



SALE

Former Pep Boys

1605 DALLAS DR

Denton, TX 76205

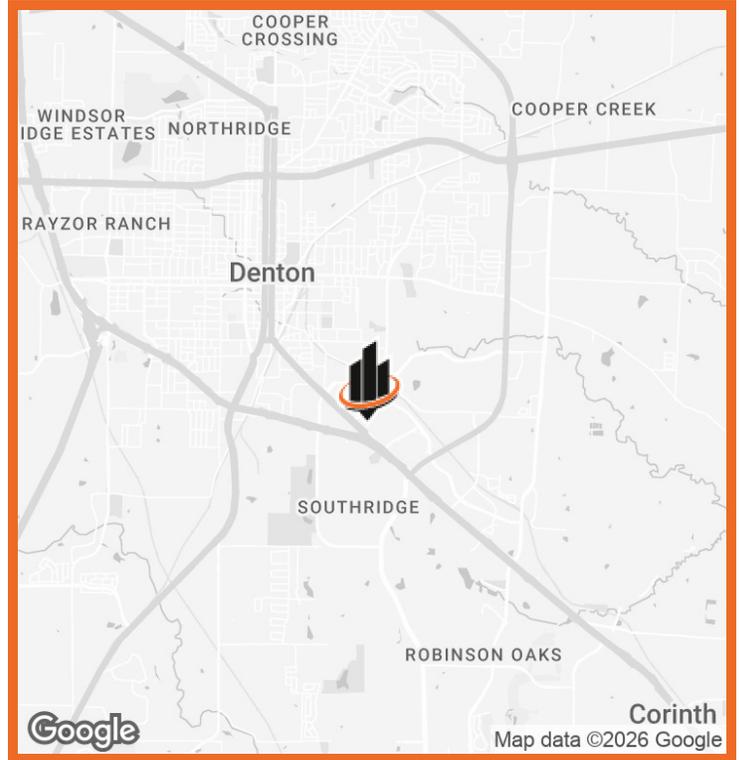
PRESENTED BY:

NATHAN TUNE

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,000,000
LOT SIZE:	77,370 SF
BUILDING SIZE:	20,374 SF

PROPERTY DESCRIPTION

Introducing an exceptional opportunity for retail investors: a 20,374 SF free-standing building in the thriving Denton area. Built in 1991, this property offers a prime location with MR zoning, catering to a diverse range of retail ventures. Boasting ample space, an open layout and a robust infrastructure, the building presents endless potential to create a dynamic retail environment. With its strategic positioning and impressive price below replacement cost, this property is poised to accommodate a variety of retail concepts, making it an enticing prospect for investors seeking a valuable addition to their portfolio in the vibrant Denton location.

PROPERTY HIGHLIGHTS

- - 20,374 SF free-standing building on 1.7 Acres
- - 72 parking spaces
- - Dedicated Garage/shop space with 10 roll up doors
- - Zoned MR
- - Prime location in Denton

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AERIAL PHOTO

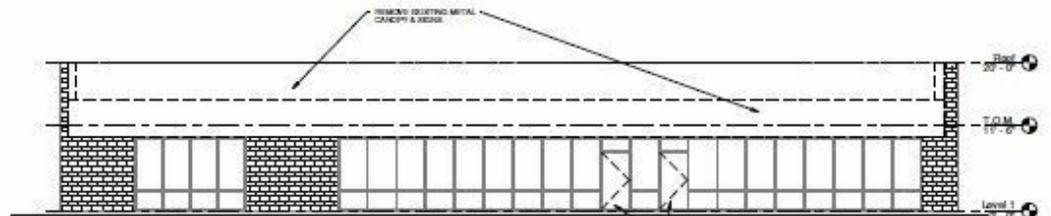
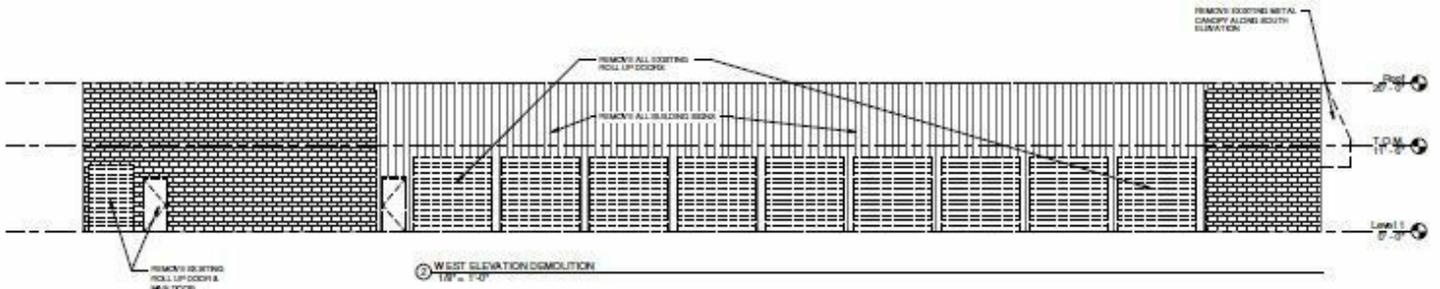
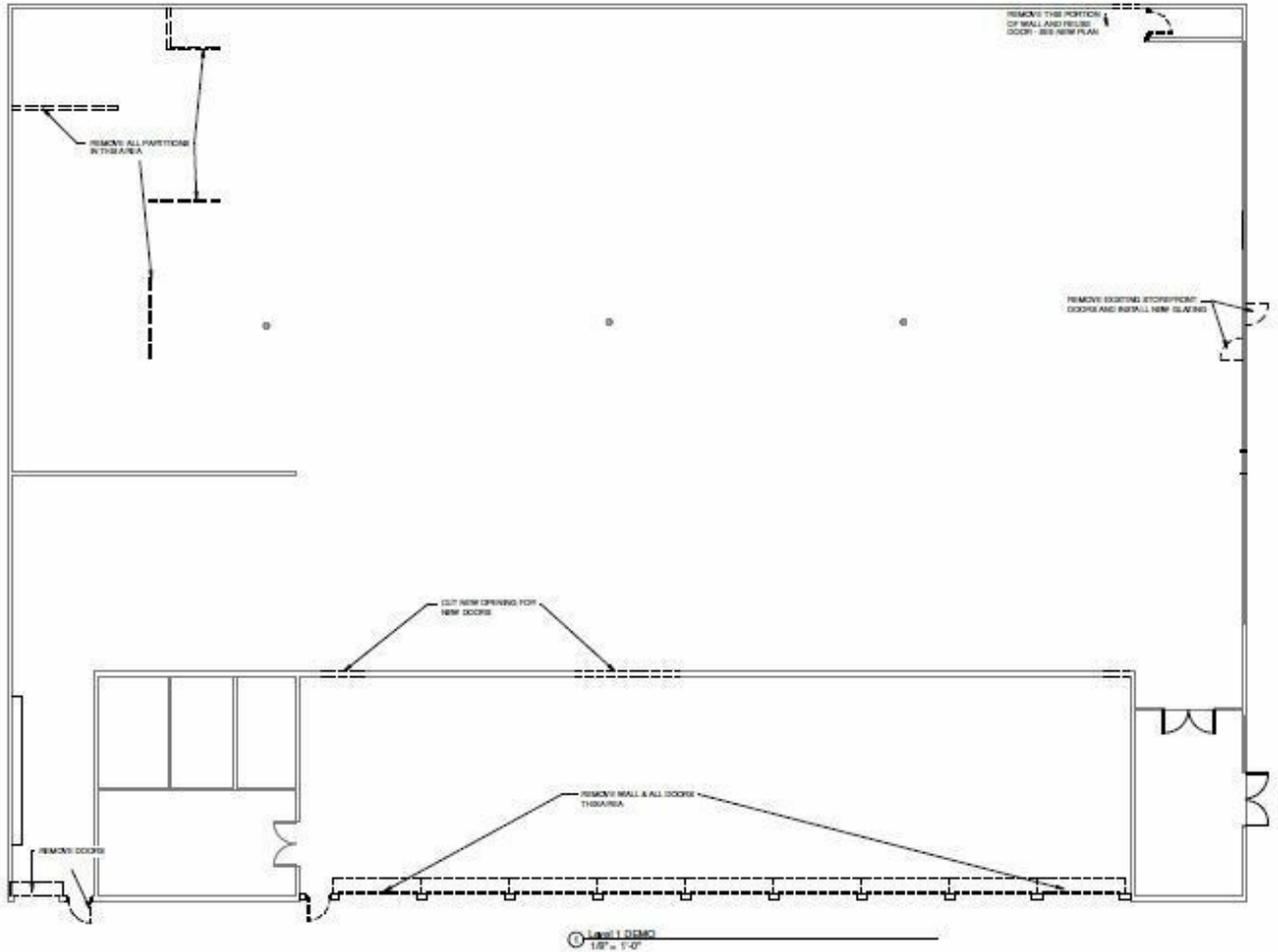


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FLOOR PLAN/ELEVATIONS

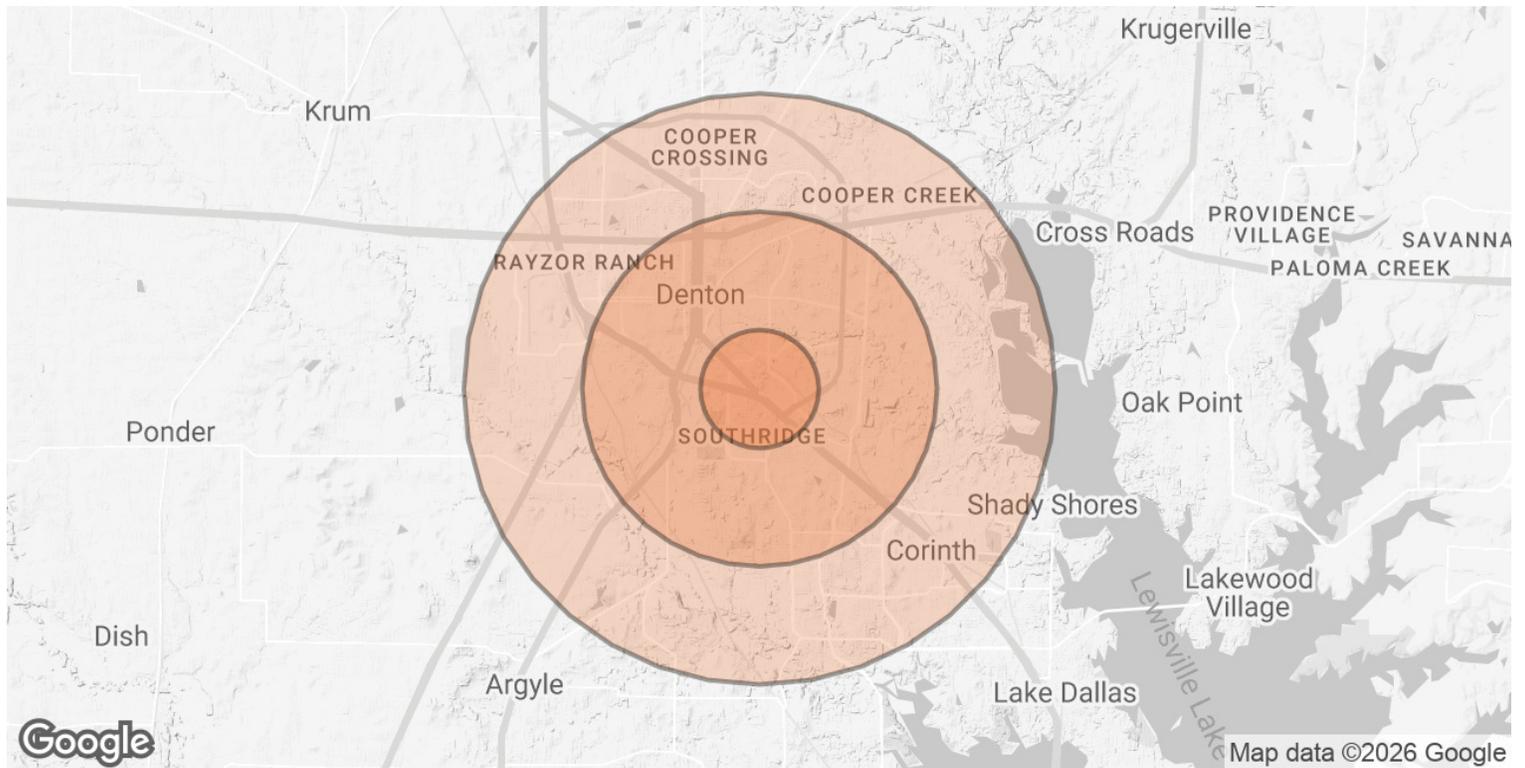


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,938	91,147	156,523
AVERAGE AGE	30.9	31.1	34.3
AVERAGE AGE (MALE)	28.1	29.3	32.8
AVERAGE AGE (FEMALE)	32.1	33.3	36.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,967	32,617	56,482
# OF PERSONS PER HH	2.4	2.8	2.8
AVERAGE HH INCOME	\$79,435	\$83,778	\$101,251
AVERAGE HOUSE VALUE	\$349,777	\$322,967	\$339,572

2023 American Community Survey (ACS)

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MEET THE TEAM



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