



EXECUTIVE SUITES FOR LEASE

THE TEXAS BUILDING

100 W. OAK ST., DENTON TX 76201

THE PROPERTY

Location	100 W. Oak St. Denton, TX 76201
County	Denton
Cross Street	Locust
Traffic Count	4500

HIGHLIGHTS

- Unreplaceable location on the Historic Denton Square
- Rapidly Growing North Texas Market
- Close Proximity to University of North Texas and Texas Woman's University
- Private, exclusive office space

Suite Tenant
G100 Executive Suite
G101 Executive Suite
G105 Executive Suite
G107 Executive Suite
G108 Executive Suite

POPULATION		
1.00 MILE	3.00 MILE	5.00 MILE
17,142	93,580	144,646

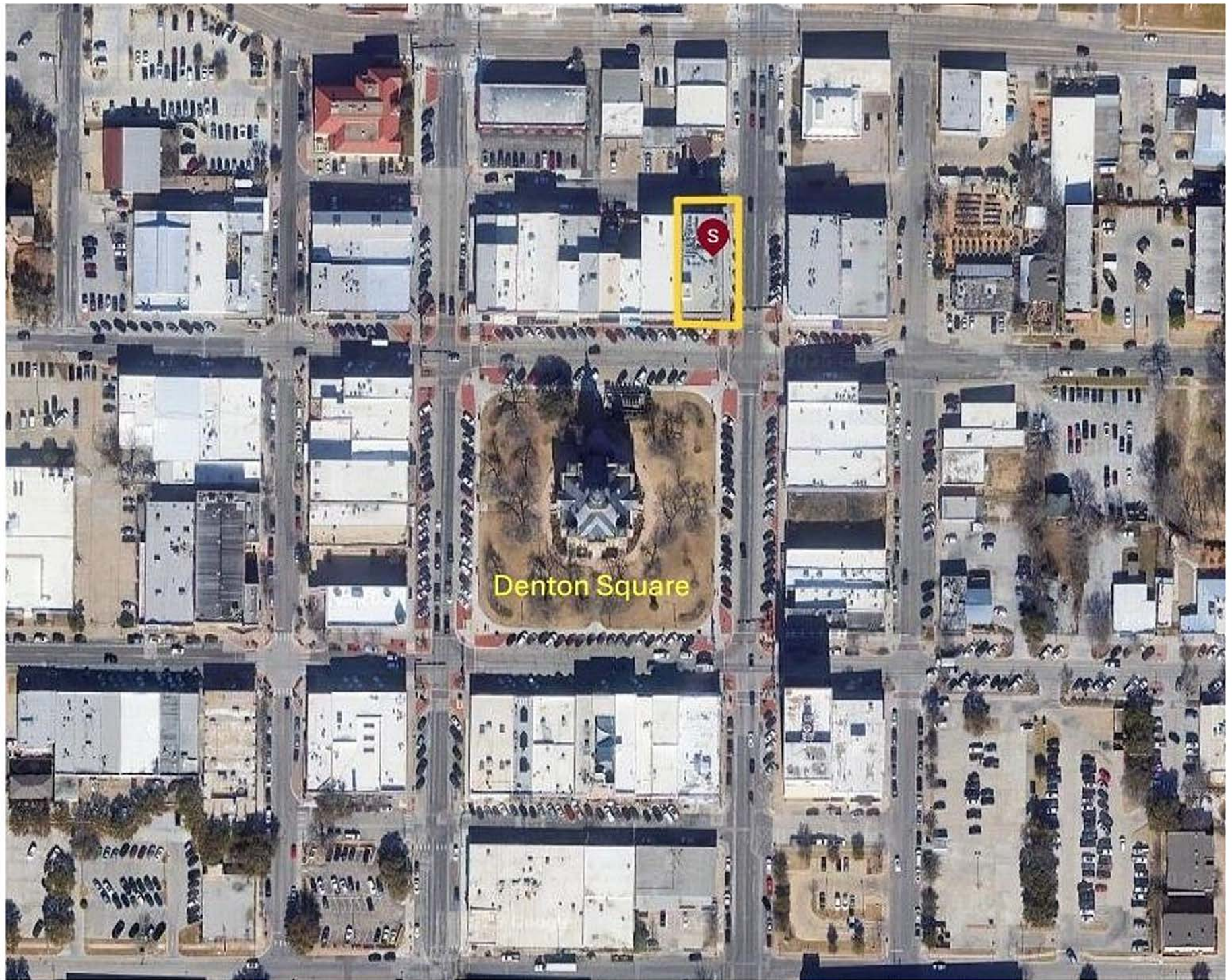
AVERAGE HOUSEHOLD INCOME		
1.00 MILE	3.00 MILE	5.00 MILE
\$52,139	\$77,768	\$96,073

NUMBER OF HOUSEHOLDS		
1.00 MILE	3.00 MILE	5.00 MILE
7,289	38,976	56,236

Location Highlights

- Downtown Denton:** The property is located in the heart of downtown Denton, a vibrant area known for its historic charm and cultural attractions. Nearby landmarks include the Denton County Courthouse and the Denton Square, home to local shops, restaurants, and events.
- University of North Texas:** The property is in close proximity to the University of North Texas, a major educational institution with a large student population. This can provide a steady flow of potential customers and foot traffic to businesses in the area.
- Music and Arts Scene:** Denton is known for its music and arts scene, with numerous live music venues, art galleries, and cultural events throughout the year. The property's location in downtown Denton offers easy access to these attractions.
- Restaurants and Retail:** The surrounding area features a diverse mix of restaurants, cafes, bars, and retail stores, catering to a range of tastes and preferences. Popular dining spots like LSA Burger Co. and retail shops like Recycled Books can be found nearby.
- Pedestrian-Friendly Environment:** Downtown Denton is known for its pedestrian-friendly streets, making it a desirable location for businesses looking to attract walk-in customers. Sidewalks, outdoor seating areas, and a lively atmosphere contribute to the area's appeal.









Front of Building



Suite G100



Suite G100



Front Lobby



Front Lobby



Suite G105

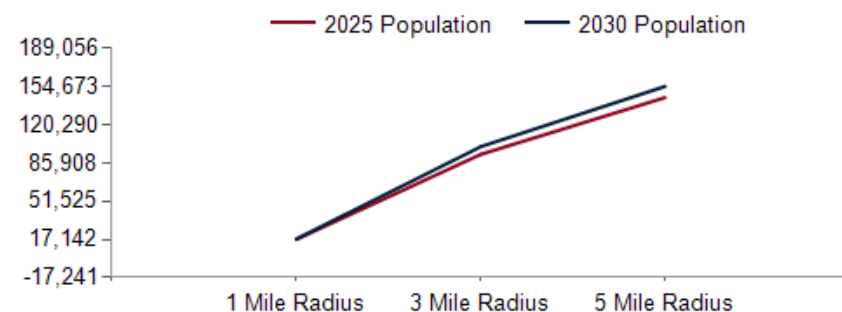


Hallway

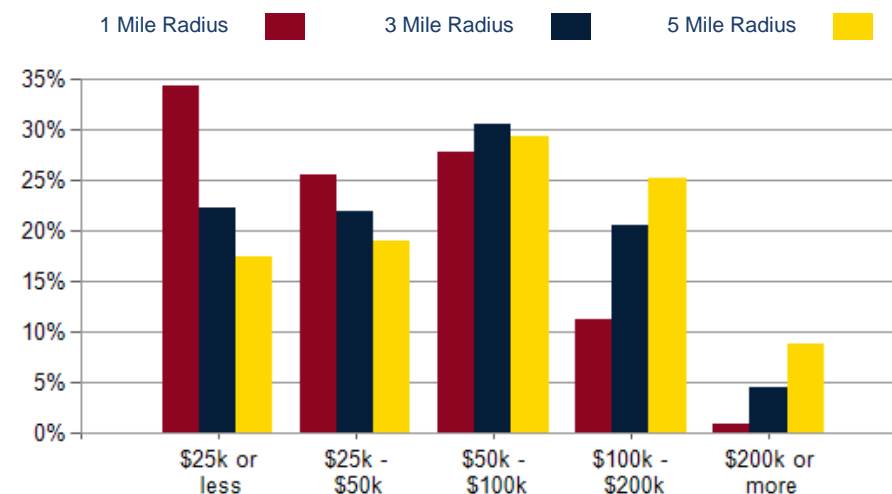
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,199	69,960	87,736
2010 Population	16,124	77,960	111,716
2025 Population	17,142	93,580	144,646
2030 Population	17,523	100,500	154,673
2025-2030: Population: Growth Rate	2.20%	7.20%	6.75%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,689	5,767	6,476
\$15,000-\$24,999	810	2,941	3,327
\$25,000-\$34,999	787	3,541	4,465
\$35,000-\$49,999	1,077	4,990	6,260
\$50,000-\$74,999	1,198	6,399	8,907
\$75,000-\$99,999	830	5,534	7,628
\$100,000-\$149,999	684	5,593	9,392
\$150,000-\$199,999	141	2,420	4,803
\$200,000 or greater	72	1,791	4,974
Median HH Income	\$38,938	\$56,771	\$70,077
Average HH Income	\$52,139	\$77,768	\$96,073

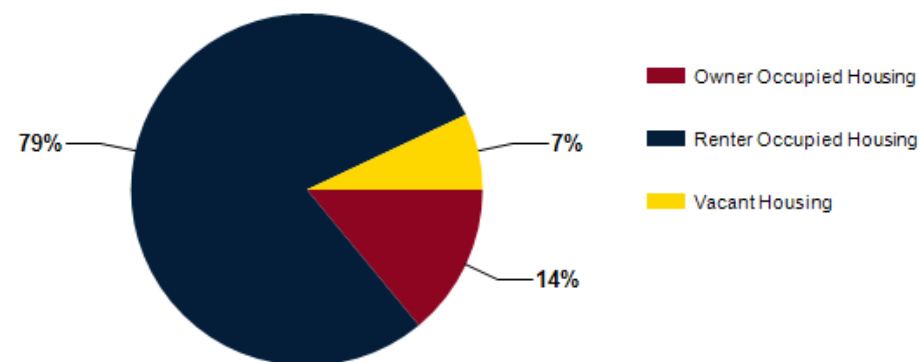
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,605	29,034	35,512
2010 Total Households	6,278	30,610	41,826
2025 Total Households	7,289	38,976	56,236
2030 Total Households	7,537	42,517	61,213
2025 Average Household Size	1.89	2.23	2.44
2025-2030: Households: Growth Rate	3.35%	8.75%	8.55%



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,573	8,140	11,802
2025 Population Age 35-39	942	5,871	9,672
2025 Population Age 40-44	689	4,750	8,399
2025 Population Age 45-49	486	3,806	7,088
2025 Population Age 50-54	488	3,814	6,975
2025 Population Age 55-59	449	3,557	6,218
2025 Population Age 60-64	461	3,714	6,206
2025 Population Age 65-69	321	3,220	5,279
2025 Population Age 70-74	217	2,540	4,304
2025 Population Age 75-79	161	2,027	3,340
2025 Population Age 80-84	102	1,249	2,064
2025 Population Age 85+	78	1,219	1,922
2025 Population Age 18+	15,345	78,223	116,418
2025 Median Age	25	29	30
2030 Median Age	26	30	32

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$42,914	\$57,124	\$65,681
Average Household Income 25-34	\$54,557	\$73,761	\$86,448
Median Household Income 35-44	\$50,267	\$77,217	\$91,988
Average Household Income 35-44	\$64,339	\$97,728	\$120,111
Median Household Income 45-54	\$52,986	\$80,285	\$100,447
Average Household Income 45-54	\$65,467	\$100,856	\$127,336
Median Household Income 55-64	\$48,259	\$76,928	\$90,586
Average Household Income 55-64	\$64,824	\$98,497	\$119,006
Median Household Income 65-74	\$43,001	\$60,504	\$70,988
Average Household Income 65-74	\$59,442	\$83,941	\$97,239
Average Household Income 75+	\$55,618	\$69,170	\$72,953

