

FOR LEASE

3412 SCHUYLER STREET
DENTON, TX 76207

VERUS
COMMERCIAL



PROPERTY DESCRIPTION

Office Space and Warehouse Space Available
Office and Warehouse can be Leased Separately

LOCATION DESCRIPTION

Located in Booming Denton, TX
Strategic Location Near I-35 Between Highway 380 and Loop 288
Quick Access to Industrial and Commercial Centers

OFFERING SUMMARY

Lease Rate:	\$5.00 - 14.00 SF/yr (NNN)
Available SF:	2,510 - 5,950 SF
Lot Size:	1.44 Acres
Building Size:	15,690 SF



GREG JOHNSON

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BRAD TYNDALL

940.381.2220
btyndall@v-re.com

INFORMATION ABOUT BROKERAGE SERVICES LINK
<https://www.trec.texas.gov/forms/information-about-brokerage-services>

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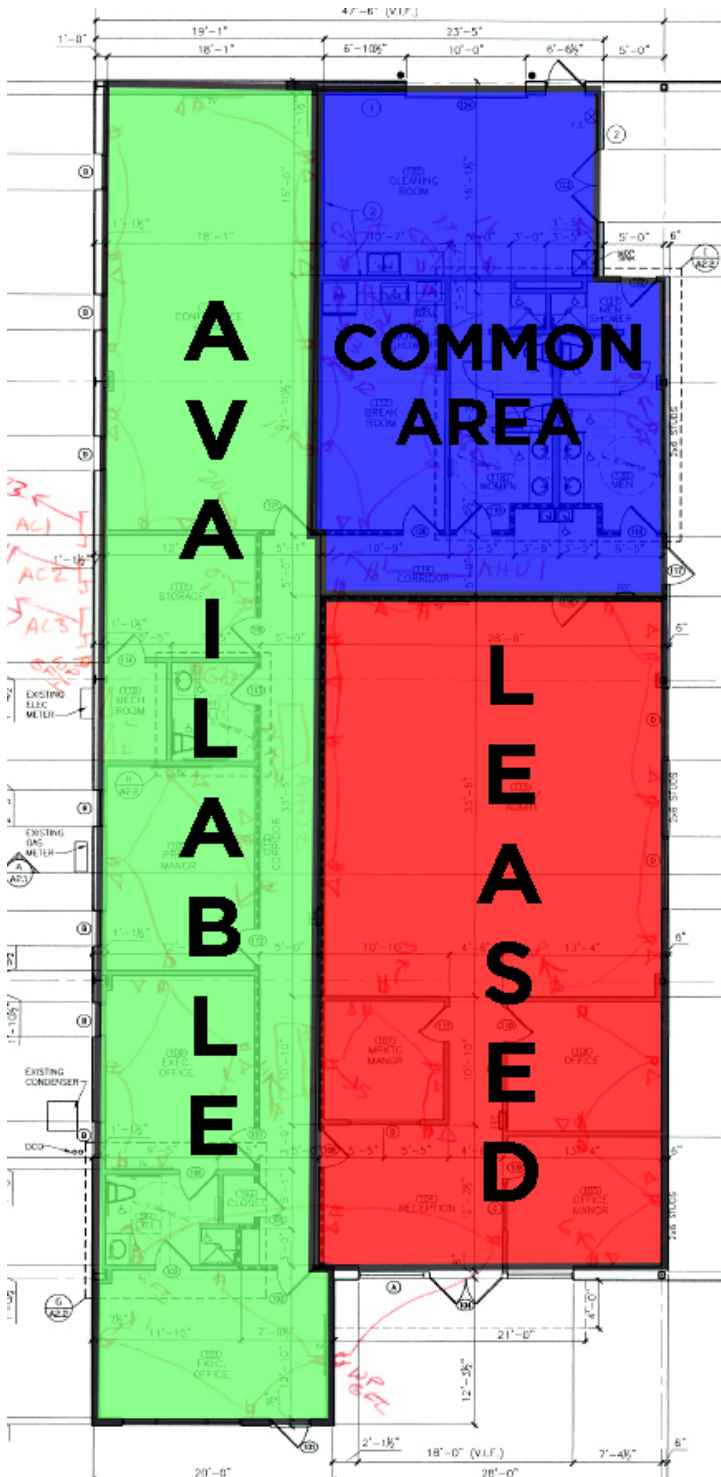
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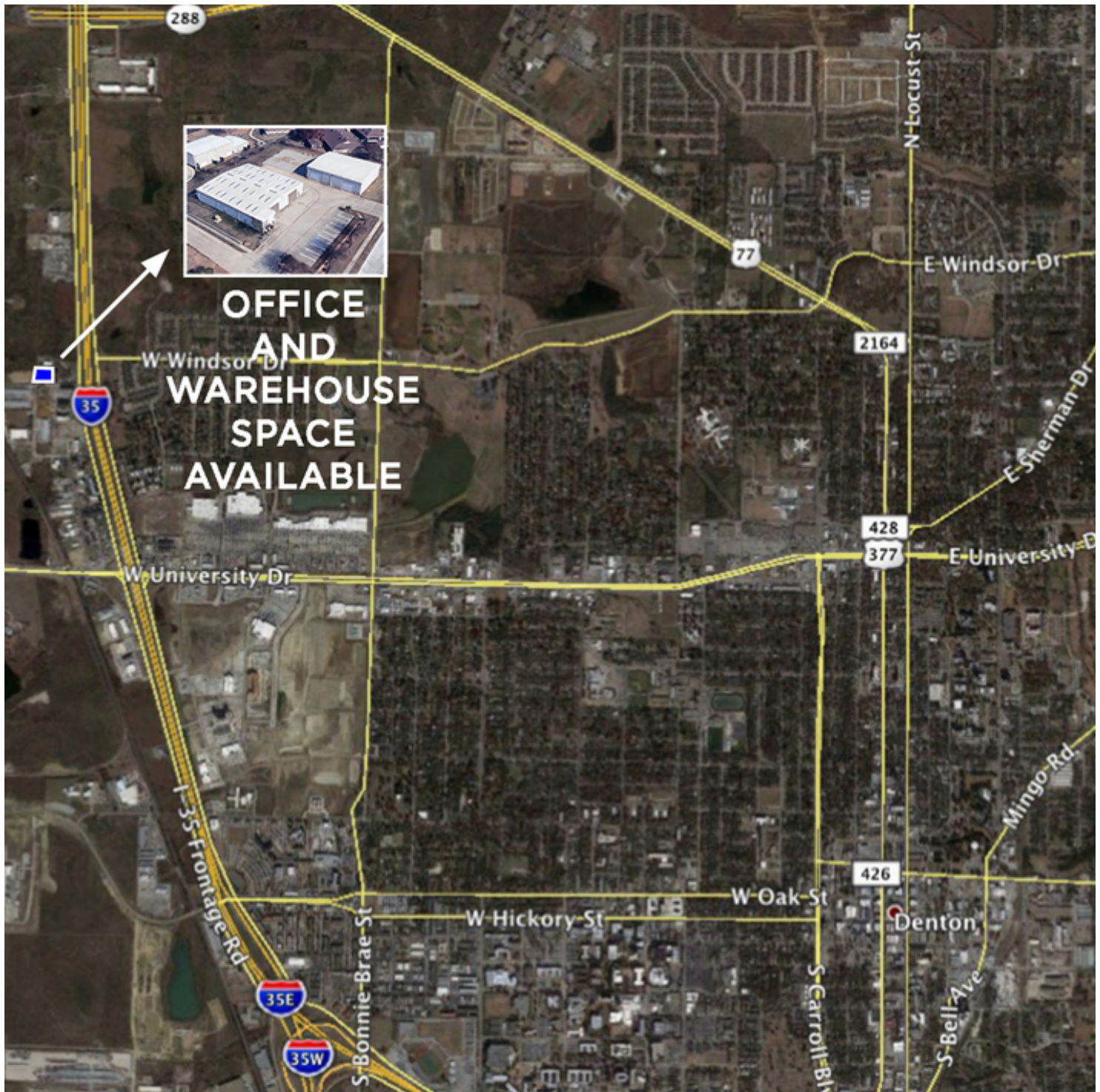
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DENTON, TX - BOOMTOWN

From 2014 through 2018, the population of Denton, Texas increased by approximately 8%, and the city's household income increased by more than 36%. Unemployment in the city decreased by 0.2% since August 2018 and was at 3.1% as of July 2019. Furthermore, Denton has a top-10 rate for its five-year growth in the total number of establishments, indicating that businesses there are doing well. Also home to two of the best school districts in the country to buy an affordable home, Denton ranks 38th out of all 500 cities in our study for its housing growth rate in the five-year period from 2014 through 2018, at approximately 13%.

Source:

<https://smartasset.com/mortgage/top-boomtowns-in-america-2019>

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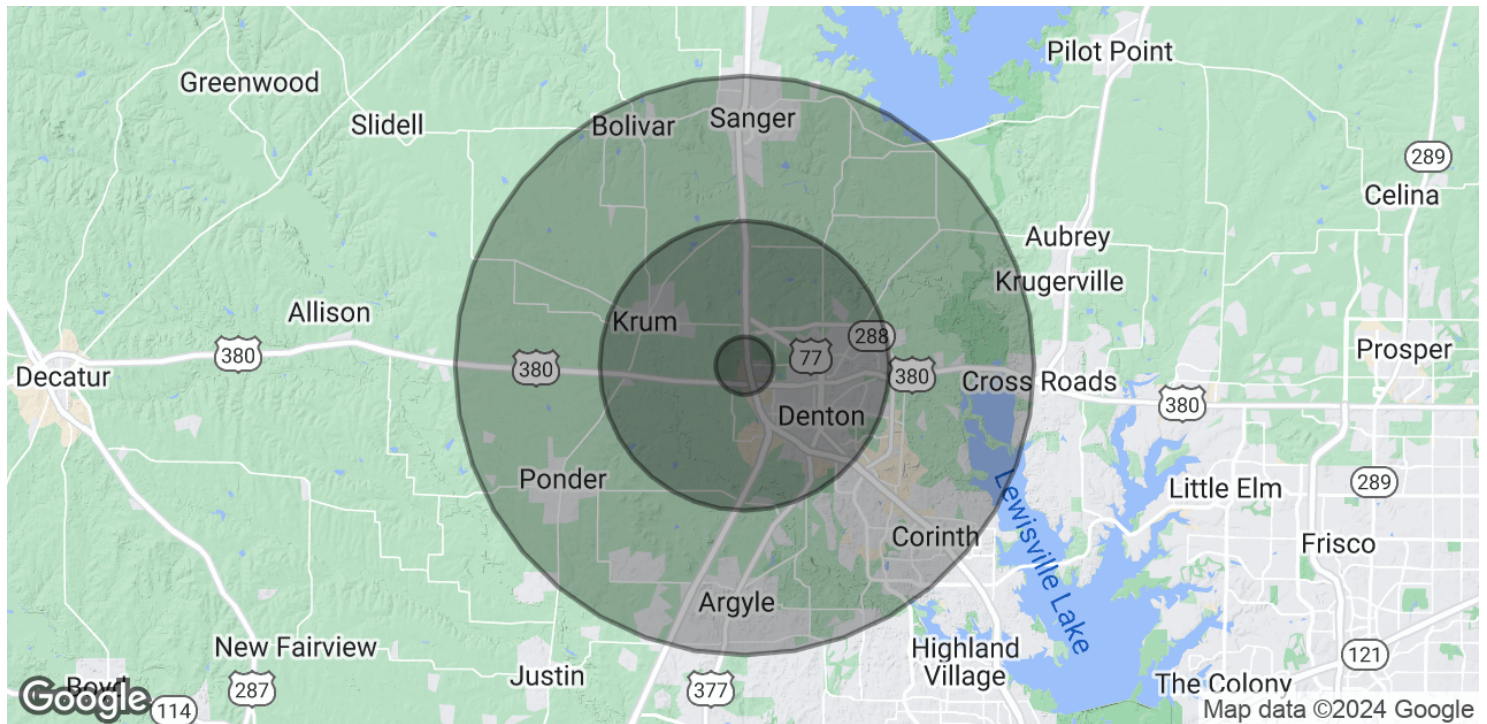
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,788	69,715	175,720
Average age	40.6	28.4	32.2
Average age (Male)	38.2	28.2	31.7
Average age (Female)	41.8	29.3	32.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	692	25,863	62,675
# of persons per HH	2.6	2.7	2.8
Average HH income	\$63,671	\$47,961	\$68,270
Average house value	\$133,421	\$148,728	\$204,869

* Demographic data derived from 2020 ACS - US Census

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LOCATION INFORMATION

Street Address	3412 Schuyler Street
City, State, Zip	Denton, TX 76207
County/Township	Denton

BUILDING INFORMATION

Building Size	15,690 SF
Price / SF	\$5.00 - 14.00 SF/yr
Building Class	B
Load Factor	Yes
Free Standing	Yes

PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Warehouse
Lot Size	1.44 Acres
Corner Property	Yes
Waterfront	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
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UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes

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