

FOR SALE:

PRIME OFFICE SPACE IN DENTON



12,567 SQFT. | DEDICATED PARKING
HIGH VISIBILITY & EXPOSURE



exp[®]
REALTY



PROPERTY SUMMARY

**525-535 SOUTH LOCUST STREET
DENTON, TEXAS 76201**

Class A Office Building blocks away from the Historic Downtown Denton Square.

PROPERTY FEATURES

- 1.30 Acres
- High Visibility
- 55+ Parking Spots
- Monument & Building Signage
- Open Porch on 2nd Floor
- 525 S Locust: +/- 10,000 sqft.
- 535 S Locust: +/- 2,500 sqft.
- 1/3 AC development opportunity

LOCATION OVERVIEW

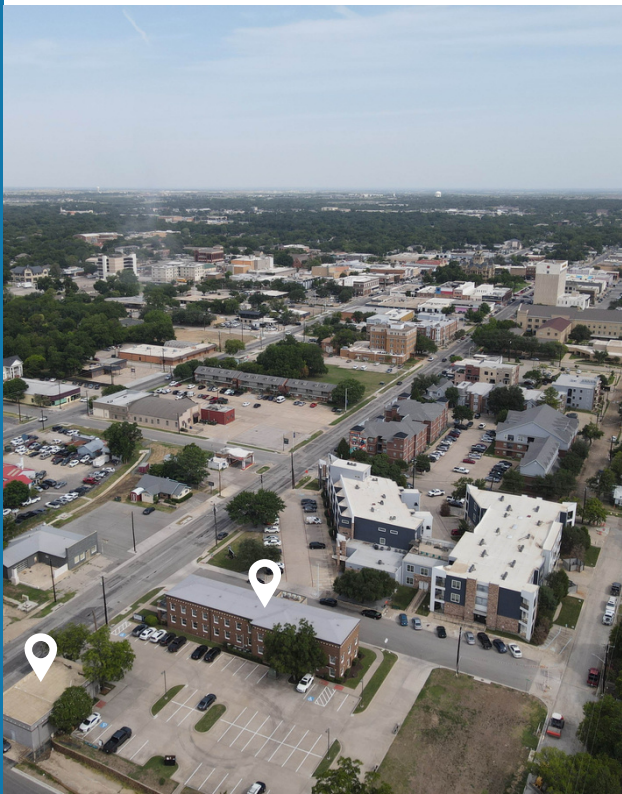
The Property is located in Denton, Texas; a place that continues to experience rapid economic growth. Denton County is ranked among the best nationwide. In 2023 Denton County placed 4th overall as an economic powerhouse. North Central Texas continues to prioritize workforce development and business needs.

OFFERING

Sale Price:	\$3,500,000
Building Size:	12,567 sqft
Price / SF:	\$278.50
Year Built:	1925



PHOTOS



CONTACT

ASHTON YOUNG | 940-312-2170

ASHTON@AYREALTYGROUP.COM

