

# SCOTT BROWN COMMERCIAL

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

## PROPERTY SUMMARY

**PROPERTY:**

### Locust Professional Building

**TYPE/ZONING:**

Commercial / Retail – Office – Hotel – Bed & Breakfast

**LOCATION:**

1513 N Locust St., Denton, TX 76201 - Just N of Historic Downtown Square

**CONFIGURATION:**

Current – 1<sup>st</sup> floor two large open rooms, restroom and large kitchen area – approx 1,553 SF. 2<sup>nd</sup> Floor – Four (4) large rooms/bedrooms all have restrooms within or attached to the bedrooms approx 1,276 SF.

Exterior House/Apartment - approx 540 SF – Large open area, large private restroom.

**SIGNAGE:**

Available per City Approval

**SIZE:**

Total 3,369 SF                      2,829 SF – Main House      540 SF - Apartment

**AVAILABLE:**

Immediately

**LAND:**

0.26 AC

**FRONTAGE/ ACCESS:**

Locust St.

**VISIBILITY:**

High visibility – Locust is major inbound artery to downtown Denton.

**UTILITIES:**

All existing to the property

**TAXES:**

Tax Parcel ID R26484  
**2015:** \$6,921

**SIGNAGE:**

Tenant may take over existing signage out front

**PRICE:**

\$525,000.00                      \$155.00 / SF

**TERMS:**

Cash at Closing

**LISTED:**

Loop Net, Xceligent, CoStar, Denton Sites, Many websites

**COMMENTS:**

Former Bed & Breakfast blocks from Historic Downtown Denton. Originally built in 1926 this is the ideal property to relocate your office. Numerous updates through out the property in the past 5 years. Great opportunity in growing area, this wont last long.

**CONTACT:**

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