

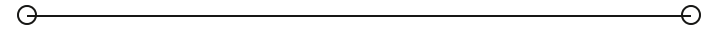


**SALE**

# Hickory & Fry Street Portfolio

**1207 W HICKORY, 1211 W HICKORY, 113 AVE A**

Denton, TX 76201



**PRESENTED BY:**

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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$4,607,618
<b>NUMBER OF BUILDINGS:</b>	3
<b>LOT SIZE:</b>	50,822 SF
<b>BUILDING SIZE:</b>	11,705 SF
<b>NOI:</b>	\$322,533.20
<b>CAP RATE:</b>	7.0%

## PROPERTY DESCRIPTION

Introducing a rare opportunity purchase a piece of the highly sought-after Fry Street entertainment district adjacent to the UNT campus. Home to long-standing bars and restaurants serving students and the surrounding neighborhoods. A portfolio like this come along once a generation! Boasting a strategic location, this property offers high visibility and optimal foot traffic, setting the stage for entertainment success. Don't miss this chance to secure a prominent position in the heart of Denton's vibrant college landscape with this exceptional portfolio.

## PROPERTY HIGHLIGHTS

- Prime location in Denton, TX
- Prominent Businesses
- High-visibility storefront

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# RENT ROLL



UNIT	TENANT NAME	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
1207 W Hickory	Lucky Lou's	4,670 SF	\$15.79	\$73,716.00	01/01/2024	12/31/2028
1211 W Hickory	Lorenzo's	4,235 SF	\$20.50	\$86,817.50	05/01/2026	07/01/2031
113 Avenue A	The Garage	2,800 SF	\$27.86	\$78,000.00	01/01/2026	01/01/2031
Paid Parking	85 Spaces	-	-	\$84,000.00	-	-
<b>TOTALS</b>		<b>11,705 SF</b>		<b>\$322,533.50</b>		

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## ADDITIONAL PHOTOS



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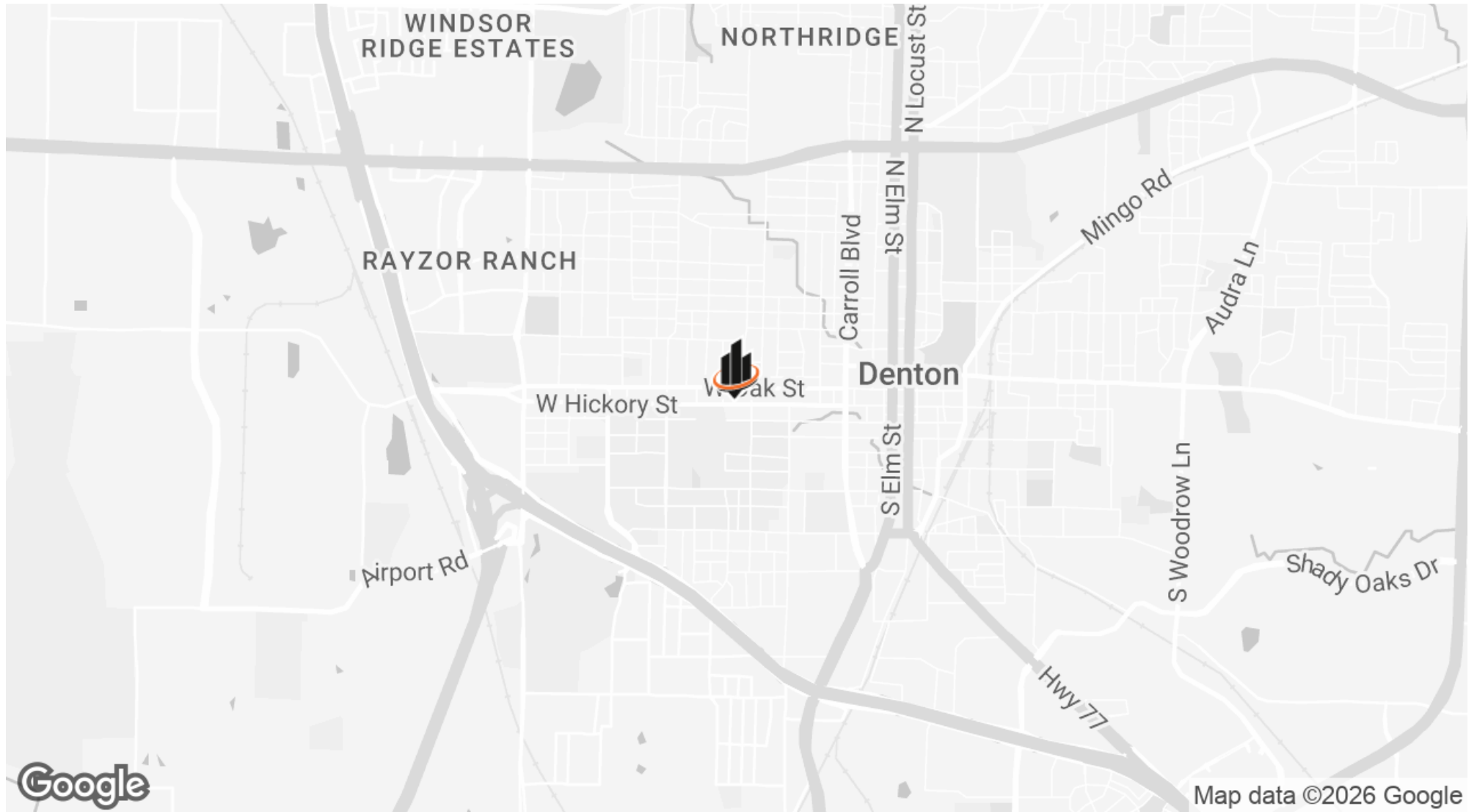
# RETAILER MAP



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# LOCATION MAP



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## TENANT PROFILES



### LUCKY LOU'S

With a large outdoor patio facing the Fry Street area. Lucky Lou's is a heavily UNT and TWU-oriented spot that has been a staple of Denton nightlife for 30 years. One of the highest grossing bars in Denton County, Lucky Lou's has cemented itself as more than just a college bar - it's a Denton landmark.

### BULLET POINTS

- Established 1996
- Percentage Rider of 6% averaged into Annual Rent
- Modified Gross Lease
- 2 Additional 5 Year Extensions



### THE GARAGE

Its long-standing presence on one of Denton's most iconic bar strips speaks to its staying power. A true neighborhood bar in every sense, The Garage remains one of the most recognizable names in Denton nightlife.

### BULLET POINTS

- Established 2004
- Newly Executed 5 Year Lease
- 2.5% Annual Rent Bumps
- Triple Net Lease
- 2 Additional 5 Year Extensions

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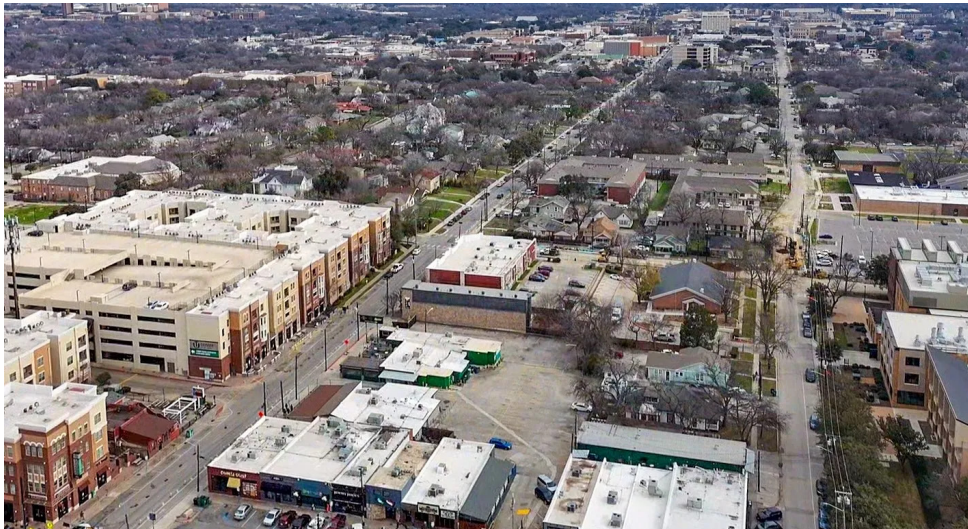
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## TENANT PROFILES

# Lorenzo's Bar & Grill



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### LORENZO'S BAR & GRILL

Lorenzo's Bar and Grill is Denton's most anticipated new dining and nightlife destination, brought to life by an ownership group with a proven track record in the restaurant and bar industry.

### BULLET POINTS

- Established 2026
- Newly Executed 5 Year Lease
- 3% Annual Rent Bumps
- Triple Net Lease
- 2 Additional 5 Year Extensions

### PAID PARKING

This stabilized, 85-space paid parking lot represents a compelling income-producing asset in the heart of one of Denton's most active commercial corridors. Strategically positioned to serve the steady flow of students, faculty, and nightlife patrons drawn to the area, the lot generates consistent revenue

### BULLET POINTS

- Automated App System that bills directly to User
- \$5 Parking for 24 Hours
- Active 24/7
- T-6 of Monthly Income in Rent Roll
- 85 Spaces

## MEET THE TEAM



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An aerial photograph of a city street scene at dusk. In the center is a large, ornate, light-colored stone building with a prominent dark dome and clock tower. The building is surrounded by green trees and a grassy area. In the foreground, there is a parking lot with several cars parked. The sky is a mix of orange and blue, indicating sunset. Overlaid on the image is a logo consisting of three vertical bars of increasing height, with an orange swoosh underneath. To the right of the logo is the text 'SVN' in large, white, sans-serif font. Below this is the text 'VERUS COMMERCIAL' in a smaller, white, sans-serif font. A registered trademark symbol (®) is visible to the right of the 'N' in 'SVN'.

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