



SALE / LEASE

3516 E University Dr

3516 E UNIVERSITY DR

Denton, TX 76208

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LEASE RATE:	Call For Pricing
AVAILABLE SF:	2,100 SF
LOT SIZE:	24,959 SF
BUILDING SIZE:	2,100 SF

PROPERTY DESCRIPTION

This subject property used to be a used car lot. It has the grandfathered rights to continue to be one. Making it a great location at Mayhill & 380 for car lot sales.

LOCATION DESCRIPTION

Immersed in the vibrant community of Denton, the property at 3516 E University Dr, Denton, TX, 76208 offers investors a strategically located opportunity. Positioned amidst the University of North Texas and Texas Woman's University, the area provides access to a dynamic talent pool and valuable customers. Boasting convenient access to major highways and transportation centers, this location seamlessly connects businesses with the broader North Texas region. For investors seeking an ideal setting for an office or office building, the property presents an enticing combination of amenities and prime accessibility.

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	2,100 SF	LEASE RATE:	Call For Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1	Available	2,100 SF	NNN	Call For Pricing	-

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ADDITIONAL PHOTOS



KRIS SMITH

O: 940.381.2220

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NATHAN TUNE

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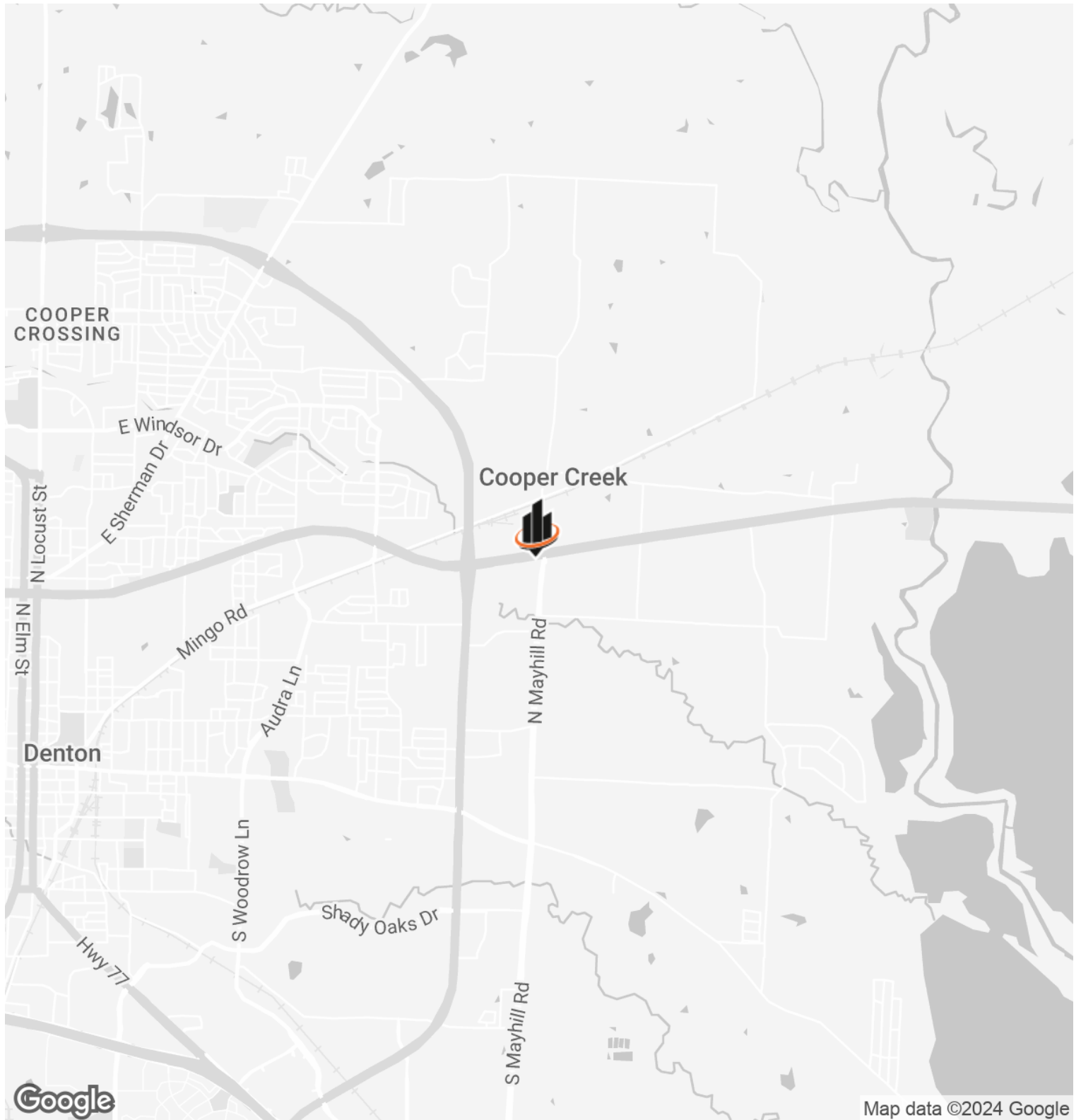
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LOCATION MAP

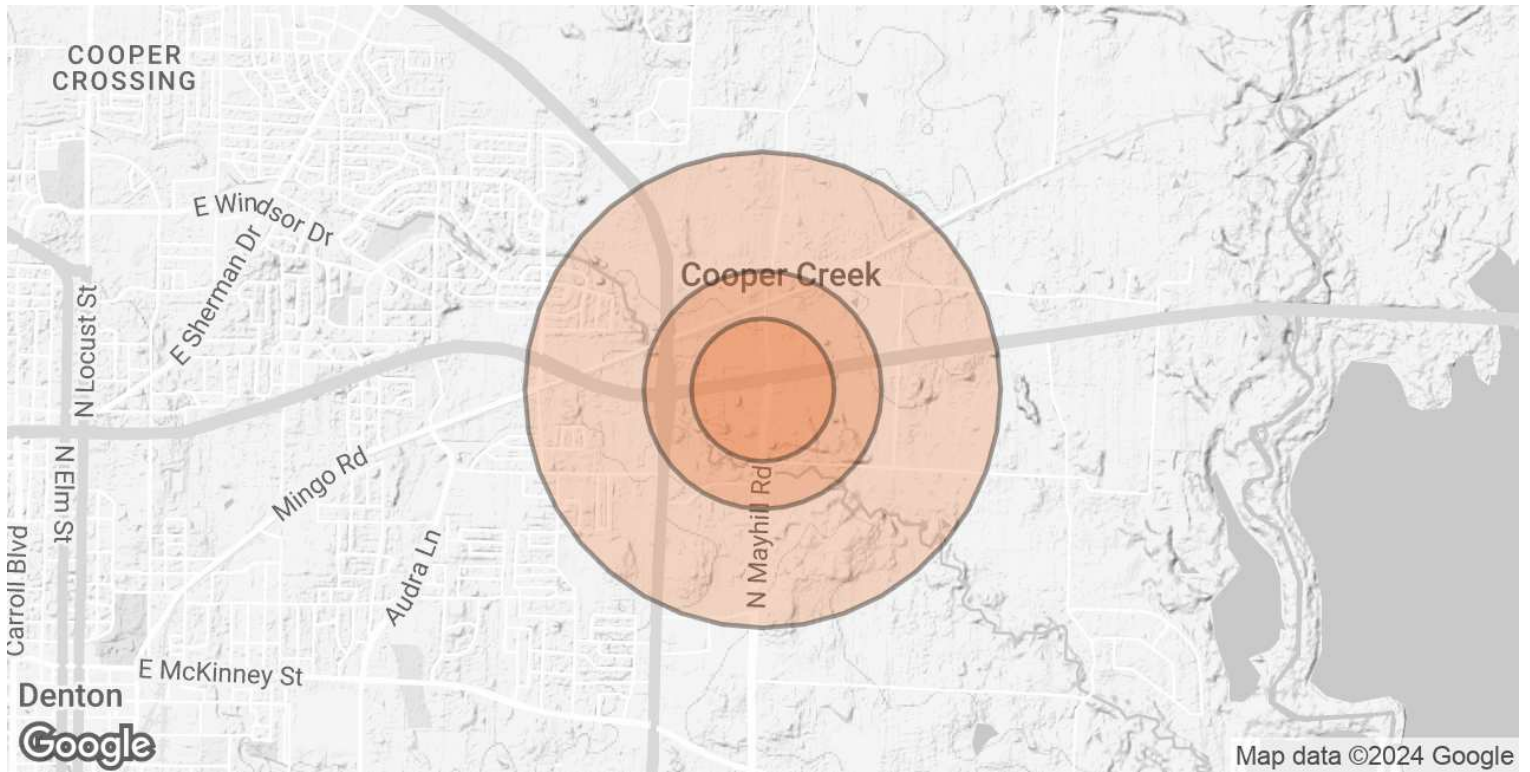


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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	81	392	3,058
AVERAGE AGE	39	37	37
AVERAGE AGE (MALE)	39	36	36
AVERAGE AGE (FEMALE)	40	37	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	29	140	1,099
# OF PERSONS PER HH	2.8	2.8	2.8
AVERAGE HH INCOME	\$94,318	\$77,404	\$101,498
AVERAGE HOUSE VALUE	\$304,020	\$282,241	\$304,884

Demographics data derived from AlphaMap

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