



108 N. Locust Street  
Denton, Texas 76201

FOR SALE  
**0.21 Acres**

**NAI** Robert Lynn / Retail



# FEATURES + MAP + DEMOGRAPHICS



**Located on Denton's Historic Downtown Square Across from Courthouse**



**Last Remaining Lot on the Square!**



**75' of Frontage and 120' Deep**



**Utilities Available to Site**



**Easy Access to**

- **UNT** UNIVERSITY OF NORTH TEXAS 44,532 Students
- **TWU** TEXAS WOMAN'S UNIVERSITY 16,338 Students



**Great Visibility & High Foot Traffic**



**Sale Price: Contact Broker**



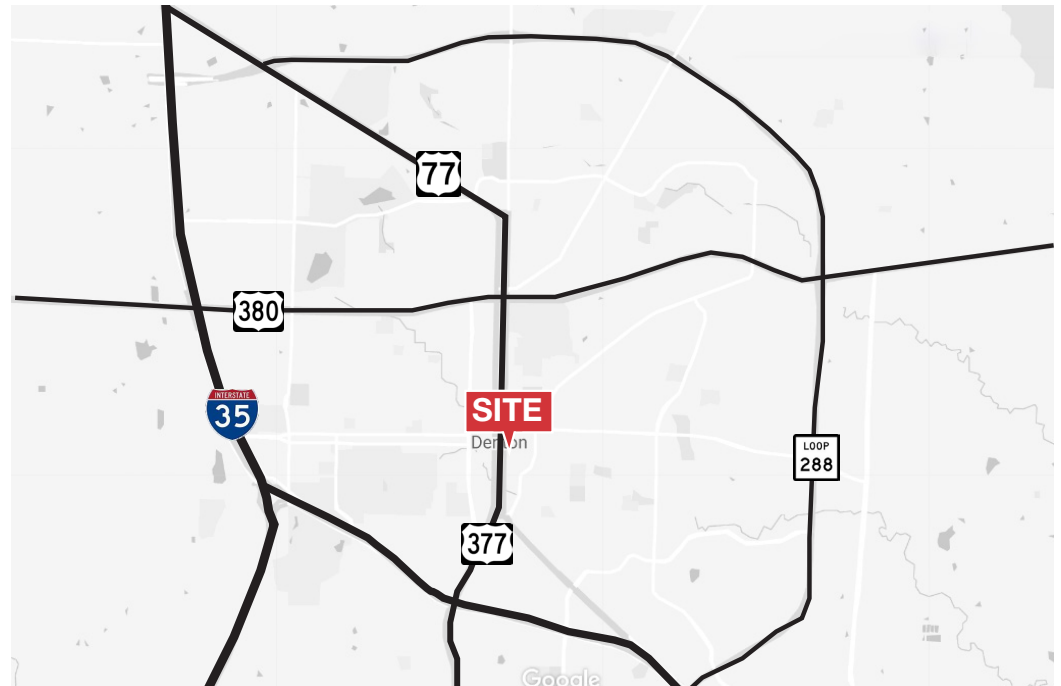
**Traffic:**

N LOCUST STREET

**10,446 VPD**

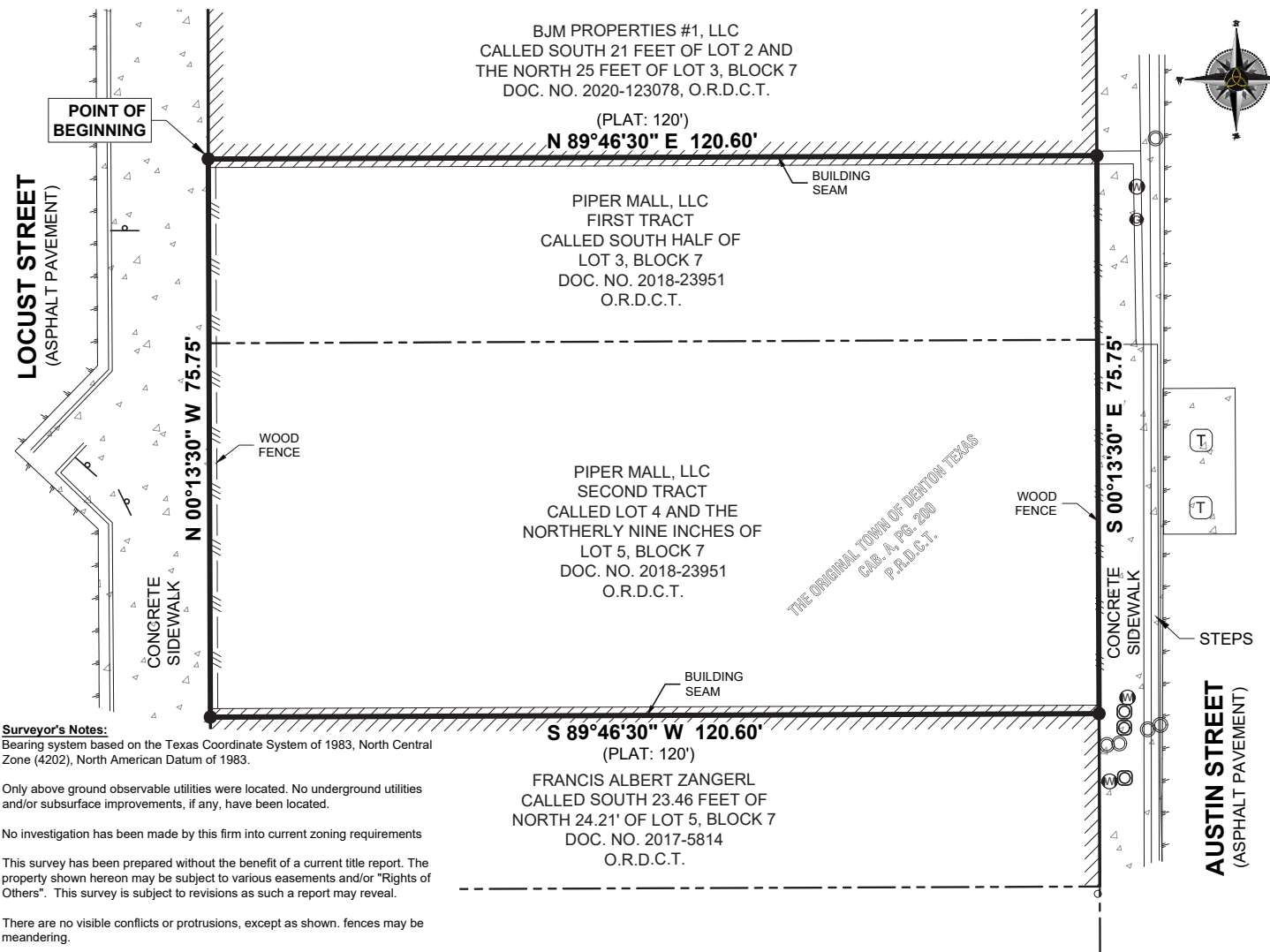
N ELM STREET

**14,397 VPD**



	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	20,891	102,496	143,808
TOTAL HOUSEHOLDS	8,405	39,015	52,613
AVERAGE HOUSEHOLD SIZE	2.1	2.3	2.5
AVERAGE HOUSEHOLD INCOME	\$49,059	\$66,880	\$79,192

Source: CoStar 2022



**Surveyor's Notes:**  
Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

Only above ground observable utilities were located. No underground utilities and/or subsurface improvements, if any, have been located.

No investigation has been made by this firm into current zoning requirements

This survey has been prepared without the benefit of a current title report. The property shown hereon may be subject to various easements and/or "Rights of Others". This survey is subject to revisions as such a report may reveal.

There are no visible conflicts or protrusions, except as shown. fences may be meandering.

	BOUNDARY LINE		CABLE TV BOX		ELECTRIC METER		CALC POINT
	EASEMENT LINE		MAIL BOX		FIRE HYDRANT		U.E. UTILITY EASEMENT
	BUILDING LINE		SANITARY SEWER CLEAN OUT		WATER METER		B.L. BUILDING SETBACK LINE
	WOOD FENCE		SANITARY SEWER MANHOLE		IRRIGATION VALVE		CIRS 5/8" IRON ROD W/ "6854" CAP SET
	CONCRETE PAVEMENT		GAS SIGN		SIGN		IRF IRON ROD FOUND
	STONE WALL		GAS METER		A/C UNIT		XF "X" CUT IN CONCRETE FOUND
	BUILDING / HOUSE		TELEPHONE BOX		MONUMENT SET		P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
	COVERED AREA / OVERHANG		ELECTRIC BOX		MONUMENT FOUND		













**AGENT**

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THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

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**FOR SALE 0.21 Acres**





# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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