



FOR SALE

1513 N Locust | Denton, TX 76201

USES:

Retail / Office / Hotel / Bed & Breakfast

SIZE:

Main House: +/- 2,829sf

Apartment: +/- 540sf

PRICE:

\$525,000.00

\$155.00 / sf

AGE:

Originally built in 1926

Former Bed & Breakfast blocks from Historic Downtown Denton. Originally built in 1926, this is the ideal property to relocate your office. Numerous updates throughout the property in the past 5 years. Great opportunity in a growing area — this won't last long.

SCOTT 
BROWN
COMMERCIAL

John Withers, CCIM

940-320-1200

john@sbpcommercial.com

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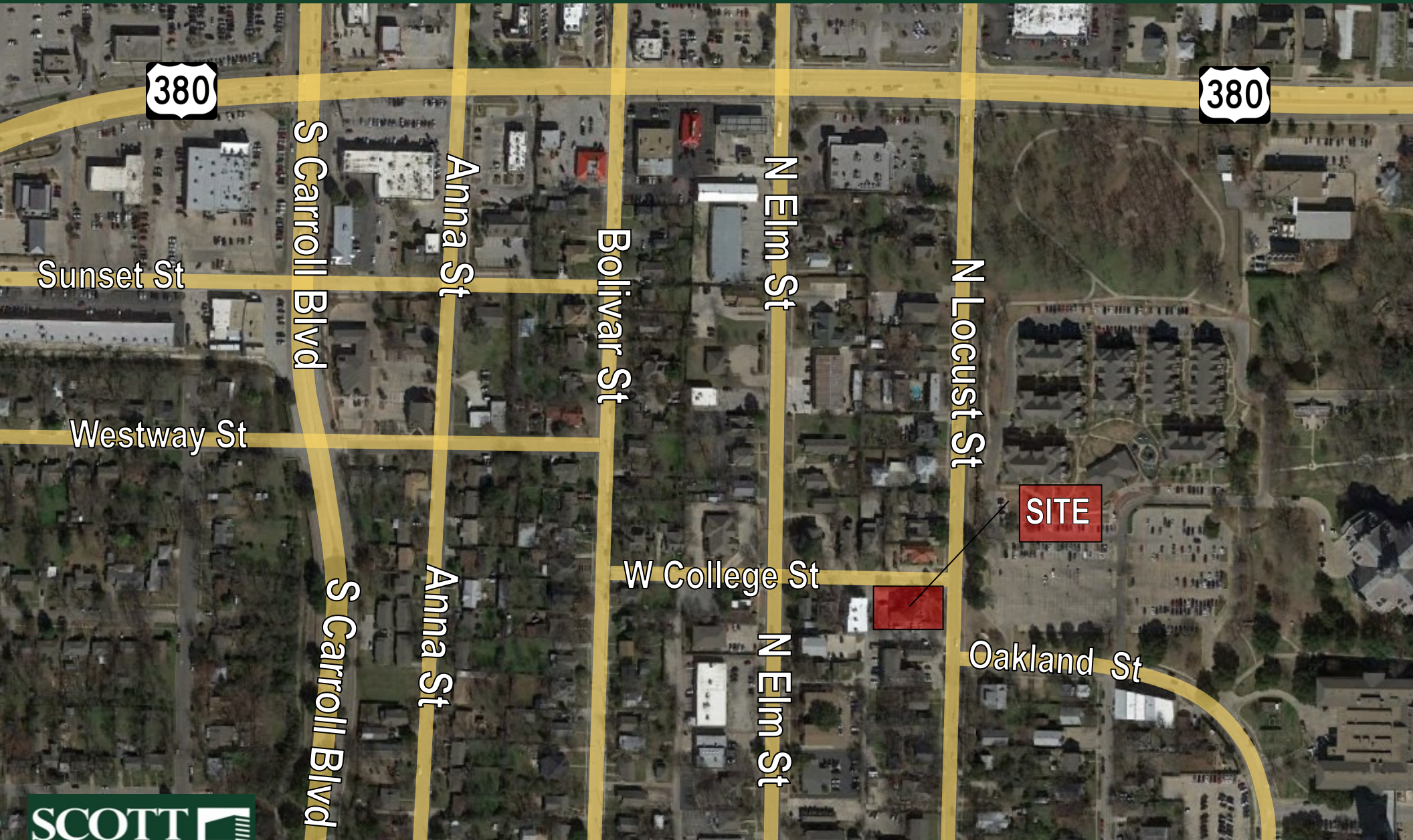
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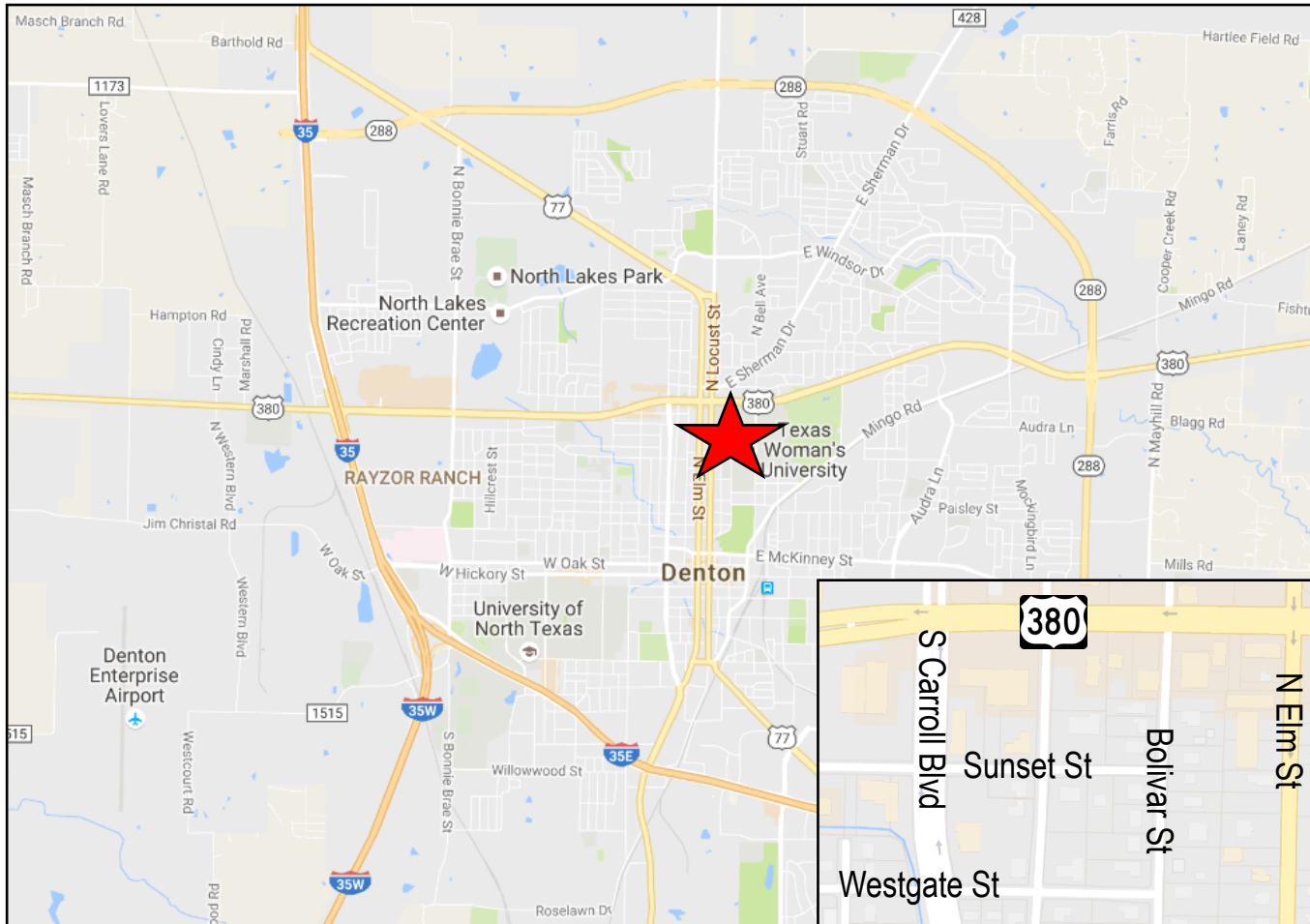
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Just North of the Historic Downtown Denton Square on a High Traffic / High Visibility One-Way Street. Great Opportunity in a Growing Area.



SCOTT BROWN COMMERCIAL

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

PROPERTY SUMMARY

PROPERTY:

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 – 1st floor two large open rooms, restroom and large kitchen area – approx 1,553 SF. 2nd 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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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