

SCOTT BROWN COMMERCIAL

SALES / LEASING / INVESTMENT / ASSET MANAGEMENT
1400 Dallas Dr, Denton, TX 76205 / (940)320-1200 / (940)320-1201 Fax

PROPERTY SUMMARY

PROPERTY:	North I-35 Retail / Office
LOCATION:	100 N I-35 E, Denton, TX 76205 I-35 Frontage Rd & Meadow
ZONING:	Downtown Commercial - General
POTENTIAL USE:	Commercial / Retail / Office / Restaurant
SIZE:	Total – 4,837 SF Main Building +/- 2,160 SF Secondary Building +/- 2,052 SF Small Office +/- 625 SF
AVAILABLE:	Suite 201 - +/- 1,030 RSF
LAND:	+/- 0.49 Ac
UTILITIES:	Tenants Expense – All existing to the site
SIGNAGE:	Façade Signage available per city ordinances.
PRICE:	\$1,090,000.00
PARKING:	Ample Parking for all three buildings
TERMS:	Cash at Closing
COMMENTS:	Take advantage of a rare opportunity. Three (3) free standing buildings with I-35 frontage. Located between Teasley Lane and Fort Worth Drive (Hwy 377) makes this a Prime Location with Easy Access to all points in Denton. Several retailers, restaurants, and multifamily sites nearby. High car traffic / High visibility / High Demand.
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