

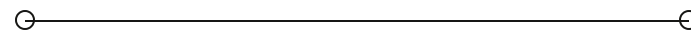


SALE / LEASE

4234 N Interstate 35

4234 N INTERSTATE 35

Denton, TX 76207



PRESENTED BY:

BRYSON HUDGENS

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$309,000
LEASE RATE:	\$21.00 SF/yr (NNN)
LOT SIZE:	79,715 SF
BUILDING SIZE:	1,557 SF

PROPERTY DESCRIPTION

Now offered for sale, 4234 N Interstate 35 is a 1,557 SF two-story office condo located in the well-maintained Greenway Professional Office Park in Denton, TX. With direct frontage on I-35, the property provides excellent visibility, signage opportunities, and convenient access to major highways. The office features three restrooms, two plumbed offices suitable for medical use, and ample surface parking. Just minutes from UNT, TWU, hospitals, and dense retail corridors, this location is ideal for owner-users or investors seeking a strategic, high-traffic professional space in one of Denton’s fastest-growing areas.

PROPERTY HIGHLIGHTS

- 3 offices
- Plumbing in offices
- New Finishes
- Large Break Room

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INTERIOR PHOTOS



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SVN | VERUS COMMERCIAL 3

AERIAL PHOTOS



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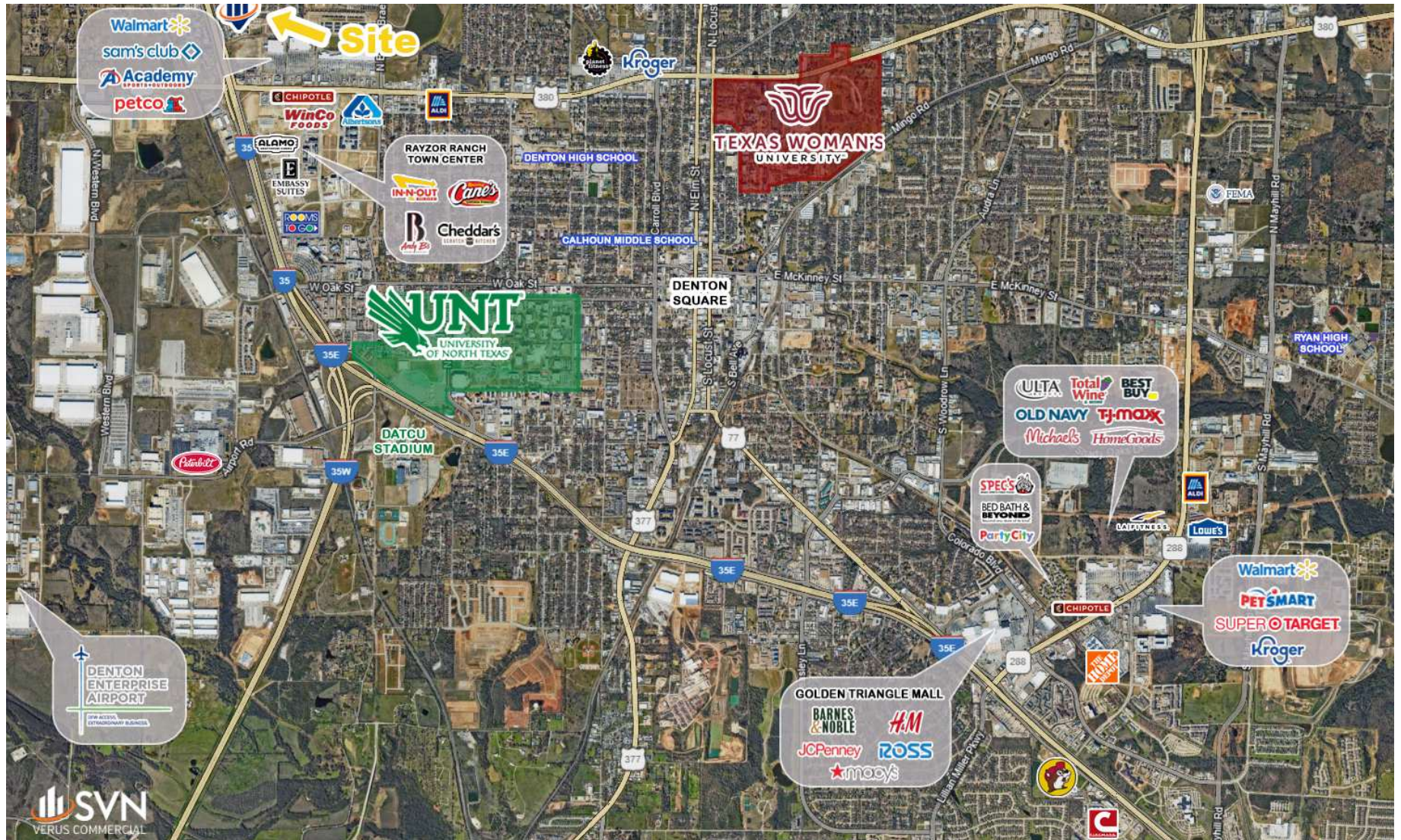
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SVN | VERUS COMMERCIAL 4

LOCATION MAP



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DENTON CITY INFO



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LOCATION DESCRIPTION

Explore the lively atmosphere of Denton, TX, where the energy of a college town meets the charm of a historic downtown. In the heart of Denton, the Historic Downtown Denton Square is the hub of eclectic shops, boutiques, local eateries, and entertainment venues that draw individuals and families from all over. The unique mix of businesses and popular attractions remains a vital part of the city.

LOCATION DETAILS

COUNTY	Denton
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LOCATION BENEFITS

- Denton is one of the fastest-growing cities in Texas, with strong population and business expansion trends.
- This strategic North Texas city is positioned at the intersection of I-35, offering easy access to the DFW Metroplex, major highways, and regional markets.
- Home to two state universities, the University of North Texas and Texas Woman’s University, bringing a dynamic workforce, talent pool, and built-in customer base.
- Denton is known for its lively music scene and frequent community events, driving local engagement and out-of-town visitors year-round.
- Downtown Denton features pedestrian-friendly streets, public transportation options, and proximity to the A-train commuter rail.

DEMOGRAPHICS MAP & REPORT

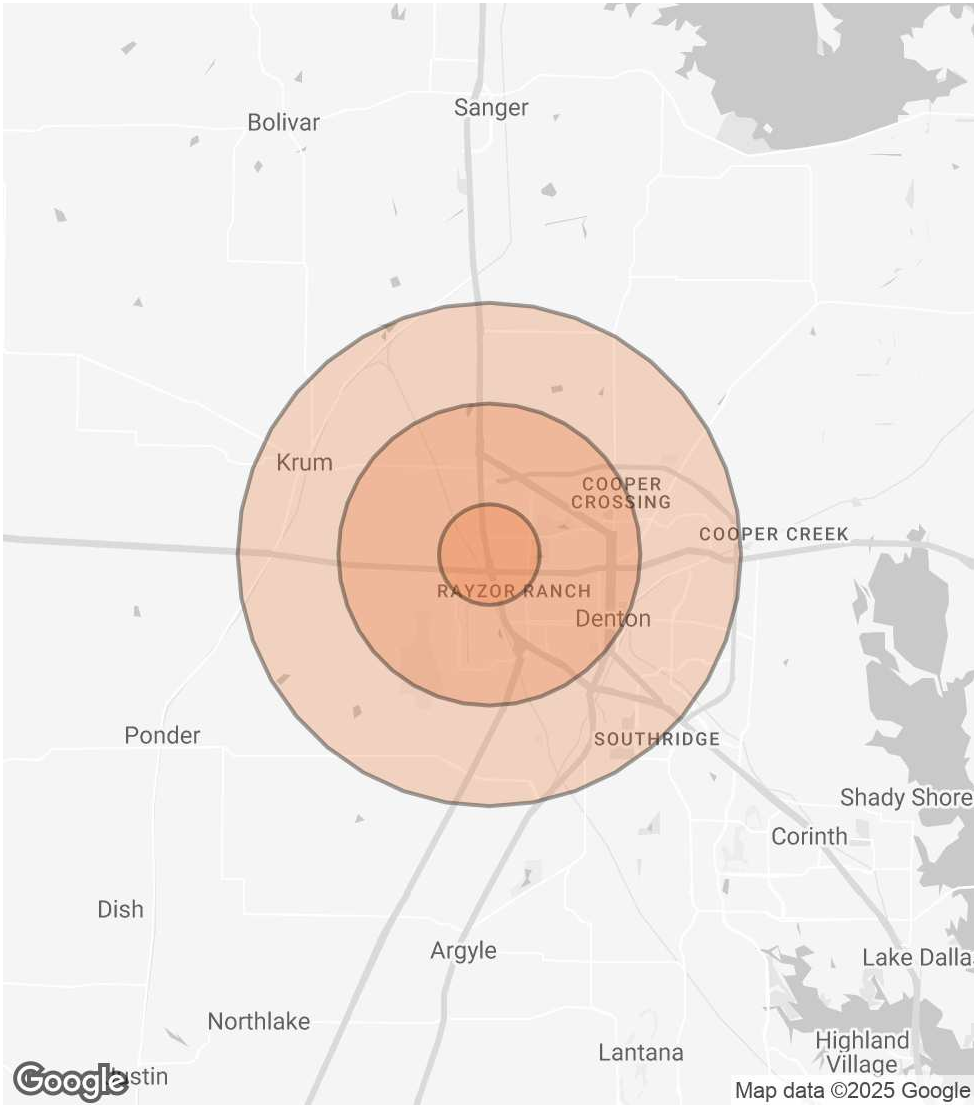
POPULATION1 MILE3 MILES5 MILES

TOTAL POPULATION	2,525	51,642	106,101
AVERAGE AGE	39	33	35
AVERAGE AGE (MALE)	38	33	34
AVERAGE AGE (FEMALE)	40	34	35

HOUSEHOLDS & INCOME1 MILE3 MILES5 MILES

TOTAL HOUSEHOLDS	970	21,595	42,375
# OF PERSONS PER HH	2.6	2.4	2.5
AVERAGE HH INCOME	\$97,318	\$68,543	\$80,604
AVERAGE HOUSE VALUE	\$327,554	\$366,401	\$354,251

Demographics data derived from AlphaMap



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