

SALE

706-804 S Locust St

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Denton, TX 76201



PRESENTED BY:

GREG JOHNSON

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,300,000
NUMBER OF BUILDINGS:	6
LOT SIZE:	+/- 1.35 Acres
TOTAL SF OF BUILDINGS:	+/- 12,699 SF

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PROPERTY HIGHLIGHTS

- In the heart of Denton’s downtown corridor.
- Prime location for redevelopment or adaptive reuse

DENTON CITY INFO



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LOCATION DESCRIPTION

Explore the lively atmosphere of Denton, TX, where the energy of a college town meets the charm of a historic downtown. In the heart of Denton, the Historic Downtown Denton Square is the hub of eclectic shops, boutiques, local eateries, and entertainment venues that draw individuals and families from all over. The unique mix of businesses and popular attractions remains a vital part of the city.

LOCATION DETAILS

COUNTY	Denton
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LOCATION BENEFITS

- Denton is one of the fastest-growing cities in Texas, with strong population and business expansion trends.
- This strategic North Texas city is positioned at the intersection of I-35, offering easy access to the DFW Metroplex, major highways, and regional markets.
- Home to two state universities, the University of North Texas and Texas Woman's University, bringing a dynamic workforce, talent pool, and built-in customer base.
- Denton is known for its lively music scene and frequent community events, driving local engagement and out-of-town visitors year-round.
- Downtown Denton features pedestrian-friendly streets, public transportation options, and proximity to the A-train commuter rail.

AERIAL PHOTOS



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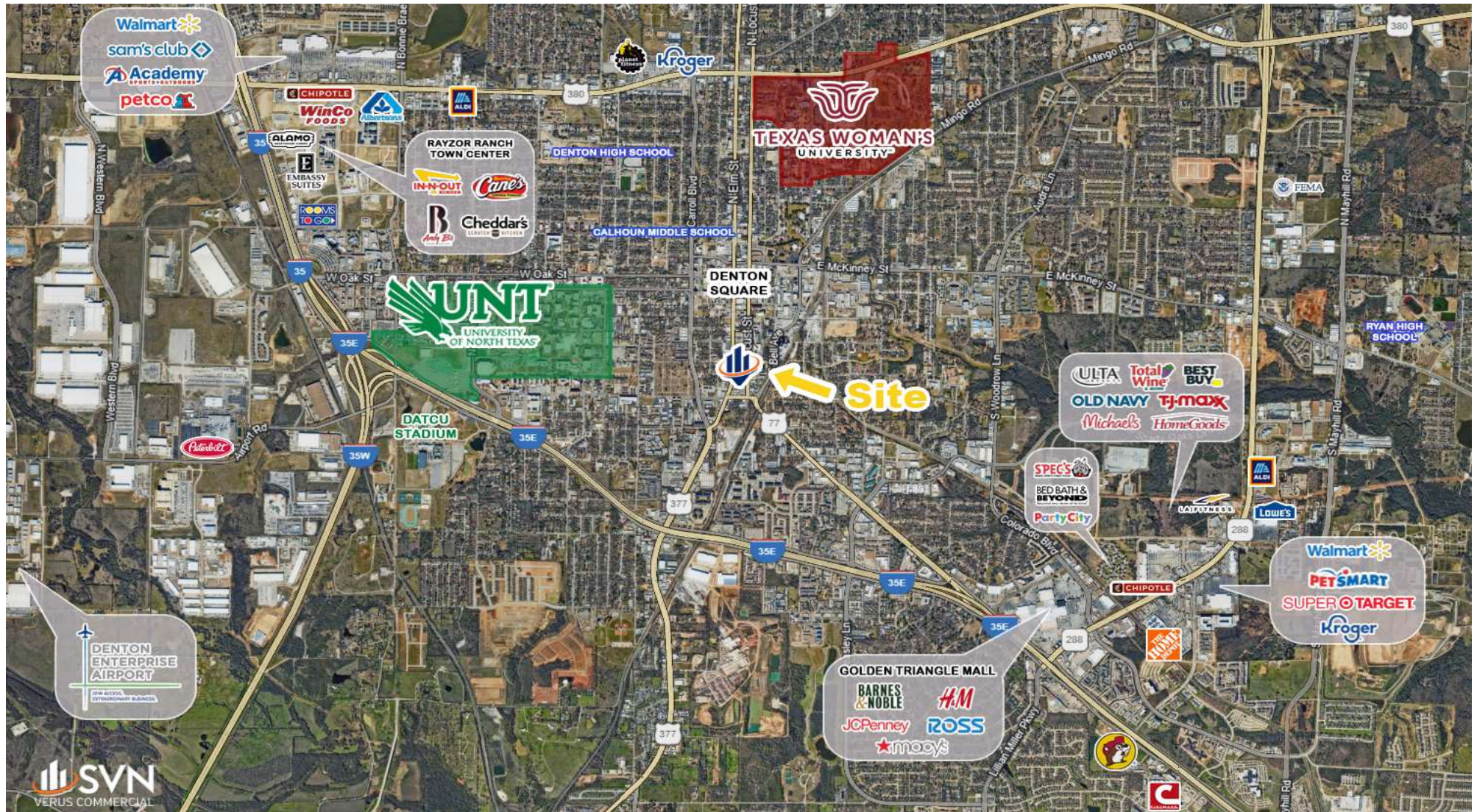
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LOCATION MAP



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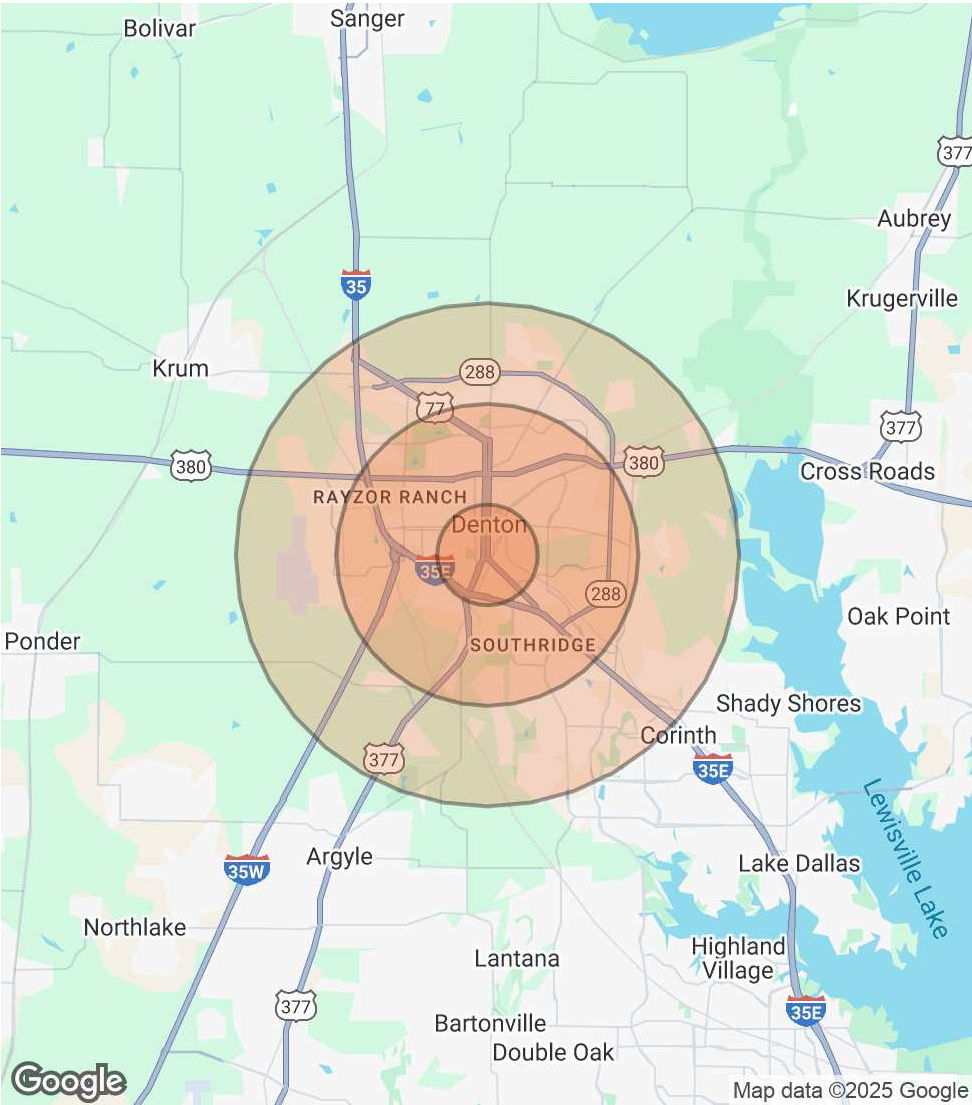
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	20,223	94,172	153,674
AVERAGE AGE	29	34	36
AVERAGE AGE (MALE)	29	34	35
AVERAGE AGE (FEMALE)	29	35	36
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	9,076	38,922	59,056
# OF PERSONS PER HH	2.2	2.4	2.6
AVERAGE HH INCOME	\$52,050	\$76,124	\$94,963
AVERAGE HOUSE VALUE	\$327,337	\$367,167	\$360,832

Demographics data derived from AlphaMap



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LISTING CONTACTS



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