



PROPERTY SUMMARY

PROPERTY:	Elm Street Center
ADDRESS:	1803 – 1809 N Elm, Denton, TX
TYPE/ZONING:	Restaurant Coffee Shop Bar Commercial Retail
BUILDING SIZE:	+/- 9,960 SF Total – Multi Tenant Retail Strip
PROJECTED NOI:	\$134,044.80 / Year
CAP Rate:	7.0%
SIGNAGE:	Façade and Monument available. All signage will be per city ordinances and Landlords approval.
PARKING:	Ample – Front and rear dedicated parking lot
LISTED:	LoopNet, Costar, Crexi, and many other sites
SALES PRICE:	\$1,914,000.00
COMMENTS:	Excellent opportunity to acquire a well-located retail and office center in the heart of Denton. Property features prime frontage along Elm Street with monument signage and strong daily traffic counts, providing exceptional visibility in a high-demand corridor. Built in 1975 and well maintained, the center includes flexible suite layouts that can accommodate a wide range of uses, making it attractive for both investors and owner-users. Close proximity to the University of North Texas, Downtown Denton, and I-35. Surrounded by established neighborhoods and steady commuter traffic, the site consistently draws customer demand. Ample on-site parking, 24-hour accessibility, and convenient entry from a dedicated turn lane enhance its functionality for tenants and visitors alike. The property provides multiple avenues for upside through lease-up, repositioning, or long-term redevelopment, all supported by Denton's rapidly growing population and business base. For owner-users, 1809 N Elm delivers a highly visible site in a thriving trade area with strong fundamentals and long-term value potential

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