



PROPOSAL

225 W Mulberry St

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Denton, TX 76201

PRESENTED BY:

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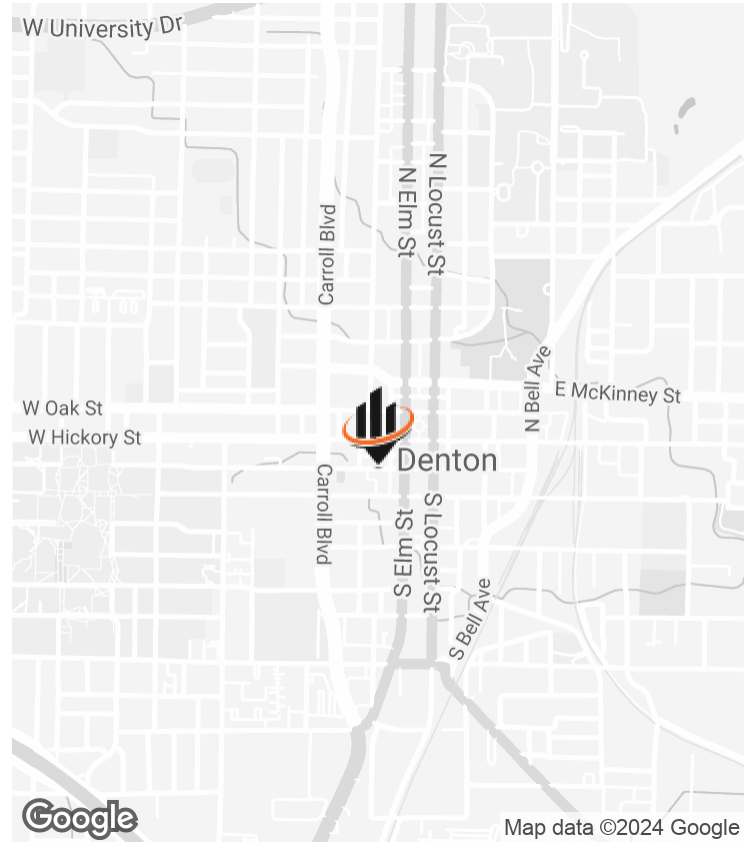
BRAD TYNDALL

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PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|-------------|
| SALE PRICE: | \$3,390,676 |
| BUILDING SIZE: | 12,382 SF |
| PRICE / SF: | \$273.84 |
| CAP RATE: | 7.25% |
| NOI: | \$245,824 |
| YEAR BUILT: | 1960 |

PROPERTY OVERVIEW

The Subject Property is a Single Tenant NNN Leased property located in Downtown Denton, TX with dedicated parking. The Tenant is a Joint Venture established in 2017 to clinically integrate existing agencies from Baylor Scott & White and AccentCare to extend Baylor Scott & White's ability to provide in-home care for patients. The existing Lease runs through March of 2027 and includes 2% annual increases. Tenant has an additional option to renew for five years.

LOCATION OVERVIEW

The Property is located in booming Denton, TX just one block from the Historic Downtown Square. Denton has been consistently rated as one of the countries Boomtowns by SmartAsset with annual GDP and Business growth in the top 10 for 2022. The property benefits from its excellent strategic location as well as its dedicated parking lot, a rarity in the Downtown corridor.

ADDITIONAL PHOTOS



LOCATION MAP

