

FOR LEASE

FIRST STATE BANK

400 W OAK ST, DENTON, TX 76201

VERUS
COMMERCIAL



PROPERTY DESCRIPTION

Class A Office space within a walkable distance of the downtown square.

Located on the corner of West Oak and Carroll.

PROPERTY HIGHLIGHTS

- Class A Office Space
- Ample Parking
- Walking distance from Downtown

OFFERING SUMMARY

| | |
|----------------|---|
| Lease Rate: | \$500.00 - \$1,500.00 per month (Full Service; NNN) |
| Available SF: | 123 - 2,319 SF |
| Lot Size: | |
| Building Size: | 31,398 SF |

| DEMOGRAPHICS | 1 MILE | 2 MILES | 3 MILES |
|-------------------|----------|----------|----------|
| Total Households | 5,214 | 15,153 | 26,376 |
| Total Population | 13,885 | 43,710 | 72,329 |
| Average HH Income | \$34,699 | \$41,590 | \$50,444 |

GREG JOHNSON

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

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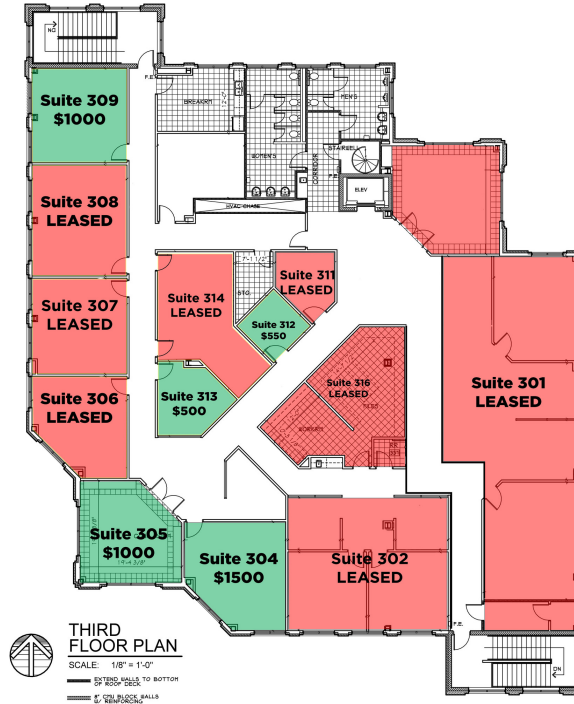


LEASE TYPE | Full Service; NNN

TOTAL SPACE | 123 - 2,319 SF

LEASE TERM | Negotiable

LEASE RATE | \$500.00 - \$1,500.00 per month



| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|---------|-----------|-----------|--------------|-------------------|-------------|
| Ste 312 | Available | 123 SF | Full Service | \$550 per month | - |
| Ste 313 | Available | 221 SF | Full Service | \$500 per month | - |
| Ste 309 | Available | 413 SF | Full Service | \$1,000 per month | - |
| Ste 304 | Available | 525 SF | Full Service | \$1,500 per month | - |
| Ste 205 | Available | 2,319 SF | NNN | \$18.00 SF/yr | - |
| Ste 305 | Available | 400 SF | Full Service | \$1,000 per month | - |

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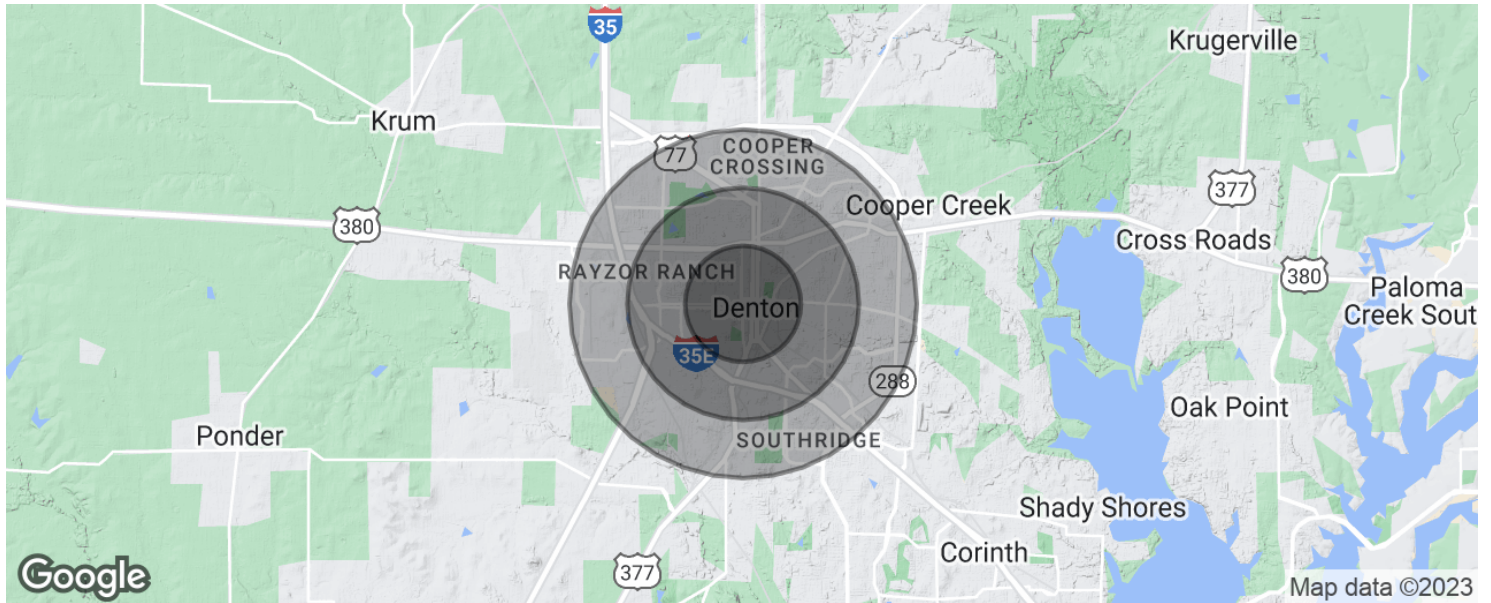
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POPULATION

| | 1 MILE | 2 MILES | 3 MILES |
|---------------------|--------|---------|---------|
| Total population | 13,885 | 43,710 | 72,329 |
| Median age | 23.8 | 26.2 | 28.8 |
| Median age (Male) | 24.8 | 26.5 | 28.6 |
| Median age (Female) | 23.8 | 26.9 | 29.9 |

HOUSEHOLDS & INCOME

| | 1 MILE | 2 MILES | 3 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 5,214 | 15,153 | 26,376 |
| # of persons per HH | 2.7 | 2.9 | 2.7 |
| Average HH income | \$34,699 | \$41,590 | \$50,444 |
| Average house value | \$107,162 | \$125,462 | \$135,052 |

* Demographic data derived from 2020 ACS - US Census

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LOCATION INFORMATION

| | |
|------------------|------------------|
| Building Name | First State Bank |
| Street Address | 400 W Oak St |
| City, State, Zip | Denton, TX 76201 |
| County/Township | Denton |
| Market | Downtown |

PROPERTY DETAILS

| | |
|------------------|-----------------|
| Property Type | Office |
| Property Subtype | Office Building |
| Zoning | MD |
| Corner Property | Yes |

BUILDING INFORMATION

| | |
|----------------|---------------------------------|
| Building Size | 31,398 SF |
| Price / SF | \$500.00 - \$1,500.00 per month |
| Building Class | A |
| Load Factor | Yes |
| Free Standing | Yes |

PARKING & TRANSPORTATION

| | |
|----------------|-----|
| Street Parking | Yes |
|----------------|-----|

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