



Offering Memorandum

1005. EVERS HARDWARE CO. 1913.

The Evers Building

109 W HICKORY ST, DENTON, TX 76201

PRESENTED BY:

GREG JOHNSON

O: 940.381.2220

greg.johnson@svn.com

BRAD TYNDALL

O: 940.381.2220

brad.tyndall@svn.com

*Norman
Rascoe*

PROPERTY SUMMARY

THE EVERS BUILDING

109 W HICKORY ST
DENTON, TX 76201

OFFERING SUMMARY

SALE PRICE:	\$2,250,000
BUILDING SIZE:	7,450 SF
LOT SIZE:	2,998 SF
CAP RATE:	6.08%

PROPERTY SUMMARY

The Evers Building is located on the Historic Downtown Square in Denton, TX. With roots dating back to the 1800's this building is more than a piece of real estate, it is a piece of history. Originally opening in December of 1885, The Evers Hardware Store was the longest continually operating business on the Denton square until it closed in 2001. The iconic window that was added during an early 1900s remodel remains in place and overlooks Downtown and the County Courthouse.

The building is +/- 3,000 SF on both its first and second floors, and includes +/- 1,450 SF of basement space. Norman Roscoe has been at the location since 2019 and recently executed a new five-year NNN Lease for the entire 7,450 SF. The Lease runs through August 2031 and provides steady in place cash flow on an irreplaceable piece of real estate.

The Evers Building has had only two owners in the last 130 plus years and has never been marketed for sale, making this truly a once in a lifetime opportunity to own a piece of history and be a part of the continued story of the Historic Downtown Denton Square.



RENT ROLL



SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE END
109 W Hickory	Norman Roscoe	7,450 SF	100%	\$18.36	\$136,800	8/31/31
TOTALS		7,450 SF	100%	\$18.36	\$136,800	



THE EVERS BUILDING STORY

- Robert Henry Evers and his brother, Adolph Frederick Evers moved to Denton, Texas in early 1885 to purchase the existing Fritzlen Hardware store.
- In 1911, the Evers brothers reconstructed the front of the buildings, replacing the wood frame with a two-story brick building.
- The building remained in the Evers family tree until 2014, with the Hardware store itself operating until 2001.
- Today, the facade of the building pays homage to the Evers family and the building is recognized by the National Register of Historic places as a contributing building in the Denton County Courthouse Square Historic District.



PROPERTY PHOTOS



MEET THE TEAM



GREG JOHNSON

Managing Director

Direct: 940.381.2220 **Cell:** 940.594.7717
greg.johnson@svn.com



BRAD TYNDALL

Senior Advisor

Direct: 940.381.2220 **Cell:** 682.553.3766
brad.tyndall@svn.com

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, 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 SVN Advisor.

Neither the SVN Advisor nor the Owner make 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 representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN 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 these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure 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 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 SVN Advisor from any liability with respect thereto.

To the extent 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.



Collective Strength, Accelerated Growth

3190 TEASLEY LANE
DENTON, TX 76205



V-RE.COM