



LEASE

1014 N Elm St

1014 N ELM ST

Denton, TX 76201

PRESENTED BY:

BRYSON HUDGENS

O: 940.381.2220

bryson.hudgens@svn.com

KRIS SMITH

O: 940.381.2220

kris.smith@svn.com



PROPERTY SUMMARY



LOCATION DESCRIPTION

Prime location in Denton, Texas, just one street from the Denton Square. Enjoy proximity to the University of North Texas, a hub for academic and cultural opportunities. With convenient access to major highways and public transportation, the area is an ideal destination for professionals seeking a dynamic and connected lifestyle. Experience the energy and innovation of Denton, just moments from our premier office space.

PROPERTY HIGHLIGHTS

- Flexible built-out office space
- Four well-appointed private office spaces
- Full restroom facilities
- Fully equipped kitchen for convenience
- Ample on-site parking for tenants and visitors

OFFERING SUMMARY

LEASE RATE:	\$16.00 SF/yr (NNN)
AVAILABLE SF:	1,332 SF
LOT SIZE:	8,025 SF
BUILDING SIZE:	1,332 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,093	39,012	52,513
TOTAL POPULATION	14,769	94,632	133,092
AVERAGE HH INCOME	\$63,740	\$75,296	\$87,615

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

KRIS SMITH
O: 940.381.2220
kris.smith@svn.com

RECEPTION/OFFICES



BRYSON HUDGENS

O: 940.381.2220

bryson.hudgens@svn.com

KRIS SMITH

O: 940.381.2220

kris.smith@svn.com

KITCHEN/RESTROOM/OFFICES



BRYSON HUDGENS

O: 940.381.2220

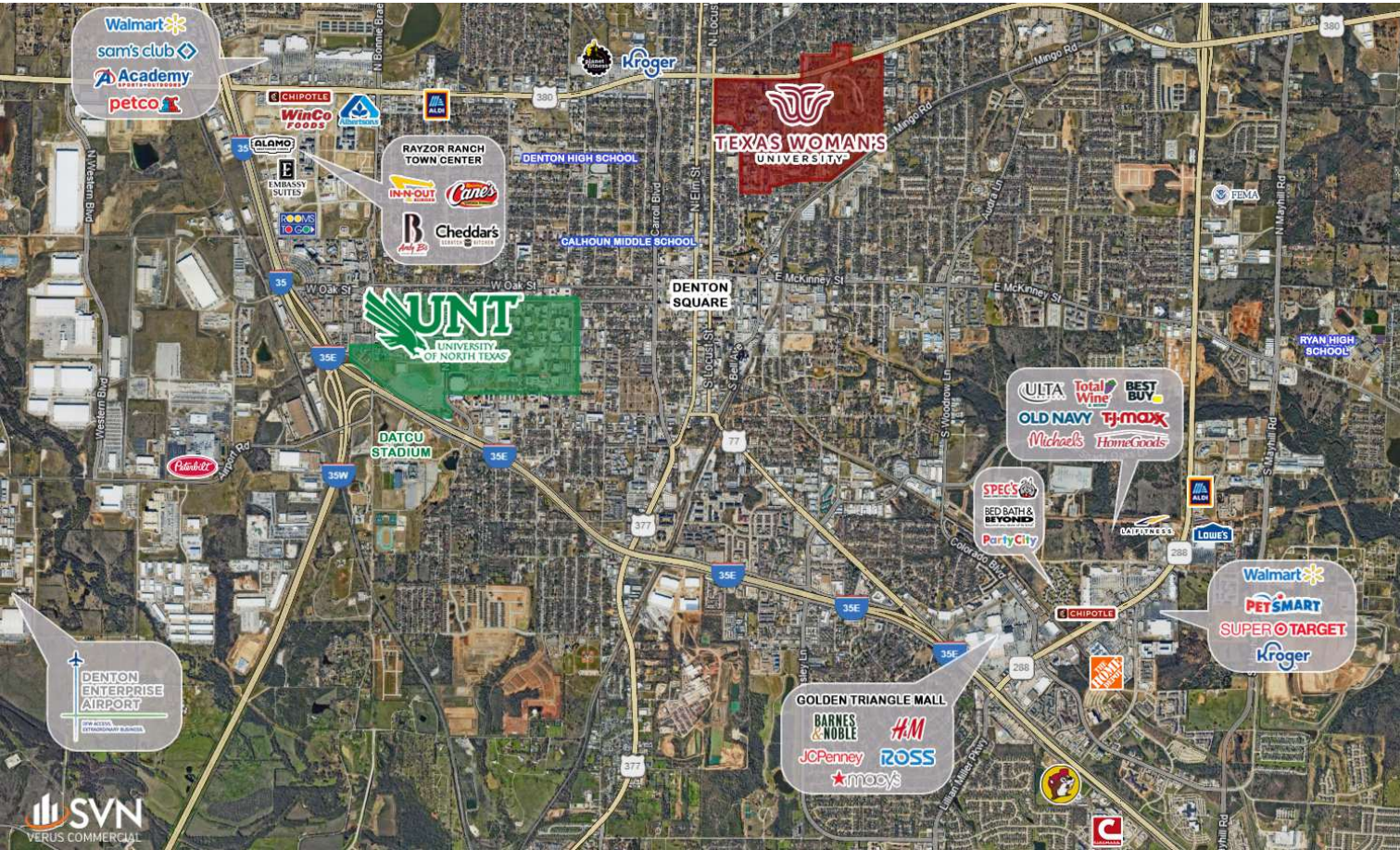
bryson.hudgens@svn.com

KRIS SMITH

O: 940.381.2220

kris.smith@svn.com

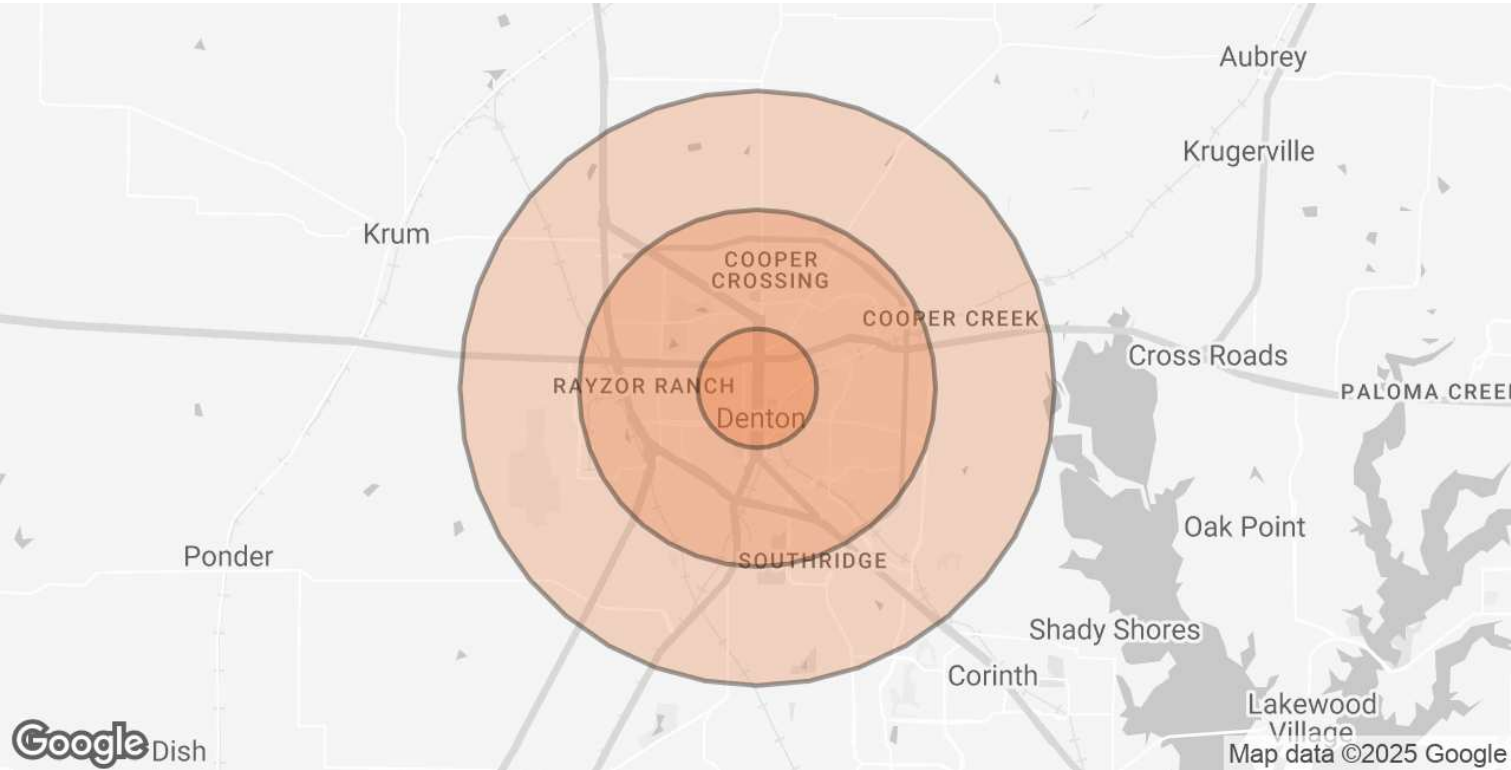
RETAIL MAP



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

KRIS SMITH
O: 940.381.2220
kris.smith@svn.com

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,769	94,632	133,092
AVERAGE AGE	33	34	35
AVERAGE AGE (MALE)	34	34	34
AVERAGE AGE (FEMALE)	33	35	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,093	39,012	52,513
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$63,740	\$75,296	\$87,615
AVERAGE HOUSE VALUE	\$389,240	\$350,124	\$353,064

Demographics data derived from AlphaMap

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

KRIS SMITH
O: 940.381.2220
kris.smith@svn.com

MEET THE TEAM



BRYSON HUDGENS

Associate Advisor

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



KRIS SMITH

Advisor

Direct: 940.381.2220 **Cell:** 214.552.2413
kris.smith@svn.com

BRYSON HUDGENS

O: 940.381.2220

bryson.hudgens@svn.com

KRIS SMITH

O: 940.381.2220

kris.smith@svn.com