MLS Overview

1431 E McKinney Street, Denton, Texas 76209

MLS#: 21338790 **N** Active
Property Type: Commercial Sale

1431 E McKinney Street Denton, TX 76209
SubType: Retail

LP: $3,900,000
OLP: $3,900,000

Recent: 07/27/2026 : NEW

Low LP:
$/Gr SqFt: $151.58
Subdivision: Denton Justice Plaza
County: Denton
Lake Name:
Country: United States
Parcel ID: R767401
Plan Dvlpm:
Parcel ID 2: R767402
Lot: 2,3,4 **Block:** A
MultiPrcl: Yes **MUD Dst:** No
Legal: Lots 2, 3, & 4, Block A, Justice Plaza Addition
Spcl Tax Auth: No
PID: No

Bldg SF: 25,729/Appraiser
Gross SqFt:25,729
Yr Built: 2019/Appraiser/Preowned
Zoning: Planned Developmen
Apprsr:
Mult Zone: Yes
Lot SqFt: 91,912/Estimated
 # Units: 11
Lot Dim:
Acres: 2.110
Adult Community: **Will Subdiv:** No
#Stories: 1

General Information

Gross Income:	$190,067	**Leasable SqFt:**	23,700	**Avg Monthly Lease:**	
Net Income:	$0	**Leasable Space:**	11	**Spaces Leased:**	4
Annual Expenses:	$334,665	**Lease Expire Date:**		**Occupancy Rate:**	46

Features

Building Use: Church, Office, Restaurant, Retail, Other
Inclusions: Building Only, Land & Improvements
Ceiling Height: 8 to10 Feet, 11 to 14 Feet, Suspended
Lot Size/Acre: 1 to < 3 Acres
Flooring: Concrete
Topography: almost flat
Heating: Natural Gas, Other
Soil:
Cooling: Central Air, Other
Rd Front Desc: City Street
Tenant Pays: All Utilities, Cable TV, Electricity, Gas, Insurance, Janitorial Service, Pest Control, Sewer, Trash Collection, Water
Foundation: Slab
Owner Pays: Exterior Maintenance, Grounds Care, Management, Roof Maintenance, Taxes
Construction: Frame, Rock/Stone, Stucco
Tot Ann Exp Inc: Legal, Maintenance, Maintenance Grounds, Pest Control, Trash
Roof: Built-Up
Lease Desc:
Walls: Metal
Special Notes: Other
Freight Doors: No Dock
Possession: Closing/Funding, Lease Outstanding
Street/Utilities: All Weather Road, City Sewer, City Water, Concrete, Curbs, Electricity Connected
Showing: 24 Hour Notice, Appointment Only
Parking/Garage: Additional Parking, Concrete, Off Street, On Street, Parking Lot

Remarks

Property Description: Prime Investment Opportunity – Bank-Owned Stone & Stucco Retail Center in Denton, TX and in an Opportunity Zone, directly north of and across E McKinney Street from the Denton County Courts Complex.... Offered at $3,900,000..... 25,729 SF.....2 Plus Acres..... 1031 Exchange Candidate.... this stone & stucco exterior retail strip center presents an exceptional opportunity for investors seeking upside potential...... The center spans 25,729 square feet... with 46% occupancy as of July 2026..... immediate income with substantial room for value-add leasing. Strategically positioned in a high-traffic, growing commercial corridor, this asset benefits from strong visibility and proximity to Denton Courts Complex, restaurants, and local businesses.....could be an ideal location for an Hourly Attorney's Center to serve the attorneys who are in trial across the street at the Denton Courts... This property is bank-owned and could qualify as a candidate for an IRS §1031 Tax-Deferred Exchange, making it ideal for investors seeking to reinvest proceeds and defer capital gains tax...... Additionally......Land ID shows the property lies within a Federally Designated Opportunity Zone.... offering significant long-term tax incentives...... Investors who reinvest capital gains into Qualified Opportunity Zone Property may benefit from....Deferral of Capital Gains Tax until the investment is sold or exchanged....Reduction of deferred gain depending on the holding period....Possible exclusion of additional gains from the Opportunity Zone tax benefits if held for 10 years or longer......This rare combination of income-producing tenancy, development potential, Opportunity Zone tax benefits, and bank-owned pricing positions this property as an attractive acquisition for value-add, long-term investors, or 1031 exchange buyers......Come look today....

Excludes: All furniture, fixtures and equipment beloning to the tenants.

Public Driving Directions: From Highway Interstate 35

Private Rmks: Bank assumed ownership in September of 2024... The attached income numbers are from November 12, 2024 to November 12, 2025, the property has a Net Loss for the period from November 12, 2024 thru November 12, 2025 with a net loss of approximately $144,600.00 for that period.

Financial Information

Loan Type: Treat As Clear
Bal:
Payment:
Pmt Type:
Lender:
Orig Date:
2nd Mortg: No
Seller Concessions:

Agent/Office Information

CDOM: 7
DOM: 7
LD: 07/22/2026 **XD:** 11/01/2026
List Type: Exclusive Right To Sell

List Off: **Steve Cook & Co, REALTORS (COOK00TO) 903-786-3355**
LO Addr: **225 Hwy 120 W Pottsboro, Texas 75076**
List Agt: **Steve Cook (0173324) 903-624-0359**
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LA Othr: **LA/LA2 Texting:**
LO Sprvs: **Steve Cook (0173324) 903-786-3355**

Showing Information

Call: Agent
Keybox #: 0000
Appt: 903-624-0359
Keybox Type: None
Owner Name: American Nation Bank
Seller Type: Real Estate (Bank) Owned
Show Instr: Appointment please, 24 hour notice requested
Show Allowed: Yes
Show Srvc: None
Occupancy: Tenant
Open House:
Showing: 24 Hour Notice, Appointment Only
Surveillance Devices Present: Audio, Video
Consent for Visitors to Record: None

Prepared By: Steve Cook Steve Cook & Co, REALTORS on 07/29/2026 12:14