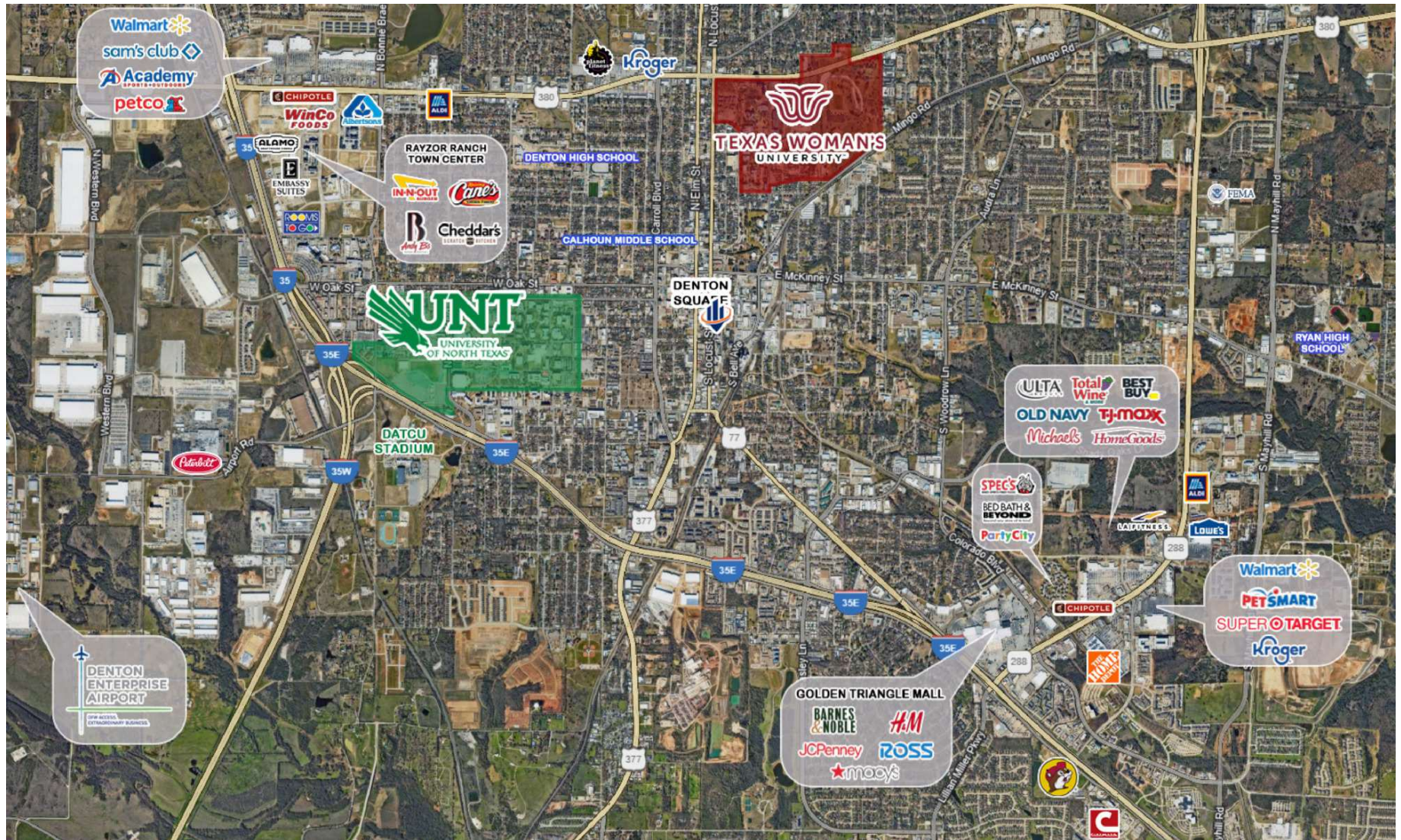
kris.smith@svn.com

ADDITIONAL PHOTOS



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LOCATION MAP



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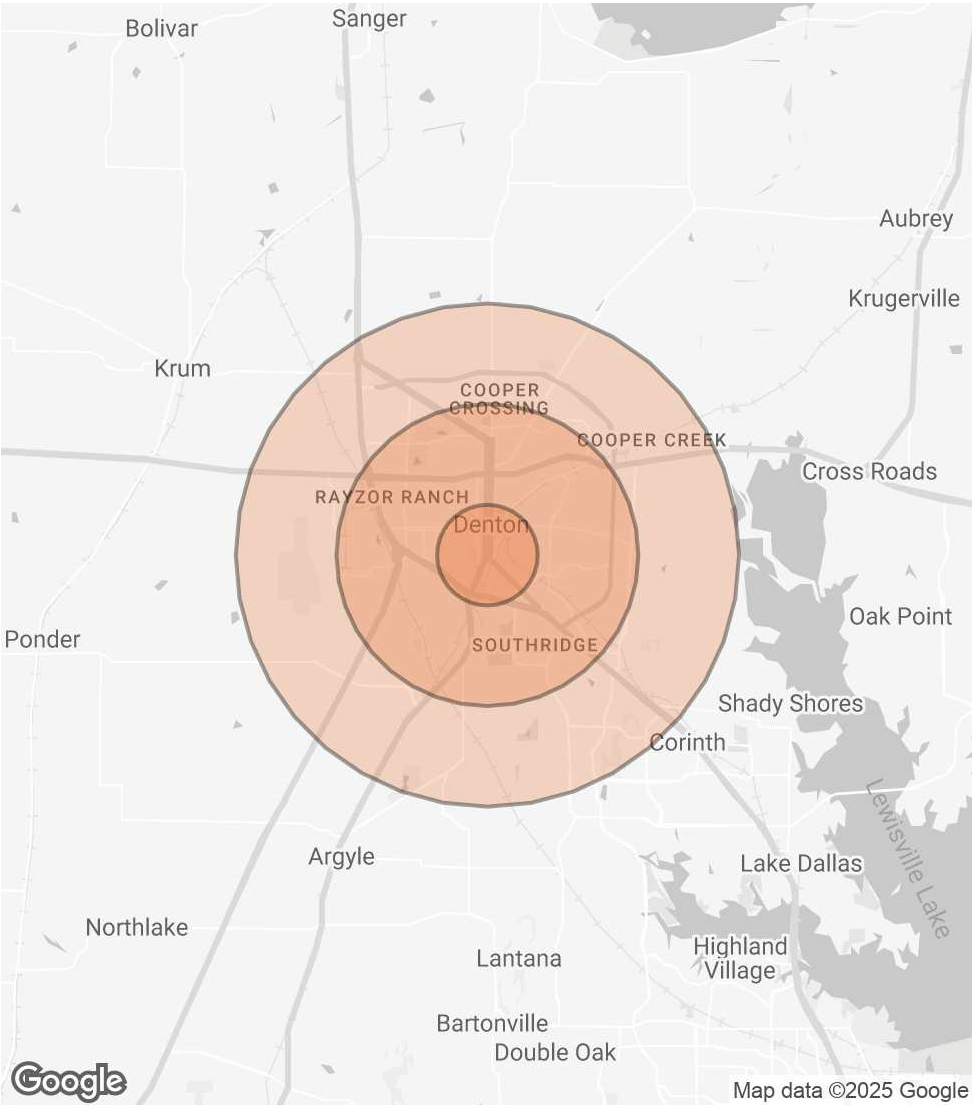
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	20,399	93,883	153,674
AVERAGE AGE	29	34	36
AVERAGE AGE (MALE)	29	34	35
AVERAGE AGE (FEMALE)	29	35	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	9,330	38,833	59,056
# OF PERSONS PER HH	2.2	2.4	2.6
AVERAGE HH INCOME	\$51,972	\$76,154	\$94,963
AVERAGE HOUSE VALUE	\$329,639	\$367,939	\$360,832

Demographics data derived from AlphaMap



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MEET THE TEAM



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