

HINKLE OFFICE PARK

OWNER/INVESTOR OFFICES FOR SALE
IN DENTON, TEXAS



1801 & 1805 Hinkle Dr
Denton, TX 76201

1809 & 1813 Hinkle Dr
Denton, TX 76201



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Executive Summary

**1801
& 1805**

**1809
& 1813**

Medical and professional office buildings

Class A office buildings available for owner/user or investment Located less than 1 mile from Denton's popular Rayzor Ranch Surrounded by national retailers and other professional office buildings Opportunity for owner/user to occupy and collect passive income on additional units

- Individual Office Buildings
- Fully Built-out as standard and medical offices
- Attractive construct in excellent condition

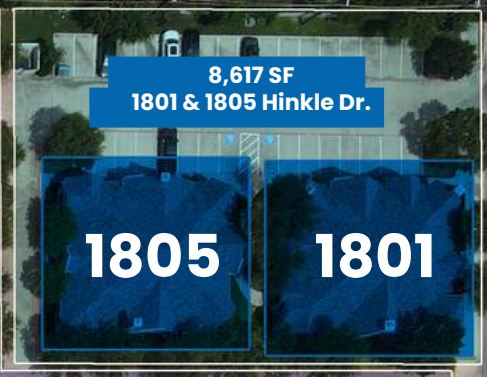
Building Type	Office
Year Built	2010
Building Height	1 Story
Building Size	4 +/- 4,350 SF buildings totaling +/- 17,400 SF
Building Class	B
Parking	33 Surface Parking Spaces
Price	Call For Pricing



CORNELL LN

HINKEL DR

W UNIVERSITY DR



1809 & 1813

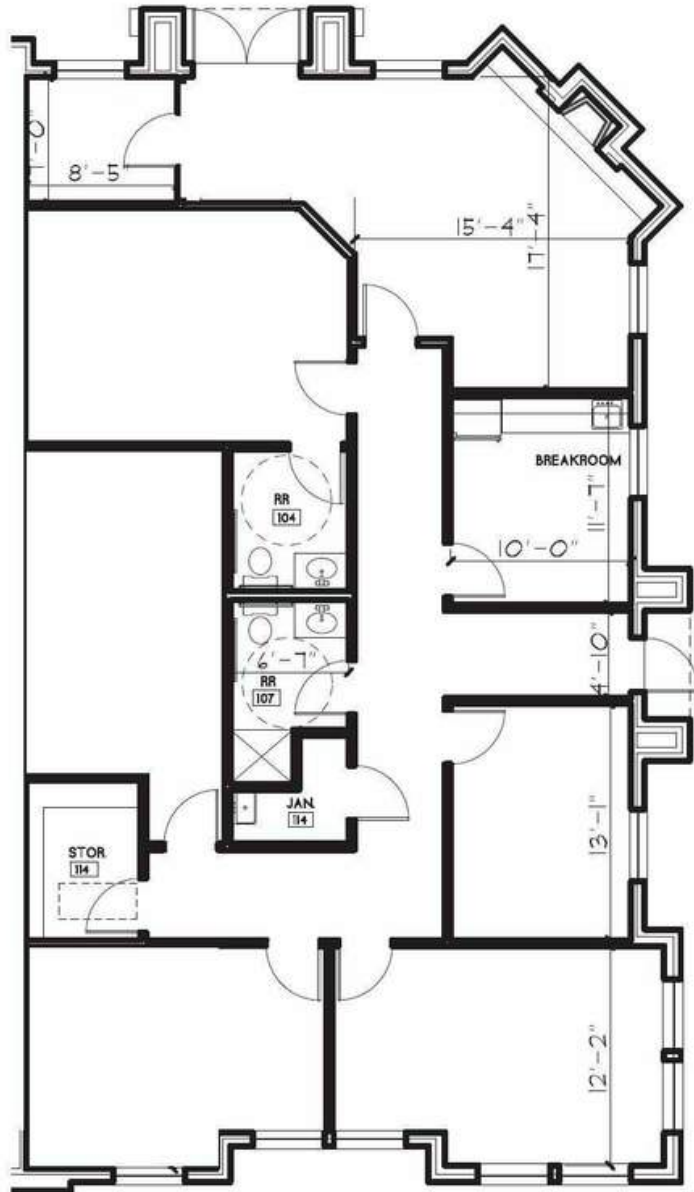
Tenant Name	Suite	Sq.ft
VACANT	1809-100	1,531
Encompass Home Health of DFW LLC	1809-150	2,913
VACANT	1813-100	3,209
VACANT	1813-151	1,130
Total		8,783

1801 & 1805

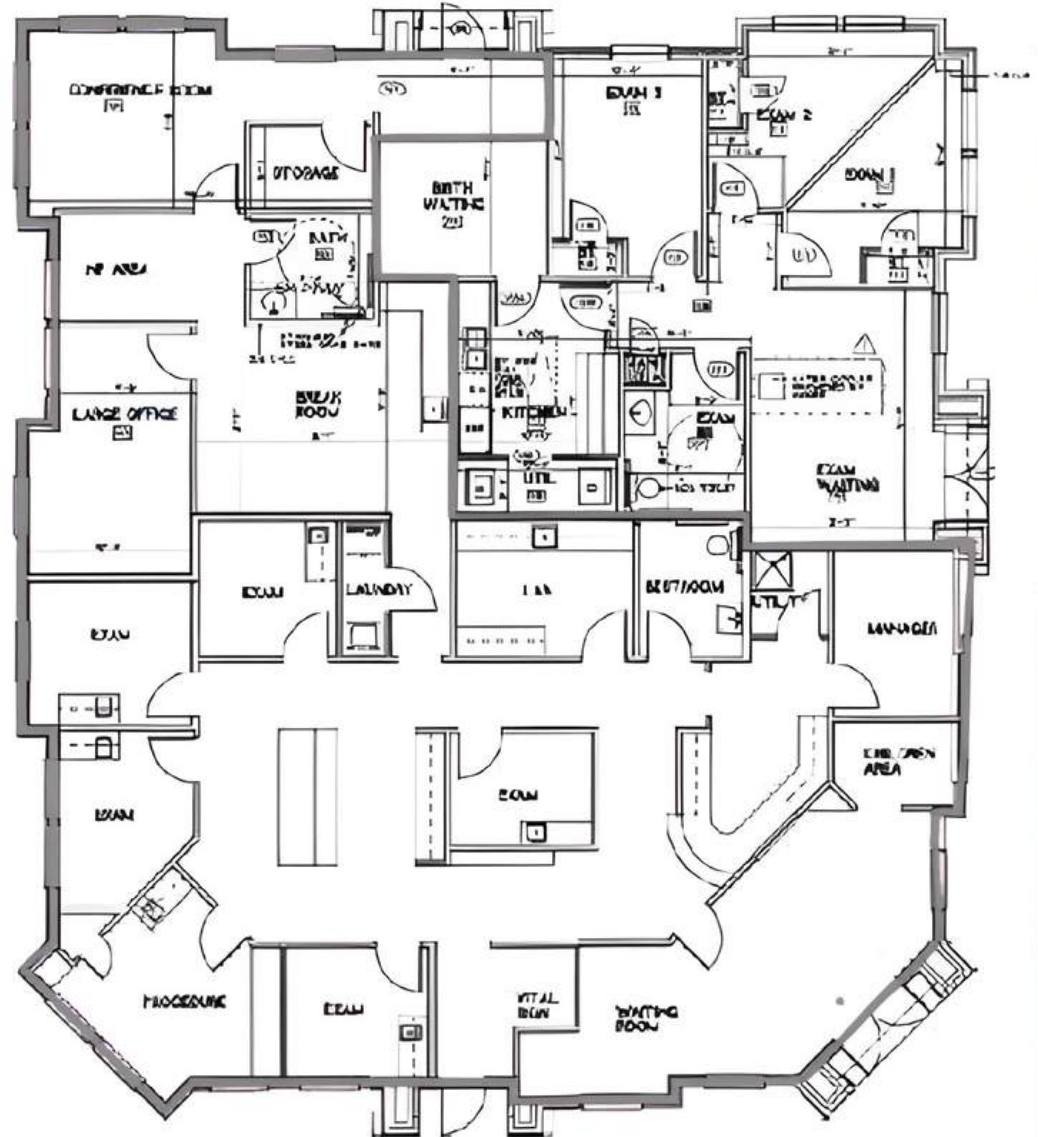
Tenant Name	Suite	Sq.ft
VACANT	1801-100	2,200
Bluecrest North Texas	1801-150	2,244
U Property Management LLC	1805-100	1,508
Airrosti Rehab Centers LLC	1805-150	2,665
Total		8,617

Sample Floor Plan

1801 & 1805



1809 & 1813



Sample Property Photos



Sample Property Photos



Rent Roll

1801 & 1805

Tenant Name	Suite	Square Feet	% Building Share	Comm.	Exp.	Annual Base Rent	Annual Base Rent Per SF	Pro Forma Annual Base Rent	Pro Forma Base Rent Per SF
VACANT	1801-100	2,200	26%			\$0	\$0.00	\$39,600	\$18.00
Bluecrest North Texas* <small>*Bluecrest North Texas is a gross lease</small>	1801-150	2,244	26%	1/1/2024	1/31/2027	\$52,620	\$23.45	\$40,392	\$18.00
U Property Management LLC	1805-100	1,508	18%	12/10/2021	1/31/2027	\$20,808	\$13.80	\$30,160	\$20.00
Airrosti Rehab Centers LLC	1805-150	2,665	31%	12/1/2017	11/30/2026	\$44,638	\$16.75	\$47,970	\$18.00
		8,617				\$118,066		\$158,122	

1809 & 1813

Tenant Name	Suite	Square Feet	% Building Share	Comm.	Exp.	Annual Base Rent	Annual Base Rent Per SF	Pro Forma Annual Base Rent	Pro Forma Base Rent Per SF
VACANT	1809-100	1,531	18%			\$0	\$0.00	\$27,558	\$18.00
Encompass Home Health of DFW LLC	1809-150	2,913	34%	8/1/2014	9/30/2025	\$56,716	\$19.47	\$61,173	\$21.00
VACANT	1813-100	3,209	37%			\$0	\$0.00	\$51,344	\$16.00
VACANT	1813-151	1,130	13%			\$0	\$0.00	\$22,600	\$20.00
		8,783				\$56,716		\$162,675	

Operating Statement

1801 & 1805

Income	Current	Per SF	Pro Forma	Per SF
Base Rental Income	\$118,066		\$158,122	\$18.35
Expense Reimbursement Income	\$39,385		\$83,715	\$9.72
Gross Revenue	\$157,451		\$241,837	
Vacancy Factor			10%	
Effective Gross Revenue	\$157,451		\$217,654	
Operating Expenses	Current	Per SF	Pro Forma	Per SF
Insurance	\$16,475	\$1.91	\$16,475	\$1.91
Real Estate Taxes	\$32,488	\$3.77	\$32,488	\$3.77
CAM	\$34,753	\$4.03	\$34,753	\$4.03
Total Expenses	\$83,715	\$9.72	\$83,715	\$9.72
Net Operating Income	\$73,736		\$133,938	

1809 & 1813

Income	Current	Per SF	Pro Forma	Per SF
Base Rental Income	\$56,716		\$162,675	\$18.52
Expense Reimbursement Income	\$29,431		\$88,708	\$10.10
Gross Revenue	\$86,147		\$251,383	
Vacancy Factor			10%	
Effective Gross Revenue	\$86,147		\$226,245	\$25.76
Operating Expenses	Current	Per SF	Pro Forma	Per SF
Insurance	\$15,561	\$1.77	\$15,561	\$1.77
Real Estate Taxes	\$36,358	\$4.14	\$36,358	\$4.14
CAM	\$36,814	\$4.19	\$36,814	\$4.19
Total Expenses	\$88,732	\$10.10	\$88,732	\$10.10
Net Operating Income	-\$2,586		\$137,513	

Nearby Establishments



380



Hinkle Drive

380



WUNIVERSITYDR

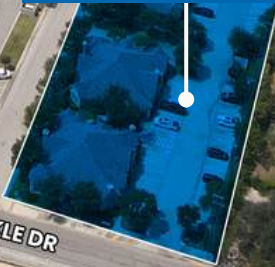


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Nearby Establishments



Hinkle Drive

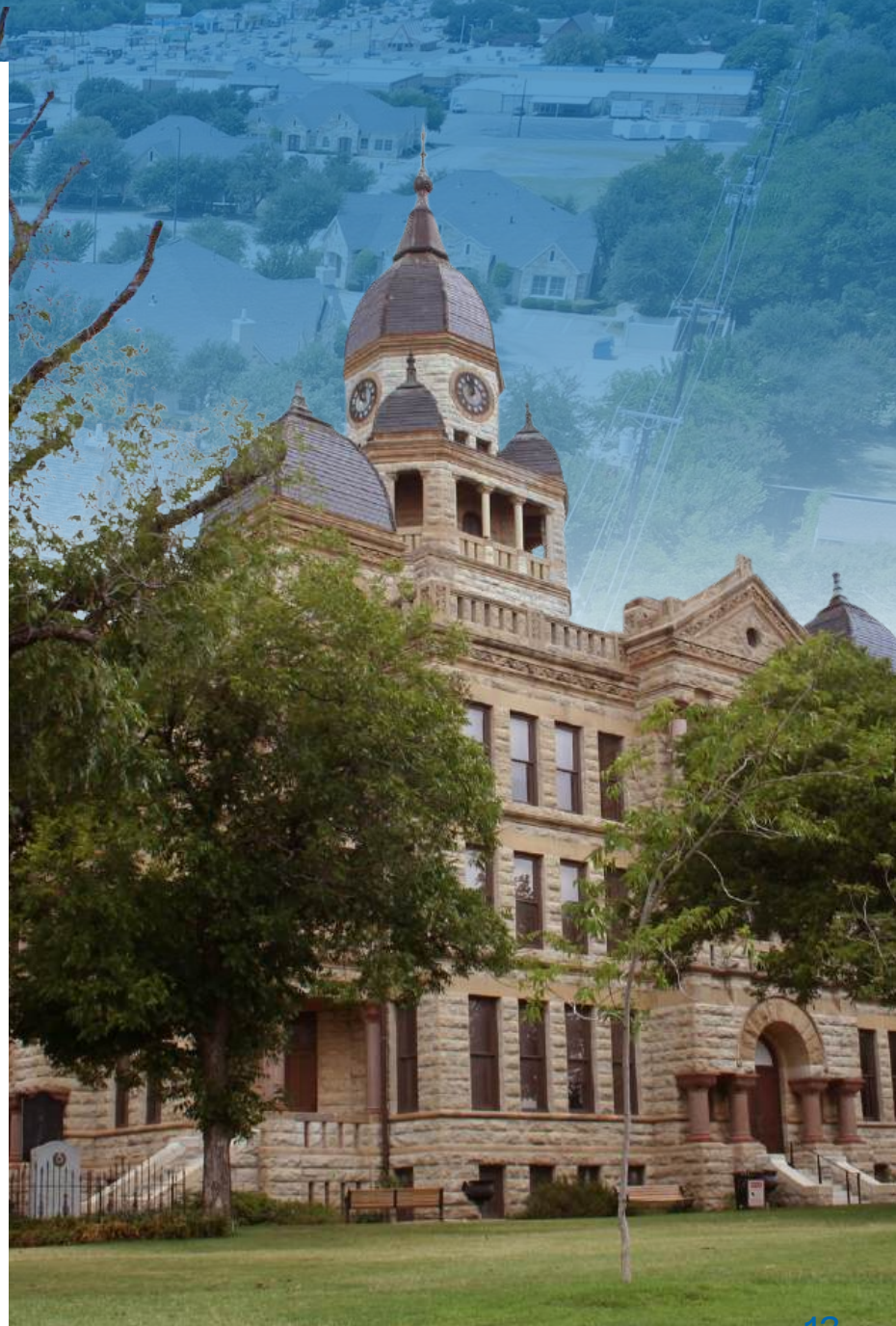


About Denton, Texas

Denton is a dynamic and growing city in North Texas, strategically positioned within the Dallas-Fort Worth (DFW) metroplex at the intersection of major interstates I-35E and I-35W. As the county seat of Denton County and a key anchor of the region's northern corridor, Denton has evolved from a classic college town into a vibrant hub for technology, manufacturing, and creative industries. The city's infrastructure is highly connected, offering direct access to the massive DFW economic engine and its international airport, one of the busiest in the world.

Denton's economy is powered by a unique blend of advanced manufacturing, a thriving music and arts scene, and two major state universities. Major employers such as Peterbilt Motors, Sally Beauty Holdings, the University of North Texas (UNT), and Texas Woman's University (TWU) foster a highly educated talent pool and drive demand for commercial, industrial, and mixed-use real estate. The city also boasts a burgeoning technology and startup sector, supported by university research parks and a culture of innovation.

With its unique mix of cultural vibrancy, business opportunity, and proximity to a global metroplex, Denton attracts sustained investment in commercial and residential development. Pro-business leadership, a young and skilled talent pipeline, and strategic infrastructure investments position Denton as a compelling growth market for advanced manufacturing, logistics, technology, and creative services.



Commerce & Culture in Denton, Texas

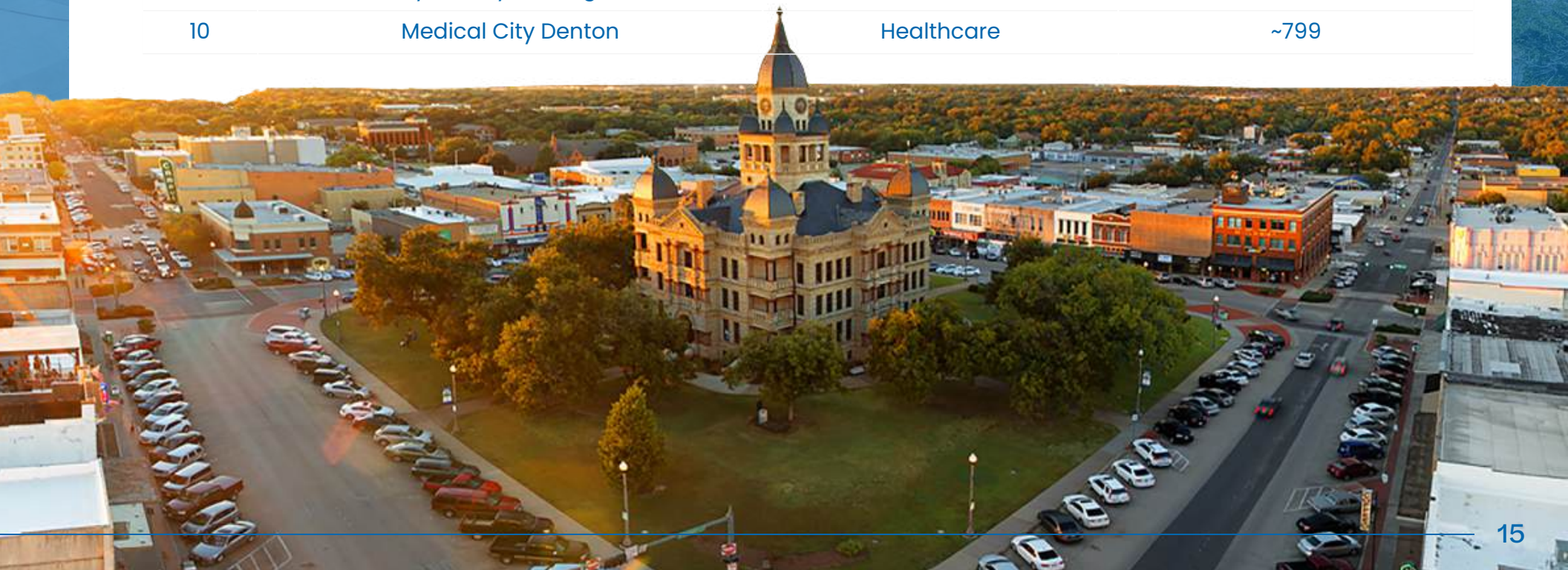
Denton is a growing hub for innovation, manufacturing, and logistics in the DFW metroplex. With direct access to I-35, DFW International Airport, and AllianceTexas, it offers strong connectivity for advanced industries. Anchored by global leaders like Peterbilt, the city provides a pro-business climate, competitive costs, and a thriving tech ecosystem.

Fueled by over 50,000 students at UNT and TWU, Denton boasts a steady pipeline of skilled talent across engineering, logistics, and technology. This young, educated workforce, paired with the city's unique culture and ongoing development, makes Denton a prime destination for investment and long-term growth.



Top 10 Employers in Denton, Texas

Rank	Employer	Industry	Approx. Employees
1	University of North Texas	Higher Education / Academia	~5,100
2	Denton Independent School District	K-12 Education	~4,417
3	Peterbilt Motors Company	Manufacturing (Truck)	~2,000
4	Texas Woman's University	Higher Education / Academia	~870-1,875
5	Denton County (in Denton)	Local Government	~1,803
6	City of Denton	Municipal Government	~1,757
7	Denton State Supported Living Center	Healthcare / Social Services	~1,700
8	Texas Health Presbyterian Hospital Denton	Healthcare	~1,100
9	Sally Beauty Holding, Inc.	Distribution / Retail	~1,000
10	Medical City Denton	Healthcare	~799



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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
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