



# PROPERTY SUMMARY

<b>PROPERTY:</b>	<b>Eagle Dr Retail Corner</b>
<b>LOCATION:</b>	201 Eagle Dr, Denton, TX 76201 Just a few blocks south of Historic Downtown Square
<b>POTENTIAL USE:</b>	Restaurant   Commercial   General Retail   Office
<b>AVAILABILITY:</b>	<u>+/- 5,200 SF</u> – Open Floor plan – Showroom, offices, private restrooms.
<b>UTILITIES:</b>	Tenants Expense – All existing to the site
<b>SIGNAGE:</b>	Façade and Pole available. All signage will be per city ordinances and Landlords approval.
<b>RATE:</b>	\$13.00 / SF / Yr + NNN
<b>TERMS:</b>	3-5 Years Initial Term
<b>TI:</b>	Negotiable
<b>COMMENTS:</b>	Take advantage of this location with prime exposure in Downtown Denton. Hard Corner of Eagle and Elm St. Located near the historic Downtown Denton Square, this location won't last long. High foot & car traffic / High visibility / High Demand Area in Denton.

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