

VOERTMAN'S PROPERTIES

Denton, TX



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

VOERTMAN'S PROPERTIES



OFFERING OVERVIEW

EXECUTIVE SUMMARY

INVESTMENT OFFERING

Preston Bend Real Estate is pleased to exclusively offer Voertman's Properties for sale — a rare investment opportunity featuring four fully leased buildings and adjacent parking lots, ideally located directly across from the University of North Texas. This high-visibility property presents investors with stable, passive income and minimal landlord responsibilities. The asset is 100% occupied under staggered lease terms, many of which extend for several years, providing long-term income security.

INVESTMENT SUMMARY

Package Price:

Current NOI:

Total SF:

Total Land:

Contact Broker

Contact Broker

± 33,783 SF

± 2.38 AC

VOERTMAN'S PROPERTIES



VOERTMAN'S COLLEGE STORE

For over 100 years, Voertman's has proudly served the students of the University of North Texas and the Denton community. Offering everything from textbooks and art supplies to spirit wear, they are a trusted campus partner known for their commitment to exceptional service and fair pricing. Voertman's was built in 1925 and has undergone multiple renovations, with the latest occurring in 2004.

YESWAY/ALLSUP'S

In 2019, Yesway - a rapidly growing convenience store platform—acquired Allsup's, adding over 300 locations to its portfolio and further solidifying its position as a national leader in the industry. This building was most recently renovated in 2024.

THE RAMYUN LIBRARY

Just opened, this third-generation restaurant was completely renovated in 2025. Blending innovation with tradition, this popular spot is known for its Korean-style ramyun dishes.

APARTMENTS

Renovated in 2023, this in-demand 4-plex apartment building is ideally located in close proximity to UNT campus and popular Fry Street.

THE CITY OF DENTON



The City of Denton is the county seat of Denton County with an estimated population of 164,000. It is a strong suburb, located in the far north end of the Dallas Fort Worth metroplex on Interstate 35, approximately 35 miles northwest of Dallas and 40 miles northeast of Fort Worth. The city is currently under a new significant Interstate 35 redevelopment that will continue to boost the city's growth well into the future. Denton has a large vibrant college community as it is home to two major universities, The University of North Texas and Texas Women's University. Because of its access to the metroplex and amenities offered to local residents, Denton has seen a significant population boom, being called one of the fastest-growing cities in the United States.

PrestonBend

REAL ESTATE

A GROUP OF SKILLED NORTH TEXAS INDUSTRY VETERANS DEDICATED TO PROVIDING
OUTSTANDING SERVICE AND INNOVATIVE, CUSTOMIZED STRATEGIES TO MEET YOUR
COMMERCIAL REAL ESTATE OBJECTIVES

Our knowledge of the region gives you access to unique information and insight that in turn ensures that you make the most financially sound decisions concerning your real estate needs. We aspire to bring a new standard of dedication and professionalism to the North Texas Real Estate market. We work with users of commercial real estate to thoroughly understand our client's objectives and needs of the project in order to develop a winning strategy.

A New Standard of Dedication

PrestonBend
REAL ESTATE



ACQUISITIONS
& DISPOSITIONS



TENANT & LANDLORD
REPRESENTATION



PROPERTY
MANAGEMENT



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