

VERUS

COMMERCIAL

FOR SALE

Denton, TX 76201

225 W MULBERRY ST

GREG JOHNSON

Last Guy To Get Paid
940.381.2220
gjohnson@v-re.com

BRAD TYNDALL

Senior VP, Investments And Leasing
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OFFERING PRICE
\$3,197,857



CAP RATE
7.5%

NOI: \$239,839

Year Built: 1960

Building Gross: 12,382 SF

Lease Type: NNN



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INFORMATION ABOUT BROKERAGE SERVICES LINK
<https://www.trec.texas.gov/forms/information-about-brokerage-services>

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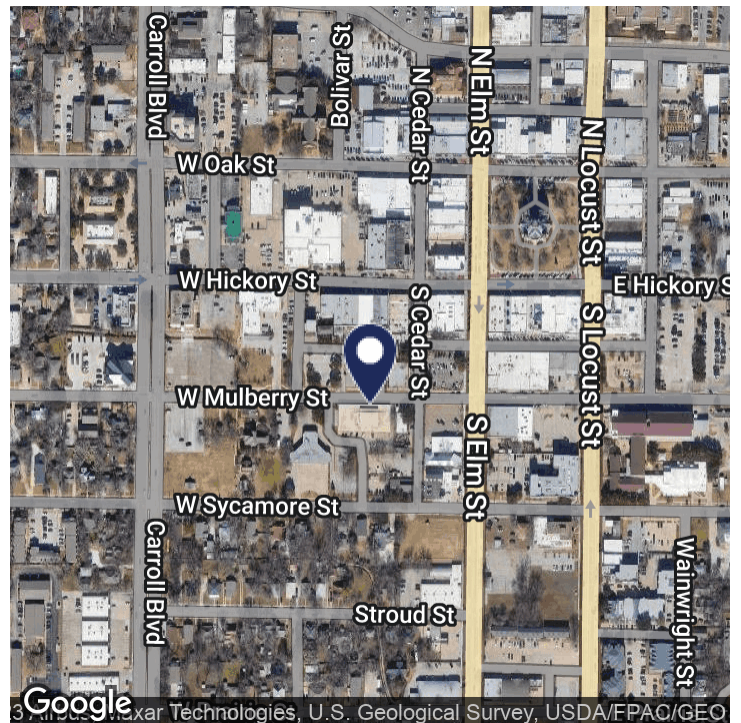


PROPERTY DESCRIPTION

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 DESCRIPTION

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.



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LOCATION INFORMATION

Street Address	225 W Mulberry St
City, State, Zip	Denton, TX 76201
County/Township	Denton

BUILDING INFORMATION

Building Size	12,382 SF
NOI	\$239,839
Cap Rate	7.5%
Price / SF	\$258.27
Year Built	1960
Building Class	A
Number Of Floors	1
Free Standing	Yes

PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building

PARKING & TRANSPORTATION

Dedicated Parking	Yes
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accentCare.

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