



FOR SALE | +/- 2.129 AC  
**Sherman Dr. Commercial Tract**

**Available:** +/- 2.129 AC

**Overview:**

- **Owner Financing Option Available**
- **+/- 2.129 AC Commercial Land Tract Available**
- **Fronting Sherman Drive, N Elm Street, & Bolivar Street**
- Located just one block north of HWY 380 (University Dr) on Sherman Dr, less than 2.5 miles from Loop 288 & I-35 E
- Prime location surrounded by single / multi-family residential, restaurants / retail, & offices
- Income producing through long-term tenants averaging ~ \$143,000 annually
- Total of 2.129 AC containing a combined 10,357 SF of residential structures
- Potential uses include: retail / office / multi-family development, etc.



**+/- 2.129 AC**  
Acres



**Sherman Dr.**  
Frontage



**Land**  
Type



**Future Development**  
Commercial Use

**CONTACT:**

**DALTON ALLEN**

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Dalton@dentonpremier.com

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**SCOTT  
BROWN  
COMMERCIAL**

# SITE

Sherman Dr / Elm St / Bolivar St | Denton, TX

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\*\*Information contained herein was obtained from sources deemed reliable; however, eXp Realty and/or the owner(s) of the property make no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of the property is offered subject to errors, omissions, changes in price and/or terms, prior to sale or lease or removal from the market for any reason without notice.\*\*

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## Traffic Counts

(Vehicles per Day—VPD)

<b>W. Sherman Dr:</b>	<b>10,262 VPD</b>
<b>N. Elm St:</b>	<b>7,973 VPD</b>
<b>Bolivar St.:</b>	<b>1,187 VPD</b>

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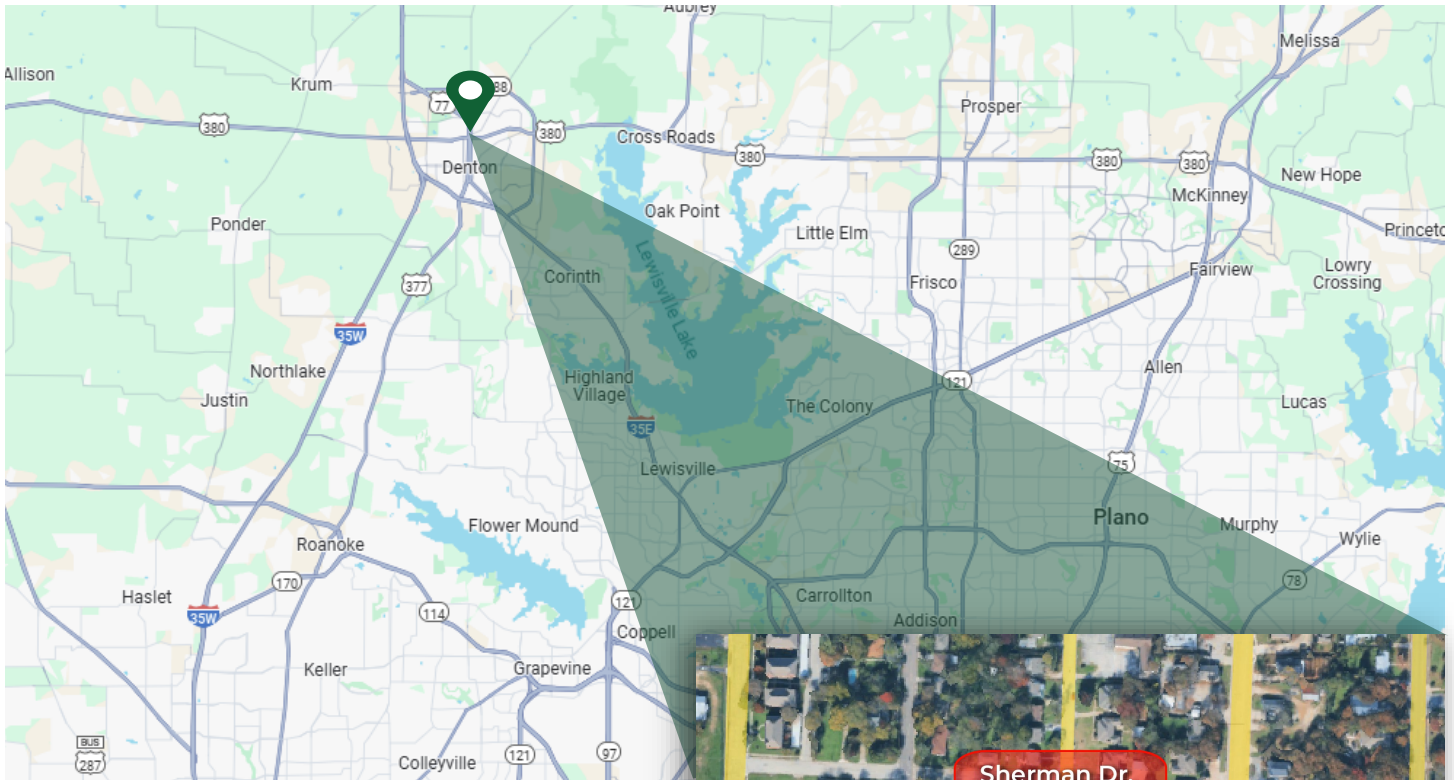
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# MAPS

Sherman Dr / Elm St / Bolivar St | Denton, TX

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## DRIVE TIME (To city center)

Bolivar St.	Direct Access
Elm St.	Direct Access
Sherman Dr.	Direct Access
HWY 380	1 Minute
Locust St.	1 Minute
TWU Campus	1 Minute
Denton Square	4 Minutes
Loop 288	4 Minutes
Rayzor Ranch	4 Minutes
I-35 E	5 Minutes
HWY 377	6 Minutes
I-35 W	7 Minutes
UNT Campus	7 Minutes

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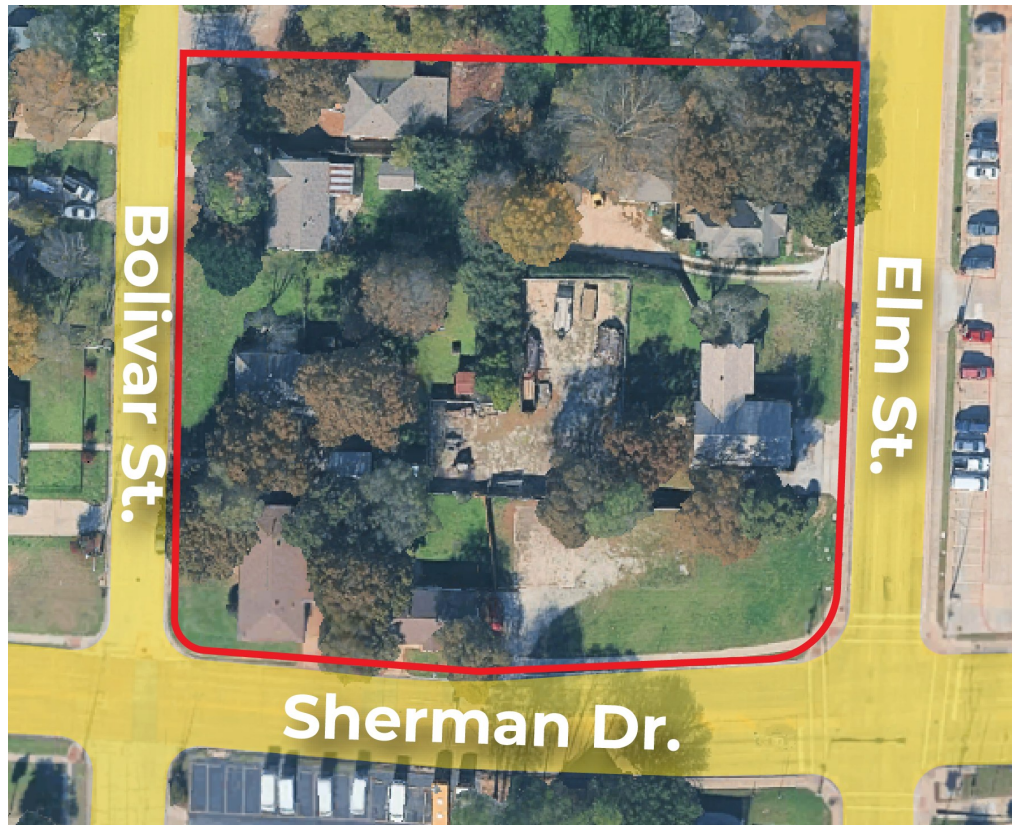
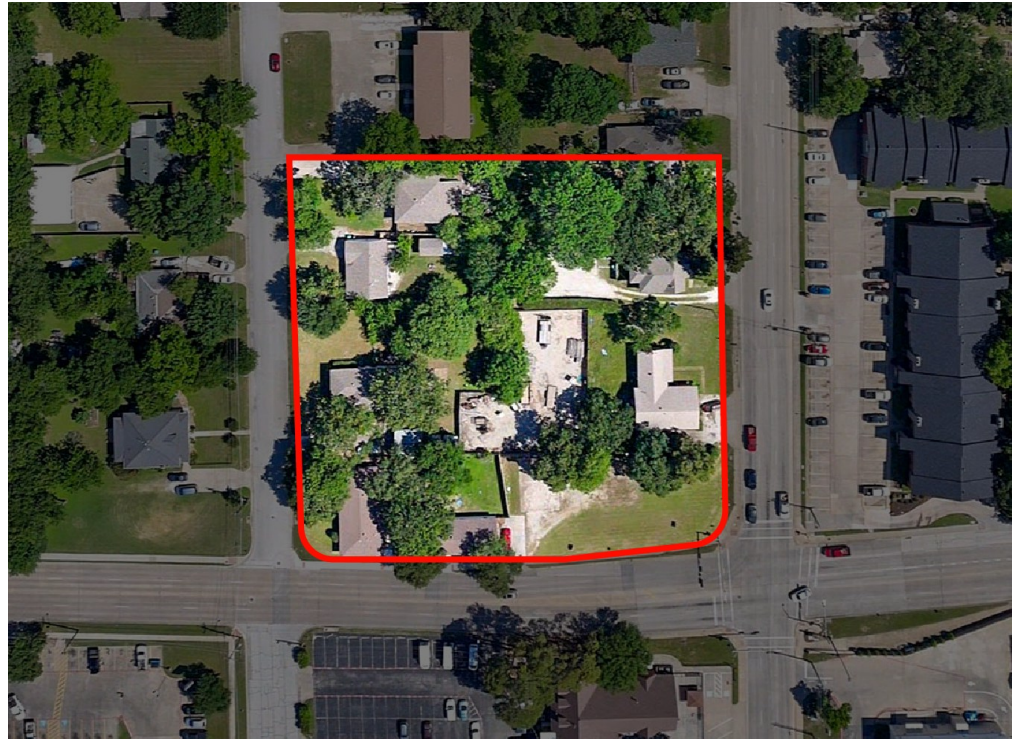
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W Sherman Dr. | Denton, TX

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Total Acreage:  
+/- 2.129 AC



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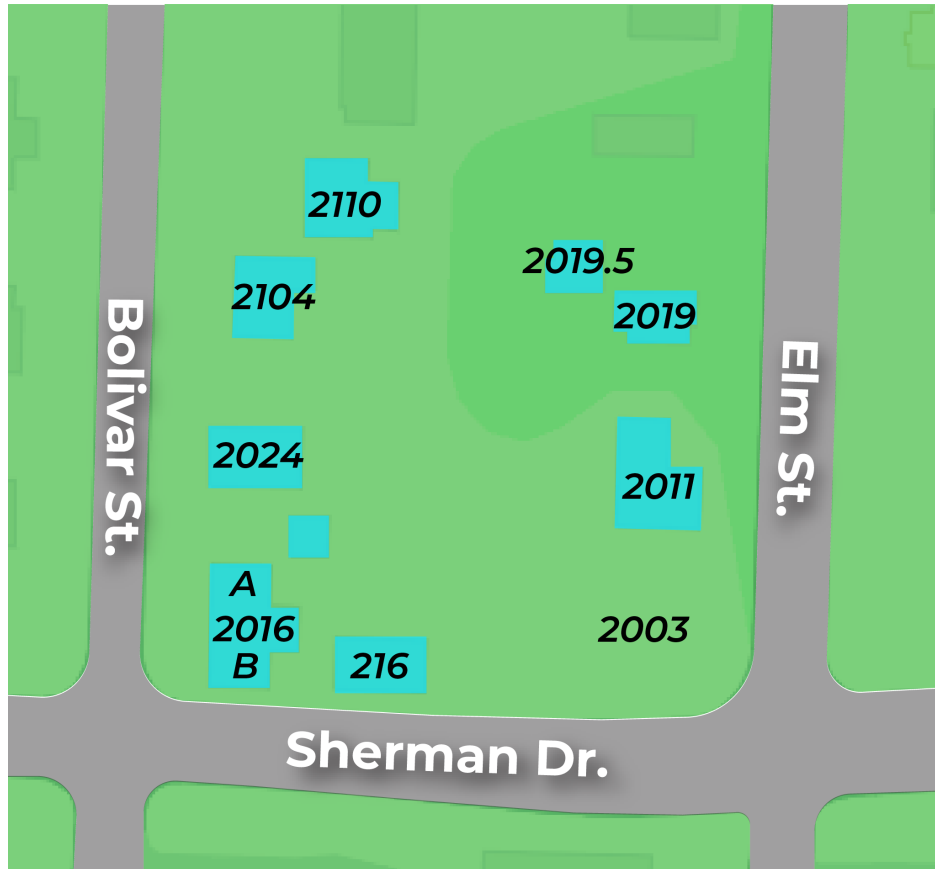
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# SITE

W Sherman Dr. | Denton, TX



## Total Acreage: +/- 2.129 AC



ADDRESS	LOT SIZE	BUILDING SIZE	OCCUPANCY
2110 Bolivar St.	0.2211 AC	1,608 SF	Fully Leased
2104 Bolivar St.	0.2210 AC	950 SF	Fully Leased
2024 Bolivar St.	0.3909 AC	1,275 SF	Fully Leased
2016 Bolivar St.	0.185 AC	1,766 SF	Fully Leased
216 W Sherman Dr.	0.117 AC	900 SF	Fully Leased
2003 N Elm St.	0.3 AC	0 SF	Vacant
2011 N Elm St.	0.416 AC	1,690 SF	Fully Leased
2019 N Elm St.	0.278 AC	2,168 SF	Fully Leased

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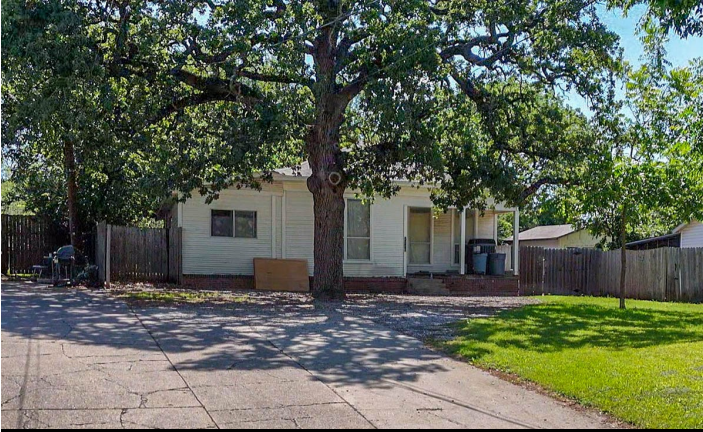
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# PHOTOS

W Sherman Dr. | Denton, TX

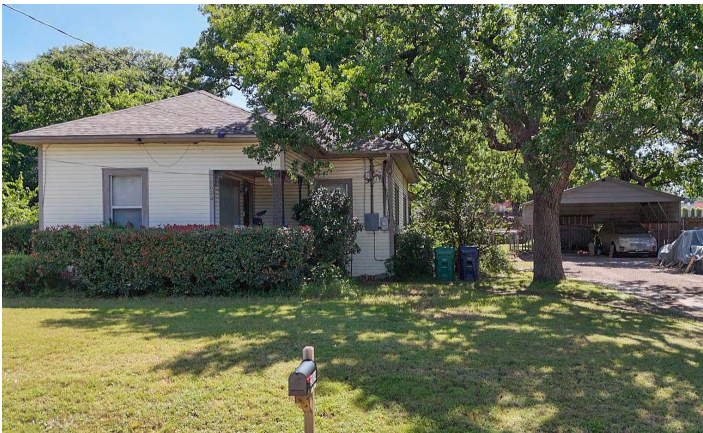
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2110 Bolivar St.



2104 Bolivar St.



2024 Bolivar St.



2016 Bolivar St.



216 W Sherman Dr.



2003 N Elm St.

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2011 N Elm St.



2019 N Elm St.

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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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

<b>eXp Realty, LLC</b>	<b>603392</b>	<b>TX.BROKER@EXPREALTY.COM</b>	<b>(888)519-7431</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
<b>KAREN E. RICHARDS</b>	<b>508111</b>	<b>TX.BROKER@EXPREALTY.COM</b>	<b>(888)519-7431</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date