

THE MAC BUILDING

2800 SHORELINE DR | DENTON, TX 76210





EXECUTIVE SUMMARY

2009 / 2017

YEAR BUILT / RENOVATED

14,900 SF / THREE FLOORS

FLOOR PLATES

79% (seller occupies other 21%)

OCCUPANCY

\$706,000/YR

PROJECTED NOI





EXECUTIVE SUMMARY

Discover Denton's premier Class A office space, offering a range of suite sizes to accommodate diverse business needs. Designed for convenience and connectivity, this prime location provides ample parking and effortless access to major routes. Situated in the heart of Unicorn Lake, it boasts stunning lake views, a vibrant selection of restaurants and entertainment venues, and hotel accommodations just steps away—creating the perfect environment for productivity and success.





PROPERTY DETAILS

45,040

BUILDING SF

124

PARKING SPACES

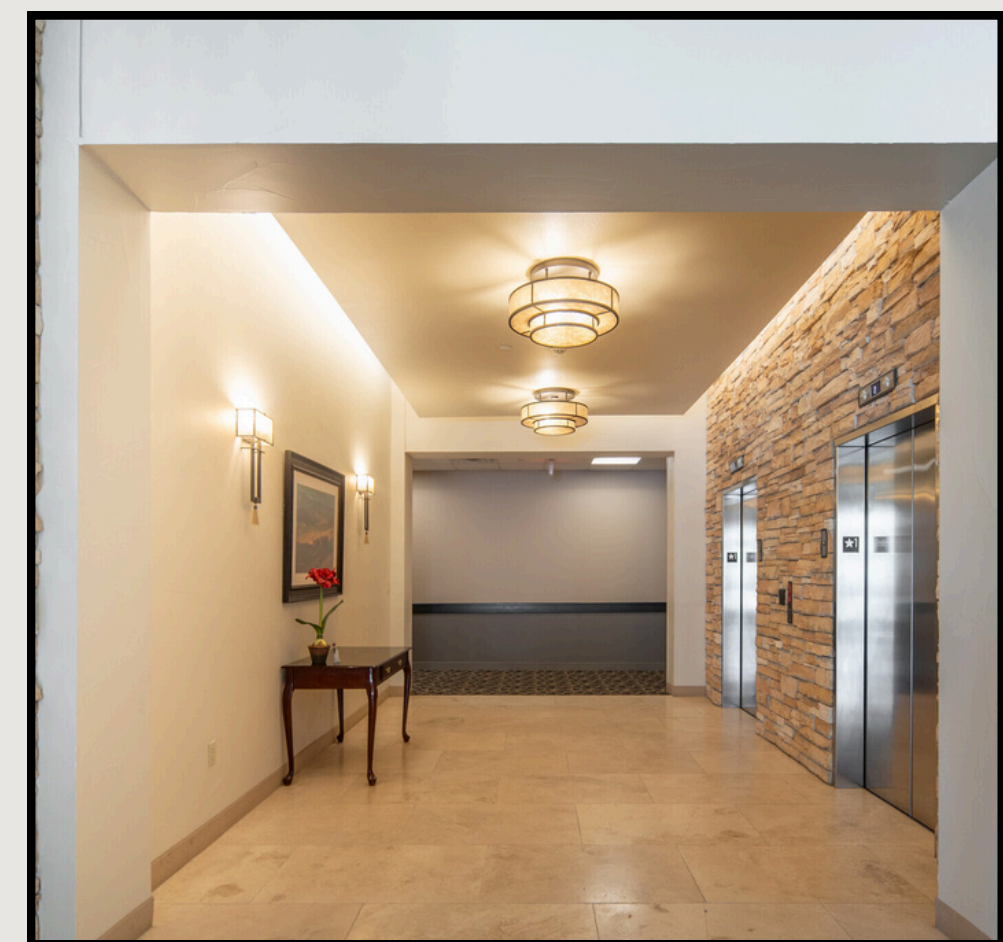
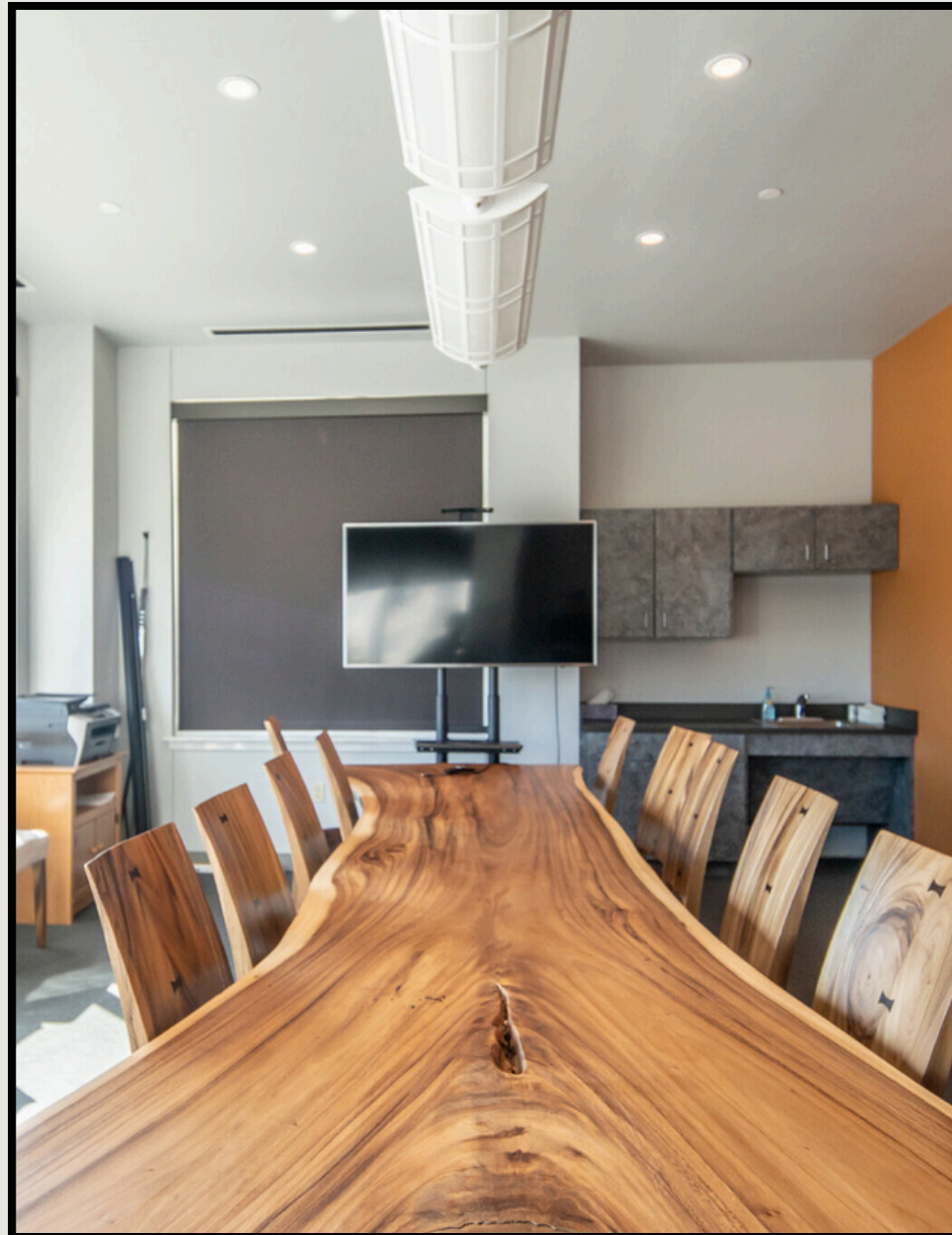
3.0 ACRES

TOTAL LAND AREA





INTERIOR PHOTOS





PROPERTY

ATTRACTIONS



DFW
INT'L AIRPORT



 Dallas Love Field



 DENTON
ENTERPRISE
AIRPORT
DFW ACCESS.
EXTRAORDINARY BUSINESS.







PROPERTY

A

CINEMARK™

B

HOMEWOOD
SUITES by Hilton™

C

 **Texas Health**
Presbyterian Hospital®
DENTON
Healing Hands. Caring Hearts.™

D

 **BJ's**
RESTAURANT
BREWHOUSE

 **Chuy's**
TEX-MEX

RODEO GOAT



MARKET OVERVIEW



Office vacancy rates in Denton remain tight at 7.5%, and ranks as one of the lowest vacancy rates in Dallas-Fort Worth. New supply has been sporadic over the last decade, and only a handful of smaller projects are in the pipeline. There are no buildings under construction and builders added 21,000 SF over the past 12 months. Annual rent growth is positive at 1.7% compared to the market average of 1.6%.

With relatively tight vacancies, the availability rate is also holding stable with 8.0% of inventory on the market; that share is well below the Dallas-Fort Worth average of 19.0%. This is due in part to the lack of new development as Denton has not emerged as a major office node in Dallas-Fort Worth.

As the home of the University of North Texas and Texas Woman's University, Denton is often overlooked as a traditional office market. Denton is home to Sally Beauty Supply, Peterbilt, and Jostens. The two universities and the rapidly growing distribution and manufacturing sectors significantly impact local employment. Denton is poised for solid growth in the long term as the path of progress in Dallas-Fort Worth continues to move north. Denton County has grown 50% since 2010, and the submarket is poised to benefit from demographic tailwinds bolstering demand for space.

Overview							Denton Office
12 Mo Deliveries in SF		12 Mo Net Absorption in SF		Vacancy Rate		Market Asking Rent Growth	
20.6K		99.8K		7.5%		1.6%	

KEY INDICATORS							
Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
4 & 5 Star	29,827	8.7%	\$29.60	24.0%	(2,289)	0	6,000
3 Star	3,475,855	7.7%	\$29.59	7.9%	21,476	0	0
1 & 2 Star	1,627,821	7.1%	\$24.95	7.8%	(5,752)	0	0
Submarket	5,133,503	7.5%	\$28.12	8.0%	13,435	0	6,000

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	-1.6% (YOY)	5.8%	8.1%	18.6%	2001 Q3	0.5%	1983 Q4
Net Absorption SF	99.8K	77,002	9,871	430,351	1999 Q4	(179,302)	2001 Q3
Deliveries SF	20.6K	89,794	15,031	450,351	1999 Q4	2,309	1995 Q1
Market Asking Rent Growth	1.6%	1.7%	2.2%	18.3%	1996 Q4	-19.9%	1988 Q2
Sales Volume	\$46.1M	\$4M	N/A	\$46M	2024 Q4	\$0	2000 Q3



DENTON COMMUNITY PROFILE



POPULATION

Denton has a population of 158,000
(Top 20 in the state).



MEDIAN AGE

Denton: 32.4 years
Texas: 35.6 years | USA: 39 years



CONSISTENT GROWTH

Average of 2.3% growth over the last decade, outpacing the state average of 1.4%.



FAST-PACED GROWTH

Grew by 8,000 from 2022-23 (13th largest population growth nationally).

DENTON WORKFORCE



\$72k Median Household Income



11% job increase in the past 5 years



52% Millennial and Gen Z, higher than the national average of 46%



Manufacturing, Transportation, and Warehousing industries employ 10,000 Dentonites (12% of the workforce)



Average Production Occupations Wages:

- Denton County: \$21.67
- Texas: \$22.35
- US: \$22.90



Stag Commercial Real Estate, LLC (“Stag Commercial”) is the exclusive listing agent of 2800. Shoreline Dr, Denton, Texas (the “Property”). The prospective Purchaser will be selected by the Seller in its sole discretion based on a variety of factors including, but not limited to:

OFFERING PRICE

ABSENCE OF CONTINGENCIES

DUE DILIGENCE & CLOSING TIME

FINANCIAL STRENGTH & TRACK RECORD

PROOF OF FUNDS FOR A FINANCED OR ALL-CASH TRANSACTION

EARNEST MONEY DEPOSIT(S) & TIMING TO BECOME NON-REFUNDABLE

CONFIRMATION OF FULL UNDERWRITING BASED ON MATERIALS PROVIDED






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