



University of
North Texas

DATCU Stadium

1234 Ave A

1234 Ave A - Development Opportunity

1234 Ave A, Denton, TX 76201



*Rendering of
Approved Plans



Investment Advisors



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Summary:

The Multifamily Group is pleased to present approximately 0.92 acres of shovel-ready development land in the heart of Denton, Texas. The property is ideally located just three blocks from University of North Texas and within close proximity to Texas Woman’s University, placing it near two of the city’s largest economic and educational anchors. Additional nearby employers include Denton Independent School District, the City of Denton, the Denton County Courthouse, and Federal Emergency Management Agency.

The area continues to benefit from significant investment, including UNT’s new \$87 million, [110,000 SF Science and Technology Building](#), scheduled for completion in 2026. This offering presents a rare opportunity to develop in one of North Texas’ fastest-growing university-oriented markets.

Investment Highlights:

- » Fully Approved Architectural and Civil Plans for 30 Units Are Already in Place
- » Save an Estimated 12-16 Months in Entitlement and County Approval Timelines
- » \$75,823 Median Household Income - 5-Mile Radius* (Yardi)
- » Visibility from I-35 with 11,000+ Vehicles Passing per Day
- » Access to A-Rated Denton ISD Schools (Niche)
- » Zoned as Mixed Use Regional (MR) with Flexible Development Potential
- » Walking Distance of the University of North Texas with 46,000 Students
- » UNT is the 4th Largest University in Texas by Student Population (46,000+ Students)
- » H-E-B and Denton’s Fifth High School are both Slated to Begin Construction Soon

Property Details

General

Terms	Free and Clear
Address	1234 Ave A, Denton, TX 76201
Site Size	0.92-Acres / 40,755 SF
Zoning	MR - Mixed Use Regional
Frontage/Access	Ave A & Greenlee Street
Utilities	All On-Site
Flood Zone	Not in a Flood Zone

Tax Information

County	Denton
Assessed Value	\$512,266
Tax Rate	1.99%

School Information

School District	Denton ISD
Elementary	Borman Elementary School
Middle School	Calhoun Middle School
High School	Denton High School

[Central Appraisal District \(CAD\) Link](#)
Property ID: 1045097

*Note: The Yardi Matrix data is in reference to a nearby property, The Venue (0.25-mile southeast).

Rendering of Approved Plans



Lighter Siding

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1234 Ave A-Land | Denton, TX



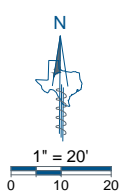
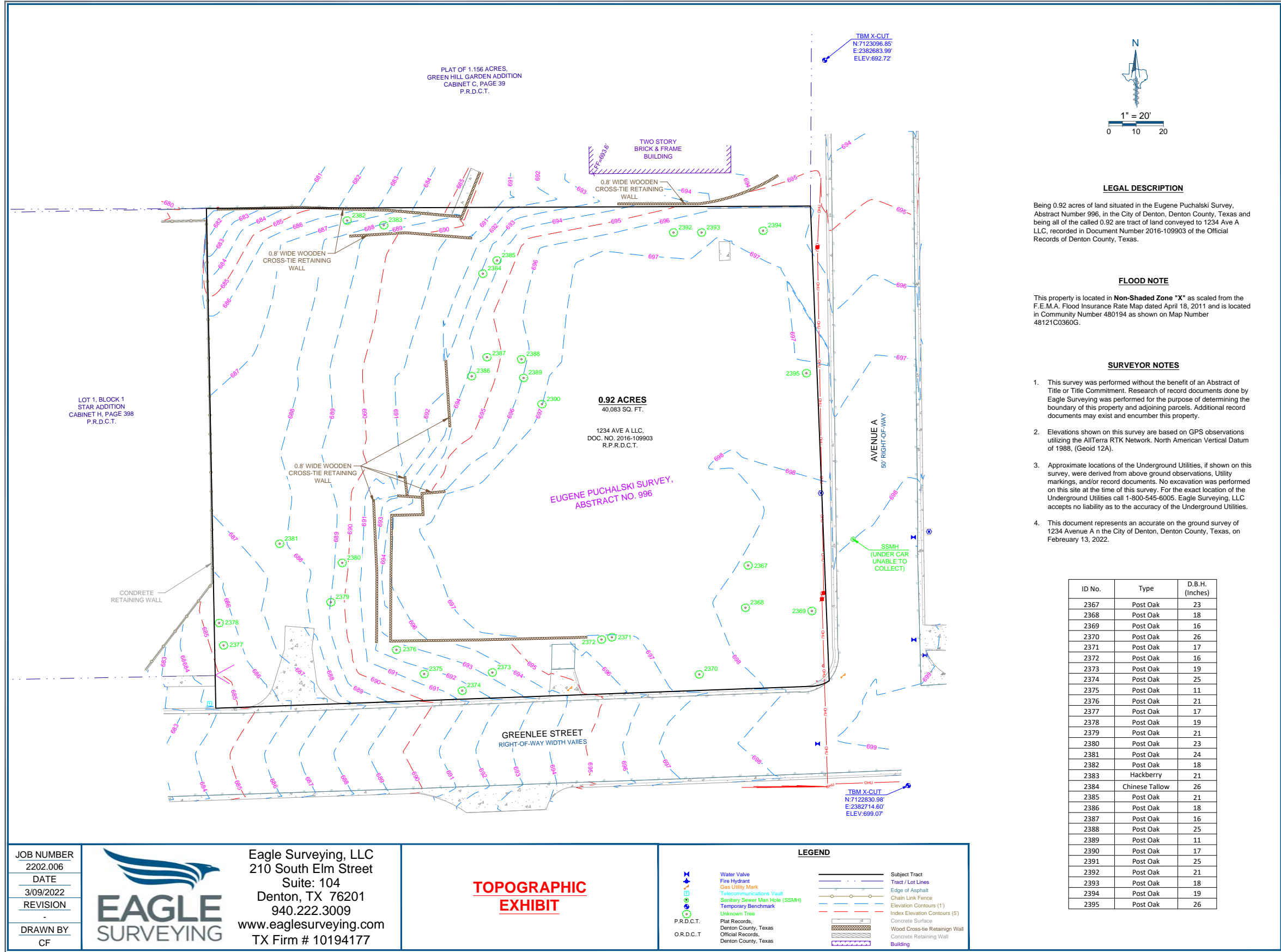
Rendering of Approved Plans



Darker Siding

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1234 Ave A-Land | Denton, TX





LEGAL DESCRIPTION
Being 0.92 acres of land situated in the Eugene Puchalski Survey, Abstract Number 996, in the City of Denton, Denton County, Texas and being all of the called 0.92 acre tract of land conveyed to 1234 Ave A LLC, recorded in Document Number 2016-109903 of the Official Records of Denton County, Texas.

FLOOD NOTE
This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480194 as shown on Map Number 48121C0360G.

- SURVEYOR NOTES**
1. This survey was performed without the benefit of an Abstract of Title or Title Commitment. Research of record documents done by Eagle Surveying was performed for the purpose of determining the boundary of this property and adjoining parcels. Additional record documents may exist and encumber this property.
 2. Elevations shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Vertical Datum of 1988, (Geoid 12A).
 3. Approximate locations of the Underground Utilities, if shown on this survey, were derived from above ground observations, Utility markings, and/or record documents. No excavation was performed on this site at the time of this survey. For the exact location of the Underground Utilities call 1-800-545-6005. Eagle Surveying, LLC accepts no liability as to the accuracy of the Underground Utilities.
 4. This document represents an accurate on the ground survey of 1234 Avenue A in the City of Denton, Denton County, Texas, on February 13, 2022.

ID No.	Type	D.B.H. (Inches)
2367	Post Oak	23
2368	Post Oak	18
2369	Post Oak	16
2370	Post Oak	26
2371	Post Oak	17
2372	Post Oak	16
2373	Post Oak	19
2374	Post Oak	25
2375	Post Oak	11
2376	Post Oak	21
2377	Post Oak	17
2378	Post Oak	19
2379	Post Oak	21
2380	Post Oak	23
2381	Post Oak	24
2382	Post Oak	18
2383	Hackberry	21
2384	Chinese Tallow	26
2385	Post Oak	21
2386	Post Oak	18
2387	Post Oak	16
2388	Post Oak	25
2389	Post Oak	11
2390	Post Oak	17
2391	Post Oak	25
2392	Post Oak	21
2393	Post Oak	18
2394	Post Oak	19
2395	Post Oak	26

JOB NUMBER
2202.006
DATE
3/09/2022
REVISION
-
DRAWN BY
CF



Eagle Surveying, LLC
210 South Elm Street
Suite: 104
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

TOPOGRAPHIC EXHIBIT

LEGEND

	Water Valve		Subject Tract
	Fire Hydrant		Tract / Lot Lines
	Gas Utility Mark		Edges of Asphalt
	Telecommunications Vault		Chain Link Fence
	Sanitary Sewer Man Hole (SSMH)		Elevation Contours (1')
	Temporary Benchmark		Index Elevation Contours (5')
	Unknown Tree		Concrete Surface
	Plat Records, Denton County, Texas		Wood Cross-tie Retaining Wall
	Official Records, Denton County, Texas		Concrete Retaining Wall
			Building

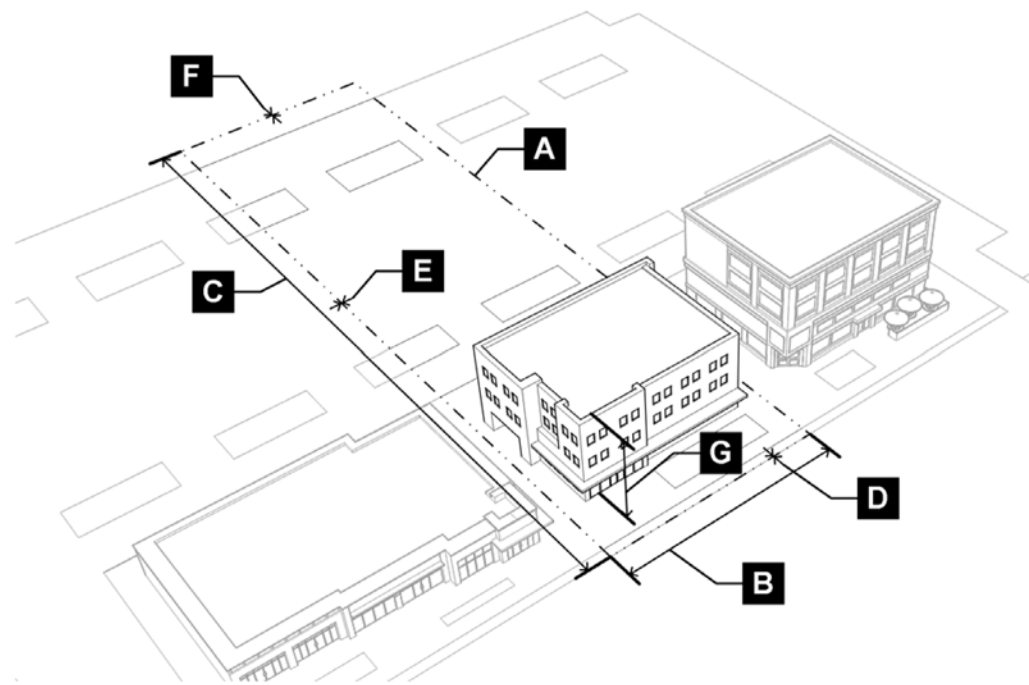


Denton Zoning Link

3.3.3 - MR - Mixed-Use Regional.

A. **Purpose.** The MR district is intended to provide a walkable urban center to augment the regional draw and image of Denton. Development may include national retailers, employment, restaurants, entertainment venues, and housing at the highest levels of scale and density within the City. This district ensures that development will complement and embrace existing viable uses, and raise the standard of design to increase regional draw, accommodate greater connectivity and mobility options, and create a sense of place. The MR district may be established in areas with the greatest regional access and is sensitive to the adjacent built and natural context.

Figure 3.3-C: MR District Dimensional Standards



B. MR District Dimensional Standards.

Table 3.3-C: MR District Dimensional Standards	
Dimensional Standards	Additional Standards
Lot Dimensions (minimum)	

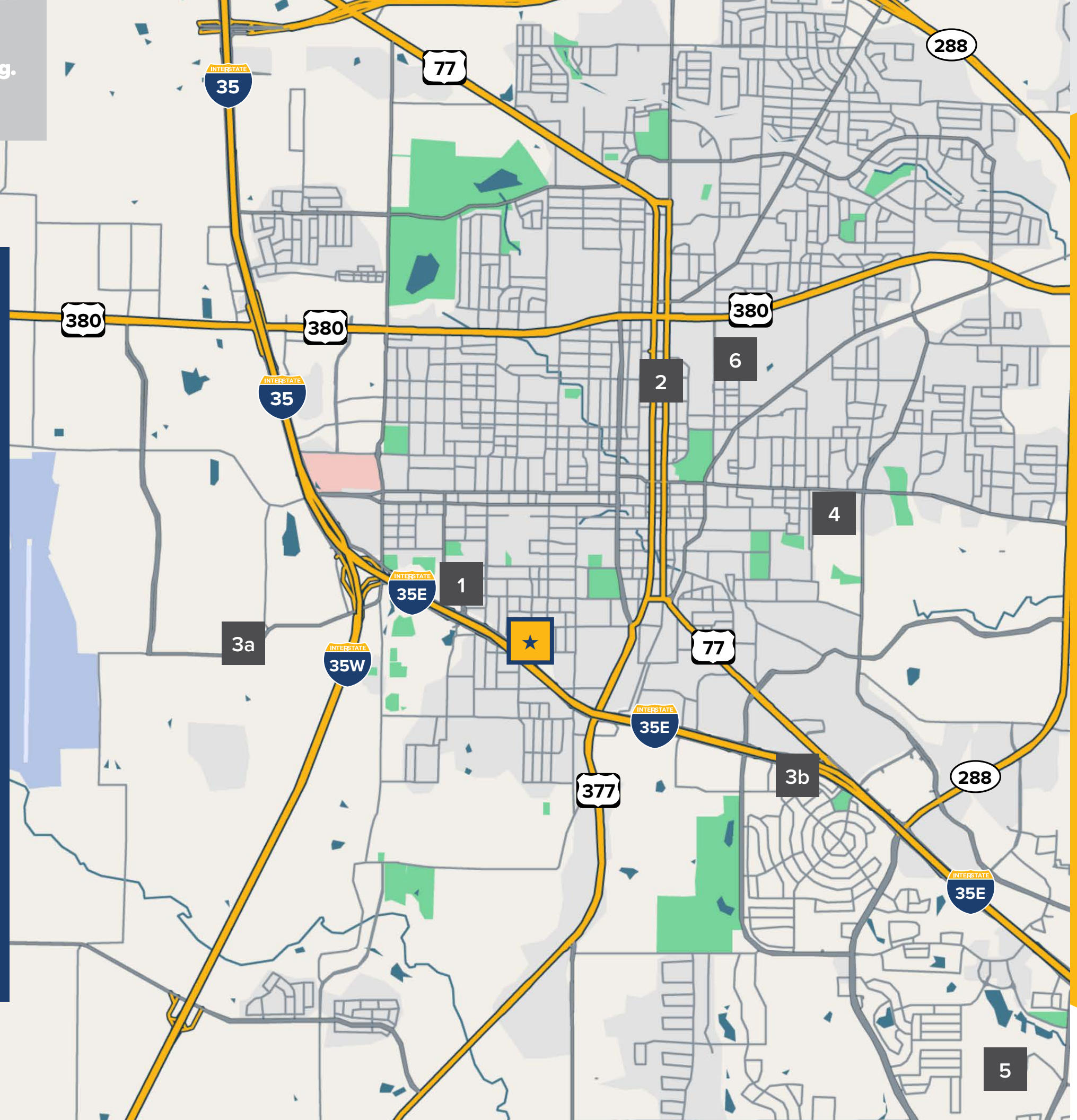
A	Lot area	None	3.7.2A: Minimum Lot Dimensions
B	Lot width	None	
C	Lot depth	None	
Setbacks (Minimum)			
D	Front yard	None	3.7.3: Setbacks
E	Side yard	None [1]	
F	Rear yard	None [1]	
Other Standards			
G	Building height (maximum)	100 feet [1] [2]	3.7.5: Building Height
	Building coverage (maximum)	90 percent	3.7.6: Building Coverage
	Single-family detached dwelling, townhome, or duplex		If approved prior to October 1, 2019, see Section 1.5.2I: Applicability of this DDC to Existing Residential Uses and Structures

Notes:

[1] Buildings adjacent to a Residential zoning district shall comply with the standards in Subsection 7.10.6: Building Height in Transition Areas.

[2] Additional height may be allowed with a specific use permit pursuant to Subsection 2.5.2: Specific Use Permit (SUP).

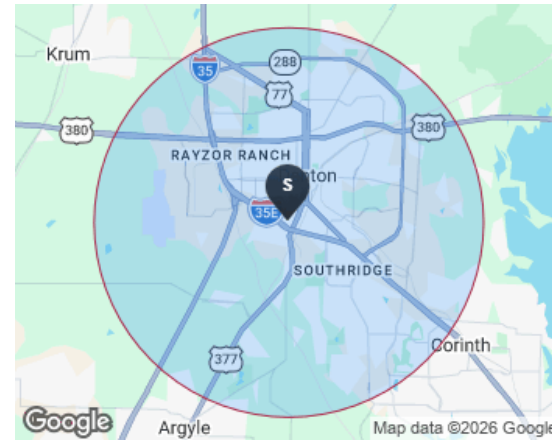
Economic Drivers



Company	Local Employment
1 University of North Texas Covers 1,000 acres, with 46,940 students, Fall 2023. Total endowment reaches \$291.6 million.	8,891
2 Denton ISD Serves 18 communities with over 40 campuses across Denton county, and has over 33,000 enrolled students.	4,000
3 Peterbilt Motors Covers 1,000 acres, with 46,940 students, Fall 2023. Total endowment reaches \$291.6 million.	2,000
4 Denton County Over 1 million residents, and one of the fastest growing counties in the country.	1,987
5 Denton State Supported Living Center 189-acre living center, home to 375 people, serving an 18 county area 24/7.	1,727
6 Texas Woman's University public coeducational university with a total enrollment of 15,000 students.	1,077



AREA INFORMATION - 5 MILES



Demographics

Total Population	150,718
Population Density per Sq Mile	2,522
Population Projection in 5 years	164,424
Population Median Age In Years	32
Total Housing	58,539
Average People per Household	2.75
Median Household Income	\$75,832
Employed Population	82,365

Area Characteristics

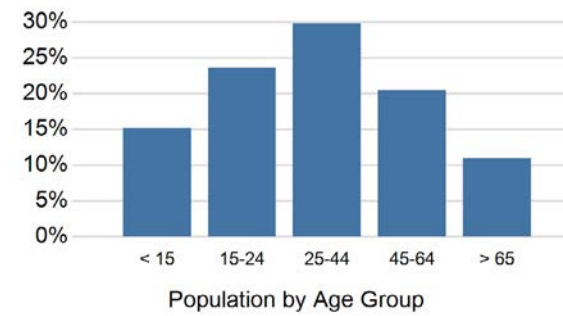
Properties in the Area	120
Total Units in the Area	23,558
Total Unit SqFt in the Area	20,987,111

Asset Benchmark Rates

Average Rent One Bedroom	\$1,183
Average Rent/SqFt One Bedroom	\$1.77
Average Sale Price/SqFt	\$190.86
Occupancy Rate	89.2%

Average Improvements Rating	B+
Average Location Rating	B

Demographic Cohorts



Age		
Under 15	22,805	15.1%
15 to 24	35,624	23.6%
25 to 44	44,917	29.8%
45 to 64	30,846	20.5%
Over 65	16,526	11.0%

Gender		
Male	73,456	48.7%
Female	77,262	51.3%

*Note: The Yardi Matrix data is in reference to a nearby property, The Venue (0.25-mile southeast).



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Disclaimer

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The only party authorized to represent the Owner in connection with the sale of the Property is The Multifamily Group Advisor listed in this Offering Memorandum, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to The Multifamily Group Advisor.

Neither The Multifamily Group Advisor nor the Owner makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future condition, operations or financial performance of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property based on certain assumptions. These assumptions may or may not be proven to be correct, and there can be no assurance that such results will be achieved. Further, The Multifamily Group Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed, and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of those materials shall not look to Owner or The Multifamily Group Advisor nor any of their officers, employees, representatives, independent contractors, or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Memorandum are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to the Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Multifamily Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

**Rendering*



the multifamily group.

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