



PLAINSCAPITAL BANK BUILDING

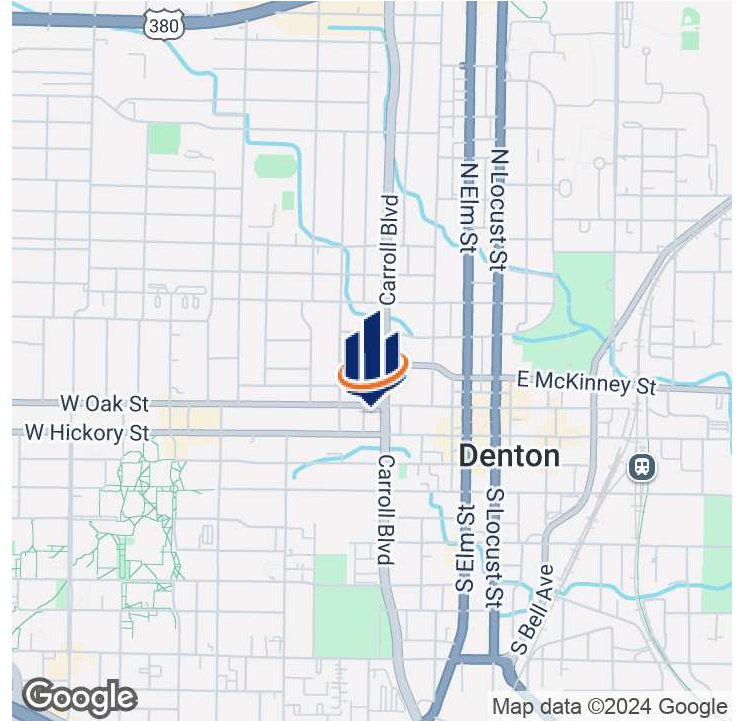
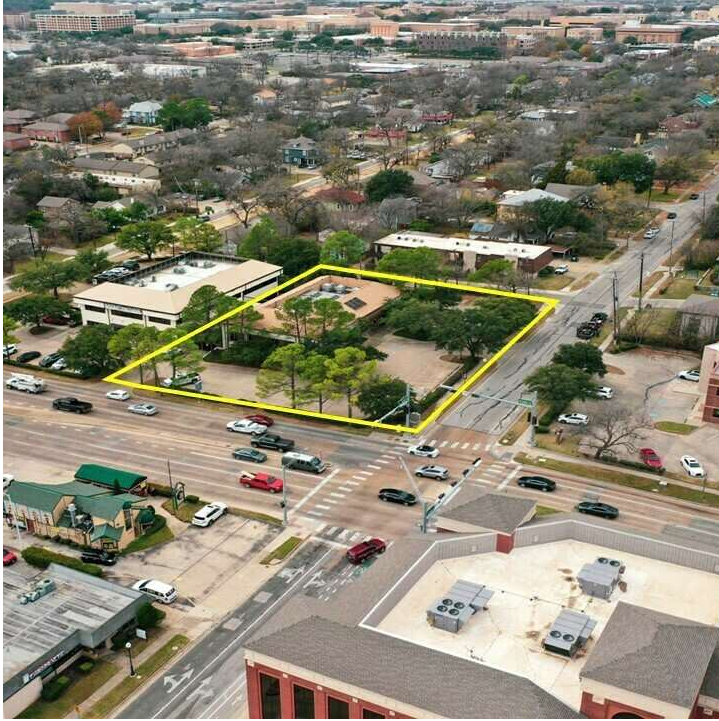
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DENTON, TX 76201

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Property Summary



OFFERING SUMMARY

Lease Rate:	Call for Pricing
Building Size:	10,140 SF
Available SF:	130 SF - 2,562 SF
Lot Size:	0.75 Acres

LOCATION OVERVIEW

Discover the vibrant city of Denton, TX, where historic charm meets modern convenience. This subject property has been newly renovated with Class A finish-outs. This property also benefits from ample parking on site. Situated near the bustling downtown area, the property offers easy access to a plethora of dining options, including the iconic LSA Burger Co. and Rusty Taco. With proximity to the Denton County Courthouse-on-the-Square Museum and the University of North Texas, tenants can experience the perfect blend of business and culture. Embrace the energetic atmosphere of this dynamic location, where opportunities abound for both work and leisure.

Lease Spaces



LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
Total Space: 2,562 SF Lease Rate: Call for Pricing

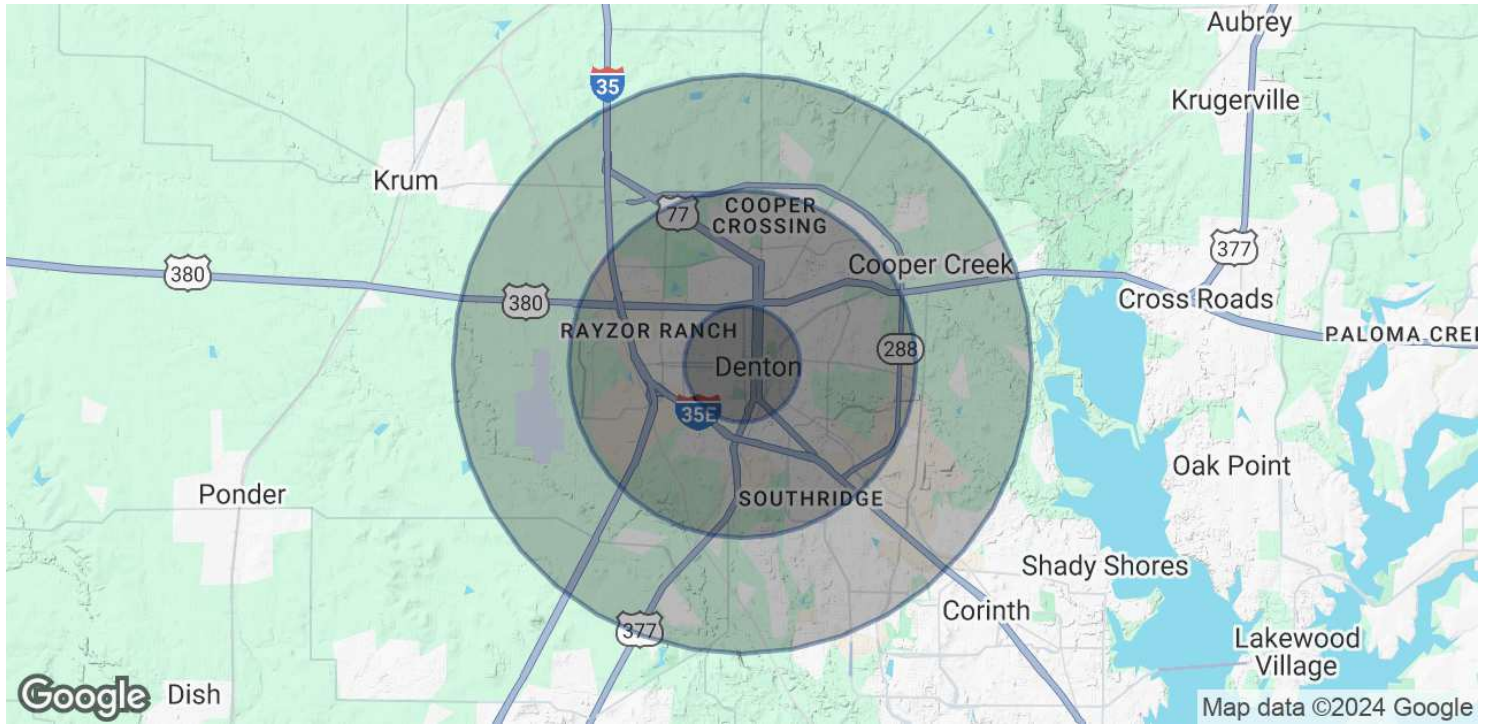
AVAILABLE SPACES

SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 200	Available	2,562 SF	NNN	Call For Pricing	-

Additional Photos



Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,070	92,237	133,577
Average Age	30	34	35
Average Age (Male)	30	34	34
Average Age (Female)	30	35	36
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,598	38,174	52,680
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$52,431	\$74,641	\$88,223
Average House Value	\$338,974	\$357,472	\$356,444

Demographics data derived from AlphaMap