



FOR SALE

815 N Locust | Denton, TX 76201

Size:

+/- 3,712 SF — Main House

+/- 588 SF — Apartment

Traffic:

High Traffic & High Visibility

Price:

\$549,000.00 \$128.00 / SF

Potential Uses:

Commercial / Retail — Office — Hotel —
Bed & Breakfast

Established Bed & Breakfast blocks from Historic Downtown Denton. Originally built in 1912 and is a Historical Landmark. Numerous updates throughout the property including new roof. Ideal for any Bed & Breakfast / Hotel operator or professional office/retail or live/work conversion. Great opportunity in growing area, this won't last long.

SCOTT 
BROWN
COMMERCIAL

John Withers, CCIM

940-320-1200

john@sbpcommercial.com

FOR SALE

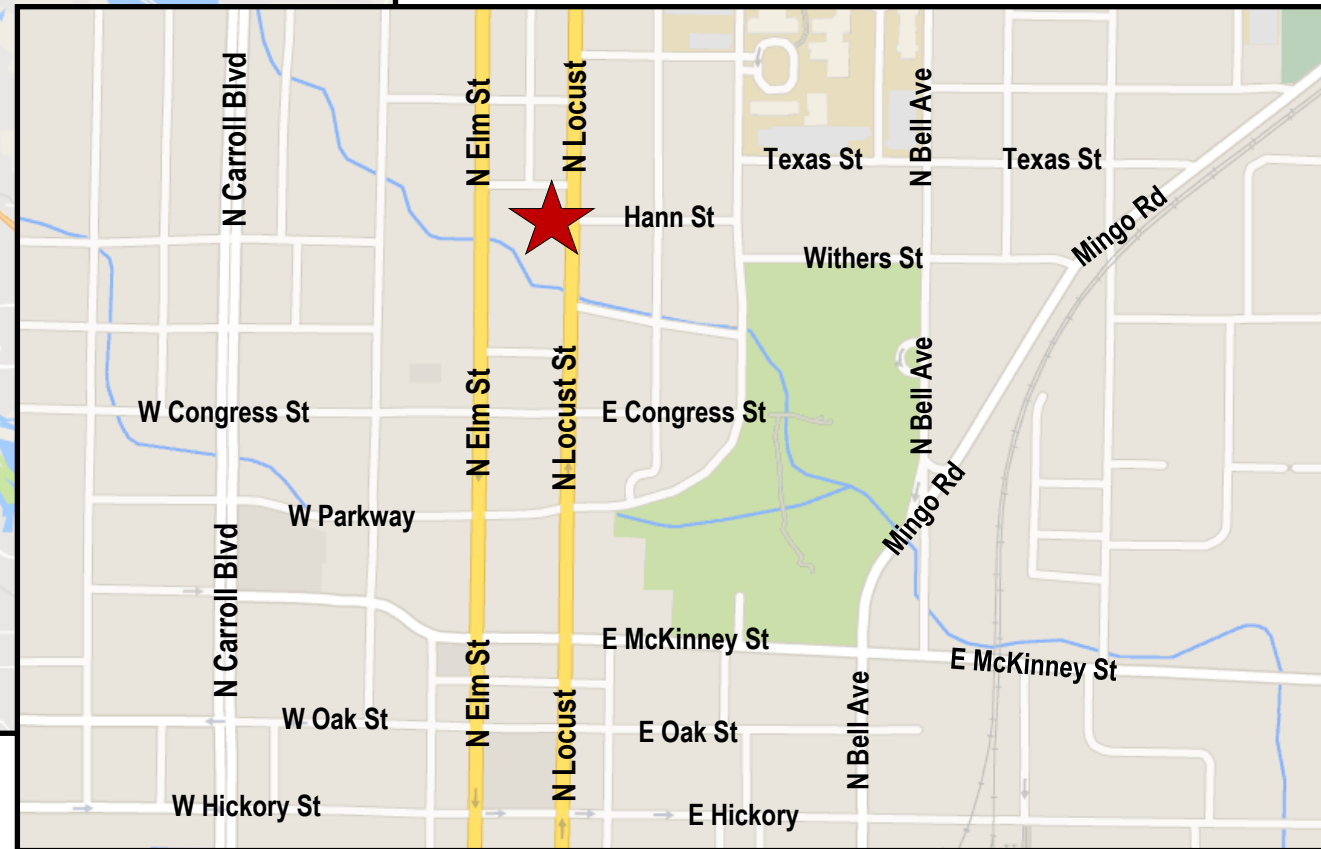
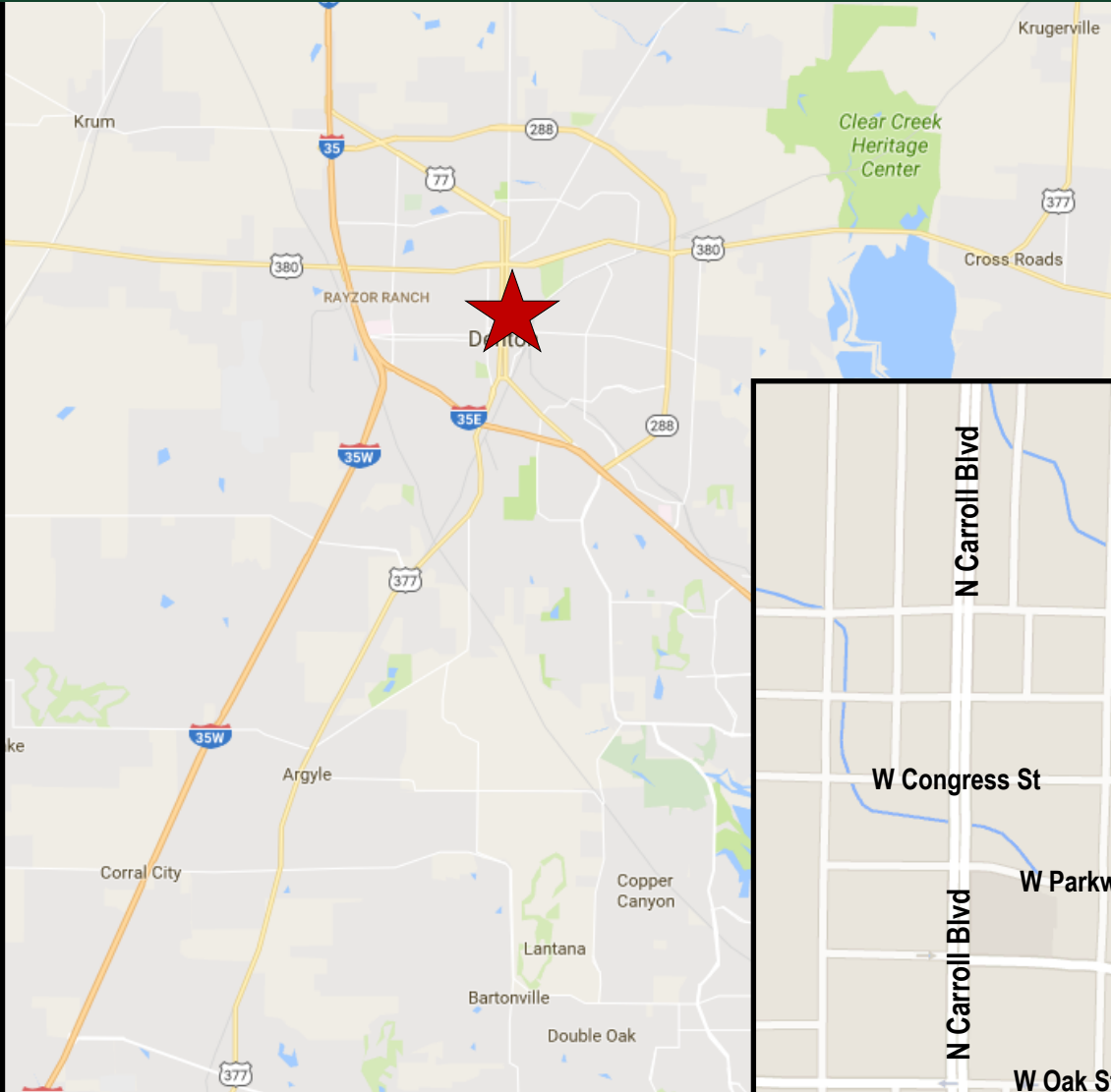
815 N Locust St | Denton, TX 76201

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High Visibility on North Elm Street—a major inbound artery to Downtown Denton. Great opportunity in a growing area.



SCOTT BROWN COMMERCIAL

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

PROPERTY SUMMARY

PROPERTY:	815 N Locust – Locust Street Inn		
TYPE/ZONING:	Commercial / Retail – Office – Hotel – Bed & Breakfast		
LOCATION:	815 N Locust St., Denton, TX 76201 - Just N of Historic Downtown Square		
CONFIGURATION:	Current – 1 st floor three large open rooms, restroom and large kitchen area – approx 1,856 SF. 2 nd Floor – Five (5) large rooms/bedrooms all have restrooms within or attached to the bedrooms approx 1,856 SF. Exterior Apartment - approx 588 SF – Large open area, large private restroom.		
SIGNAGE:	Available per City Approval		
SIZE:	Total 4,300 SF	3,712 SF – Main House	588 SF - Apartment
AVAILABLE:	Immediately		
LAND:	0.26 AC		
FRONTAGE/ ACCESS:	Elm St.		
VISIBILITY:	High visibility –Elm is major inbound artery to downtown Denton.		
UTILITIES:	All existing to the property		
TAXES:	Tax Parcel ID R163052 2016: \$6,851.00		
SIGNAGE:	Tenant may take over existing signage out front		
PRICE:	\$549,000.00	\$128.00 / SF	
TERMS:	Cash at Closing		
LISTED:	Loop Net, Xceligent, CoStar, Denton Sites, Many websites		
COMMENTS:	Established Bed & Breakfast blocks from Historic Downtown Denton. Originally built in 1912 and is a Historical Landmark. Numerous updates through out the property including new roof. Ideal for any Bed & Breakfast / Hotel operator or professional office/retail or live/work conversion. Great opportunity in growing area, this wont last long.		
CONTACT:	John Withers, CCIM	940-320-1200	john@sbpcommercial.com

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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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate’s Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date