



PROPERTY NAME



615 Dallas Drive

FOR LEASE

615 Dallas Dr
Denton, Tx 76201

PREPARED FOR:

PREPARED BY:

VERUS Advisors
Coldwell Banker Commercial

Colby Walding
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319 W Oak St Denton, TX 76201

PROPERTY NAME

615 Dallas Dr.

THE PROPERTY

615 Dallas Drive
Denton, TX 76201

PROPERTY SPECIFICATIONS

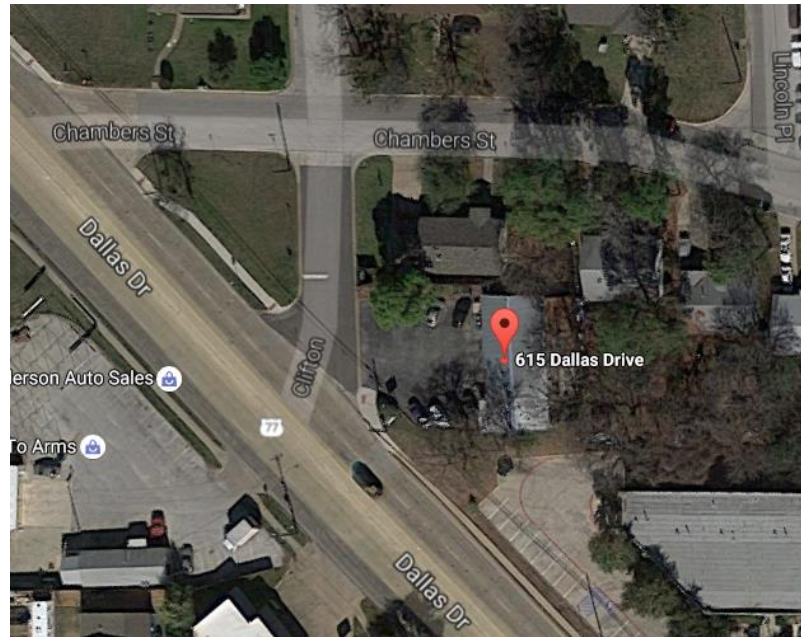
Property Type:	Office
Class:	C
Building Size:	2,400 SF
Land:	14,810.40 SF
Number of Stories:	1
Year Built/Renovated:	1970 / 2013
Typical Floor Size:	N/A
FAR	16%

PROPERTY SPECIFICATIONS

Cross Street:	Clifton
Located:	NE Corner
Zoning:	EC-I
Land:	Denton
Submarket:	Denton
County	Denton

PRICE

Lease Price:	\$2,800 + NNN
Price/SF	\$14 + NNN

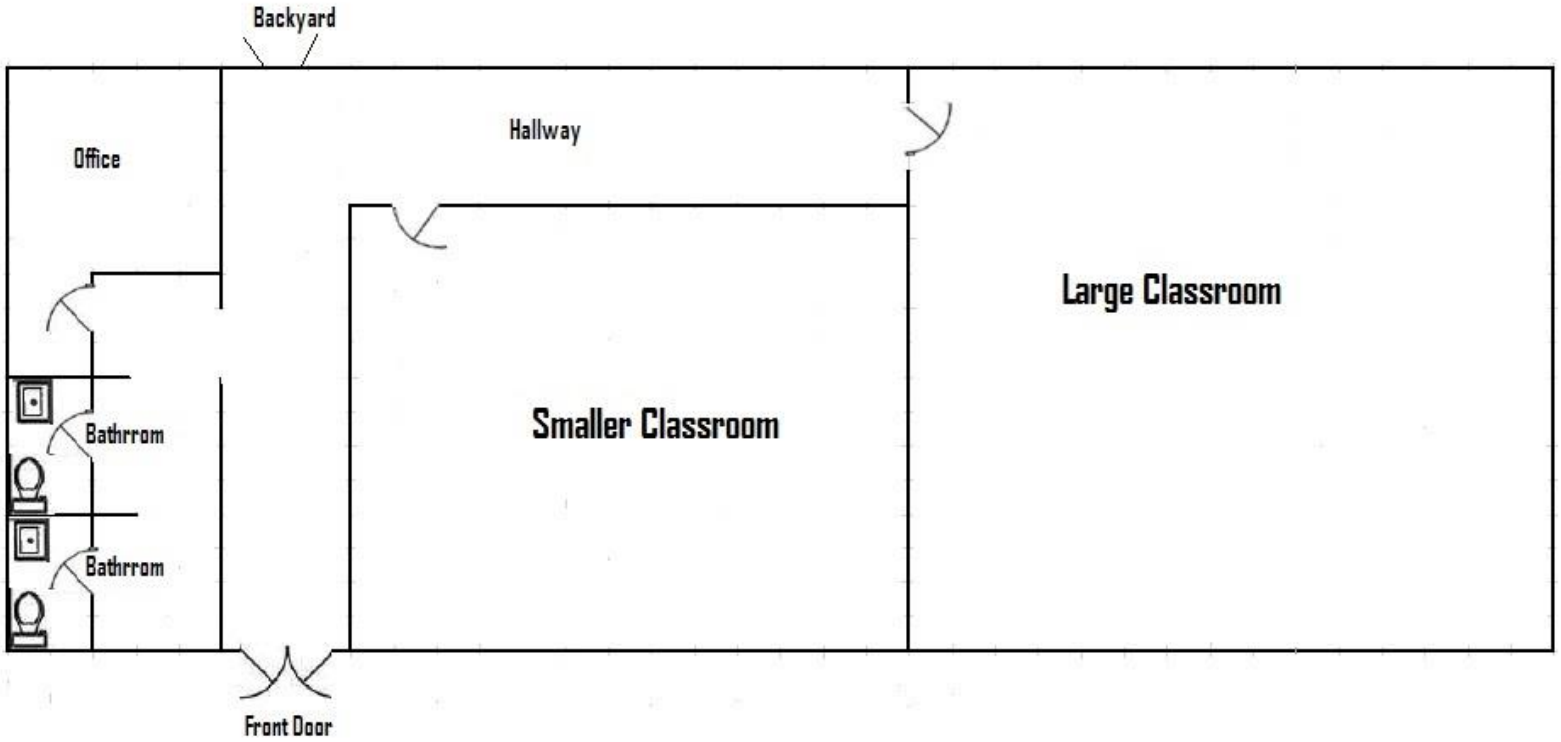


LEASE INFORMATION

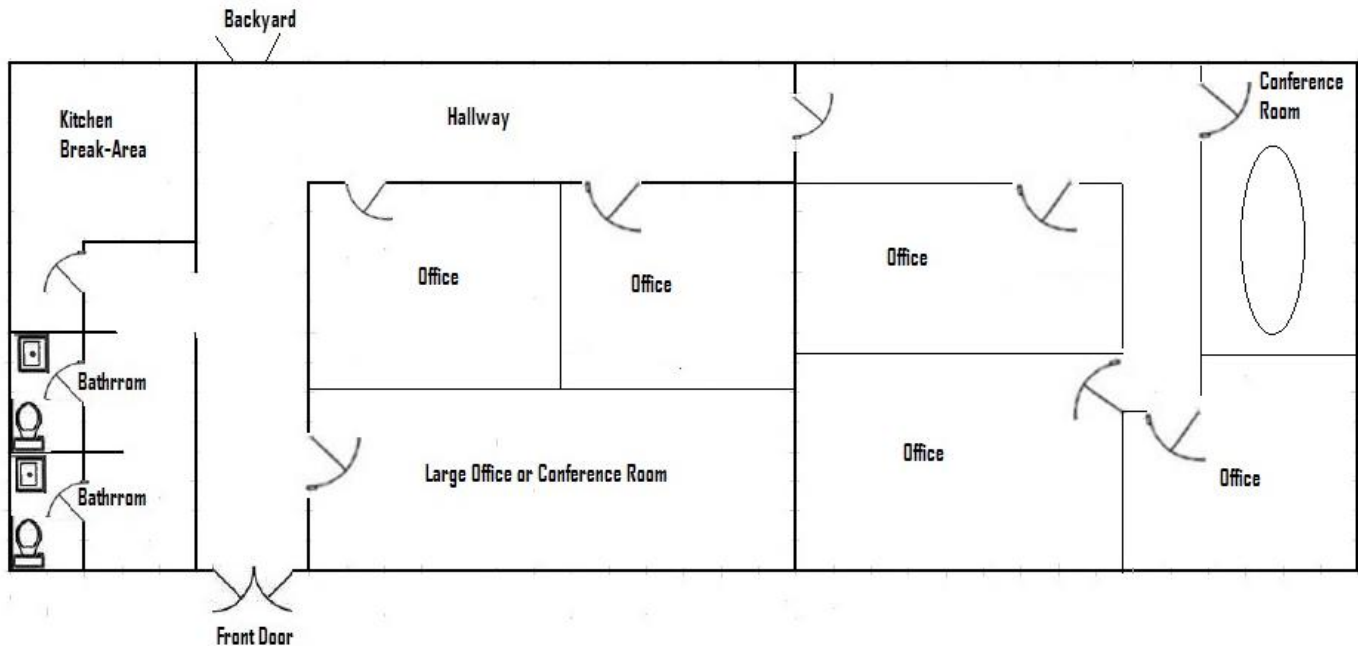
Tenancy:	N/A
Percent Leased:	N/A
Space Available:	2,400 SF available now
Annual Rent:	\$14/SF/NNN

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Existing Floor Plan



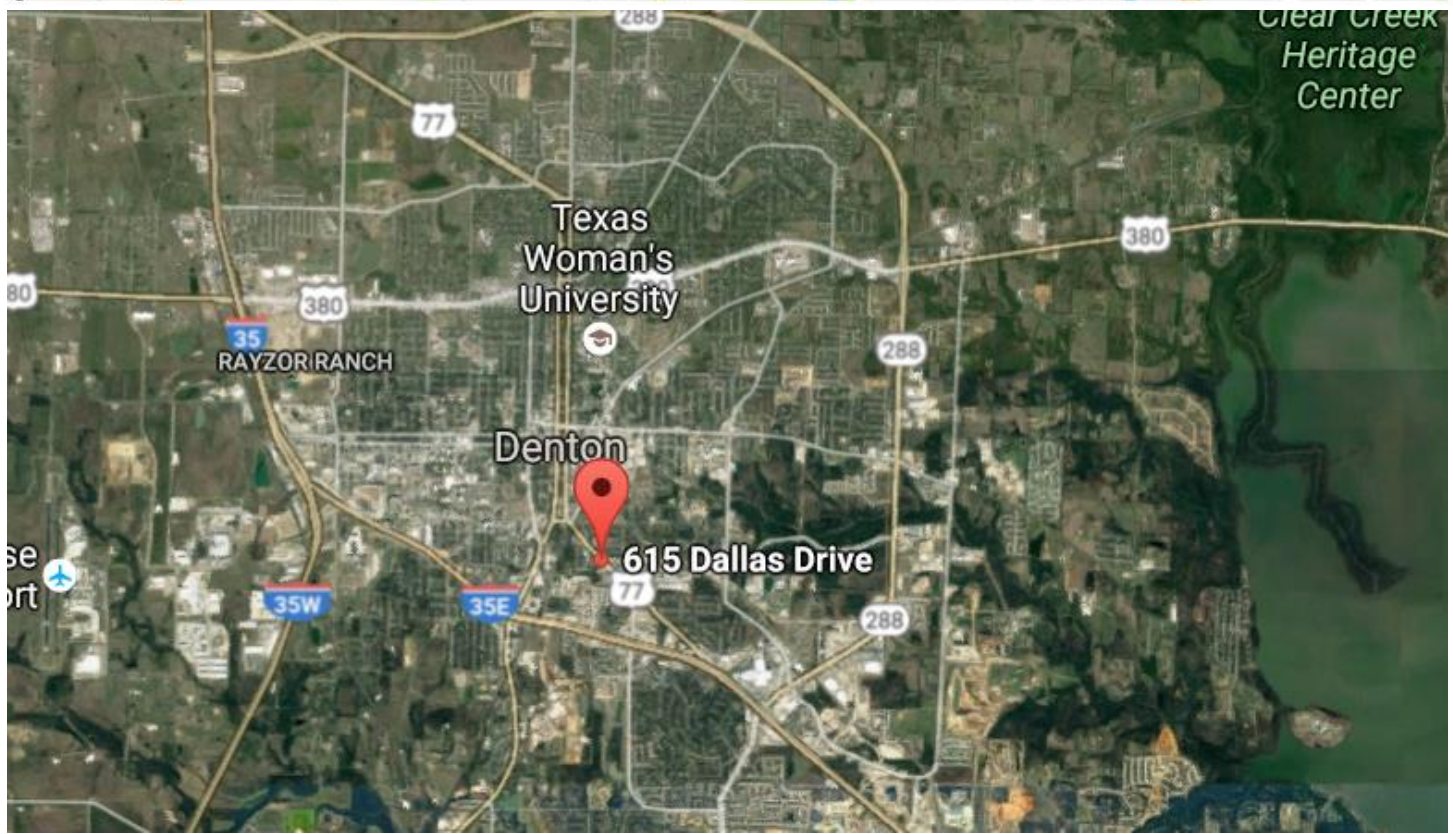
Possible New Floor Plan with Multiple Offices





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MAPS & AERIALS



PROPERTY NAME

615 Dallas Drive

1 MILE

3 MILE

5 MILE

POPULATION

POPULATION	1 MILE	3 MILE	5 MILE
Total Population	15,584	84,634	139,403
Group Quarters Population	649	8,769	9,282
Urban Population	15,584	84,285	134,657
Rural Population	0	348	4,745
Adult Population	13,951	70,743	110,353
Ratio of Males to Females	1.09	0.96	0.97
Female Population	7,453	43,147	70,807
Male Population	8,131	41,486	68,596
Land Area (Square Miles)	4.54	32.15	61.53
AGE	1 MILE	3 MILE	5 MILE
Median Age, Total	24.52	26.2	28.4
Median Age, Male	25.05	26.51	28.23
Median Age, Female	23.9	25.85	28.6
% Age 18+	89.52%	83.59%	79.16%
% Age 21+	77.01%	71.07%	70.24%
% Age 55+	9.43%	16.17%	17.33%
% Age 65+	4.72%	8.91%	8.98%

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1 MILE
3 MILE
5 MILE

ETHNICITY	1 MILE	3 MILE	5 MILE
% White	63.18%	68.41%	71.57%
% Black/African American	17.49%	13.13%	11.13%
% American Indian / Alaska Native	0.56%	0.7%	0.82%
% Asian	7.59%	5.46%	4.49%
% Native Hawaiian / Other Pacific Islander	0.02%	0.13%	0.1%
% Other	7.27%	8.39%	8.25%
% Two or More Races	3.89%	3.78%	3.64%

5 YEAR PROJECTIONS	1 MILE	3 MILE	5 MILE
Total Population	16,741	88,652	151,870
Group Quarters Population	652	8,825	9,340
Adult Population	15,025	74,113	120,420
Total Households	8,274	35,242	56,740
Per Capita Income (based on Total Population)	24,905	28,361	31,895
Total Population 16+	15,192	75,758	123,924

HOUSING & HOUSEHOLDS

HOUSING AND HOUSEHOLD'S	1 MILE	3 MILE	5 MILE
Total Housing Units	7,786	34,040	52,827
Total Households	7,651	33,391	51,991
Owner-Occupied: Owned with a mortgage or loan	768	7,642	18,719
Owner-Occupied: Owned free and clear	463	3,679	6,464
Renter-Occupied	6,420	22,071	26,808
Aggregate Contract Rent	\$4,060,313	\$14,854,156	\$18,501,665
Average (Mean) Number of Vehicles Available	1.52	1.7	1.8

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CONTACT INFORMATION

For more information, please contact:

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Approved by the Texas Real Estate Commission for Voluntary Use Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and land landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

BUYER, SELLER, LANDLORD OR TENANT

DATE

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact

TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. 0P-K