

**KW Denton COMMERCIAL**  
**Commercial Properties - For Sale and Lease**  
**Commercial Inventory**

Property Name	LB St #	Dir	Street	Suite	City	S/P	Gen. Use	Use 2-Ste SF	Bldg Size Suite Desc.	Min Div	Max Contig	Avail SF	Lease Rate\$	Type	NNN Expenses	Broker Name
<b>Office Properties For LEASE</b>																
<b>Alpha by Street</b>																
406-412 S Carroll Blvd. Offices	LB	406 S	Carroll	A & B	Denton	S	Ofc		4,800	4,800	4,800	4,800	\$ 9.00	Pas E&G	No	Chris Rosprim
		412 S				S	Ofc		4,800	2,400	4,800	4,800				
Crescent St. Medical Ofc	LB	1308	Crescent		Denton	S	Medical Office		1,200	1,200	1,200	1,200	\$ 13.50	Plus U		Chris Rosprim
1809 N Elm	KO	1809 N	Elm		Denton	S/P	Ret	Ofc	9,960	1,940	3,440	1,940	\$ 12.00	Plus U	NNN TBD	Chris Rosprim
				1811			Ret	Ofc		1,500	3	1,500	\$ 12.00	Plus U		
1407 Fulton	CA	1407	Fulton		Denton		Ofc	Ret	3,936	3936	3,936	3,936	\$ 4,000/MO	Plus U		Chris Rosprim
512 W Hickory St.		512 W	Hickory		Denton	P	Ofc	Ofc		1,137	1,137	1,137	\$ 15.83	ABP		Chris Rosprim
Piner St. Retail Building	LB	121	Piner St.		Denton	P	Retail	Office	3,586	1,500	1,500	1,500	\$ 11.00	Plus U		Chris Rosprim
324 Sunset St.	LB	324	Sunset		Denton	S/P	Ofc/Med.		3,310	900	1,857	1,857	\$ 18.00	Plus U		Chris Rosprim
Westminster Offices	CA	1724	Westminster	A	Denton	S	Office	Office	4,632	850			\$ 21.17	ABP		Daphne Zollinger
				D						256			\$ 24.00			
				C						256	2,000		\$18 - 24			
Flower Mound Office Space	CA	3605	Yucca Dr.		Flower Mnd		Office	Suite 202		1,490	1,490	1,490	\$ 18.00		\$ 4.29	Mike Metzler
<b>Medical Offices For Lease</b>																
<b>Alpha by Street</b>																
Crescent St. Medical Ofc	LB	1308	Crescent	D	Denton	S	Office	Medical	1,200	1,200	1,200	1,200	\$ 13.50	Plus U		Chris Rosprim
324 Sunset St.	LB	324	Sunset		Denton	S/P	Ofc/Med.		3,310	900	1,857	1,857	\$ 18.00	Plus U		Chris Rosprim
<b>Retail Properties For Lease</b>																
<b>Alpha by Street</b>																
1809 N Elm	KO	1809 N	Elm St.		Denton	S/P	Retail	Office	9,960	1,940	3,440	1,940	\$ 12.00	Plus U	NNN TBD	Chris Rosprim
				1811						1,500	3,440	1,500	\$ 12.00	Plus U		
1407 Fulton	CA	1407	Fulton		Denton		Retail	Office	3,936	3936	3,936	3,936	\$ 4,000/MO	Plus U		Chris Rosprim
Piner St. Retail Building	LB	121	Piner St.		Denton	P	Retail	Office	3,586	1,500	1,500	1,500	\$ 11.00	Plus U		Chris Rosprim
600 N Stemmons	##	600 N	Stemmons		Sanger		Retail	Rest./Ofc	2,772	2,772	2,772	2,772	\$ 2,000/MO	Plus U		Chris Rosprim
Key Code: LB - Lockbox; LBS - Lockbox - Special; TO - Tenant Occupied; OP - Open; CA - Call Agent; CO - Call Owner; CS - C-Store; KO - Key in Office; * Alarm																

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Commercial & Income Producing Properties for Sale - Retail / Office / Industrial										Alpha by Street		
Property Name	LB	St #	Dir	Street	City	S/P	Gen. Use	2nd Use	Bldg Size	Sale Price\$	Comments	Broker Name
N Elm Retail Building	CA	1809 N		Elm St.	Denton	S/P	Retail		9,960 SF	\$ 845,000.00	Retail strip center - several lease spaces	Chris Rosprim
Elm St Office Building	CA	1701 N		Elm St.	Denton	S	Office	Retail	2,016 SF	\$ 175,000.00	1 Story office building - 2 lease spaces	Mike Metzler
Fulton St. Building	CA	1407		Fulton	Denton		Ret/Office/Rest	Mixed Use	3,936 SF	\$ 299,000.00	Currently an Adult Stay Day Care	Chris Rosprim
Flower Mound Office Bldg	CA	3605		Yucca Dr.	Flower Mnd		Office		11,900 SF	\$ 1,600,000.00	Class A - built in 06, near 2499 @ 1171	Mike Metzler
Aubrey Commercial Site	CA	3802		FM 1385	Aubrey	S	Ret/Industrial	Mixed Use	4,800 SF	\$ 650,000.00	9.9 AC + 4,800 SF Clear Span Shop	Chris Rosprim
Pilot Point Retail Building	CA	101 W		Jefferson St.	Pilot Point	P	Ret/Office	Mixed Use	1600 SF	\$ 125,000.00	On the square - completely remodeled	Chris Rosprim
McKinney St. Building	CA	3520 E		McKinney	Denton		Retail/Rest/Bar	Ofc	2,472 SF	\$ 389,000.00	2 AC, Retail building, bar, club, rest, etc.	Chris Rosprim
Mesa Retail Bldg	TO	4127		Mesa	Denton		Retail Paint Store		6,500 SF	\$ 750,000.00	Fully Leased / National Credit Ten	Chris Rosprim
Old Town Office Building	CA	106 S		Old Town	Argyle		Office Building	Medical	3,090 SF	\$ 499,000.00	Beautiful 1 story office building in Argyle	Chris Rosprim
Oak St. Warehouse	CA	421 E		Oak	Denton	S	Ret/Ofc/Rest	Mixed Use	21304 SF	\$ 988,888.00	Historic WHS ready for redevelopment	Chris Rosprim
Pockrus Page Commercial	CA	4405		Pockrus Page Rd.	Denton		Ret/Ofc/Rest	Mixed Use	4,119 SF	\$ 355,000.00	2 Buildings - Restaurant & Old House	Mike Metzler
Ponder Commercial Bldg	LBS	500		Shaffner St.	Ponder		Commercial	Mixed Use	3,608 SF	\$ 139,900.00	Old church building - corner tract	Chris Rosprim
Sanger Restaurant Bldg	LB	600 N		Stemmons	Sanger	S	Rest./Ret/Ofc		2,772 SF	\$ 335,000.00	Free Standing Building-Former Rest.	Chris Rosprim
Gainesville WHS	CA	1101		Woods St.	Gainesville		WHS & 3 AC	Industrial	16,576 SF	\$ 425,000.00	\$25.65/SF, 3 acres, Office and WHS space	Mike Metzler
<b>Multi-Family Properties For Sale</b>												
Louise St. Apartments	CA				Denton				12 Units			Chris Rosprim
Mingo Townhomes	CA				Denton				15 Units			Chris Rosprim

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<b>Land - For Sale / LEASE- All Offers Considered - Many Divisible - Inquire</b>						
Address	City	Acres	S/P	Notes / Details	Sale Price	Broker
Cashs Mill Rd.	Sanger	235	S	Country Acreage - Many Uses	Will Divide - 100 AC Minimum / \$5,000/AC -- Total \$1,180,000	Daphne Zollinger
2100 Blk FM 407	Highland Village	1		Commercial Tract	\$4.94/SF \$ 215,186	Mike Metzler
FM 428 / 201 Elm	Aubrey	4.66	S	Commercial Lots	\$399,900	Chris Rosprim
1 FM 428	Aubrey	0.29	S	Commercial Lot	\$49,900	Chris Rosprim
5601 Fishtrap Rd.	Crossroads	44.137	S	Ag / Future Coml Use / Development	\$2.21/SF \$96,291/AC \$4,250,000	Chris Rosprim
100 Forestwood Dr.	Corinth	10.66	S	44 Residential Lots - Zoned-Platted	\$900,000	Chris Rosprim
3416 Hickory Tree	Balch Springs	6.9	S	Commercial Land	\$601,128 / \$2/SF	Chris Rosprim
430 Hwy 377	Argyle	10.4		Commercial Land	\$3.68/SF / \$160,480/AC / \$1,669,000	Mike Metzler
5700 Hwy 377	Aubrey	25.37	S	Commercial / Residential Land	\$1,300,000	Chris Rosprim
309 I - 35 E	Denton	1.528	S	Commercial Land	\$250,000 / \$3.75/SF	Chris Rosprim
Loop 288 @ Audra	Denton	26.5		Commercial Land	\$91,476/AC \$2,420,821	Chris Rosprim
524 S Loop 288	Denton	1.4156	S	Commercial Land	\$9.50/SF \$585,803	Chris Rosprim
1599 Mingo Rd.	Denton	3.999	S	Commercial Land	\$1.58/SF \$68,767/AC \$275,000	Chris Rosprim
5130 Rector Rd.	Krum	56	S	Ag / Future Coml Use / Development	\$15K/AC = \$840,000	Chris Rosprim
6400 Stonecrest Road Acreage	Argyle/Flower Mound	5.23	S	Future commercial development	\$3.73/SF \$162,524/AC \$850,000	Chris Rosprim
6404 Stonecrest Road Acreage	Argyle/Flower Mound	4.767	S	Future commercial development	\$4.82/SF \$209,773/AC \$999,990	Chris Rosprim
Unicorn Lake Land Tracts	Denton	18		Multiple Tracts - Coml	18 Acres - 0.2 to 3 Acres for commercial - \$10/SF and Up	Mike Metzler

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**KW COMMERCIAL - COMMERCIAL RE SERVICES**

KW Commercial proudly serves Denton County's commercial real estate needs. Our Commercial Real Estate services include the following areas of expertise:

- \* Retail / Office / Medical / Combo
- \* Industrial / Warehouse
- \* Land - Commercial / Farm & Ranch / Residential / Industrial
- \* Multi-Family - Apartments / Duplexes / Tri-plexes / Quad-plexes, etc.
- \* Income Producing Properties / Investment Properties

Our many services include:

- |  |   |
|--|---|
| * Sales - Both Buyer / Seller Representation   | * Consulting / Review / Due Diligence   |
| * Acquisitions / Dispositions  | * Lease Management                      |
| * Landlord / Tenant Representation   | * Site Selection                        |
| * Project Leasing / Marketing  | * 1031 Exchange                         |
| * Property Management / Maintenance  | * Investment and Development            |
| * Asset Management   | * Construction Management               |
| * Property Inspection & Consulting   | * Broker Price Opinion                  |
| * Medical Space Needs  | * Inspections                           |
| * Construction & Development   | * Income Producing Property Specialists |
| * Tenant Finish Out / Remodeling - Commercial / Residential - Interior / Exterior - Any Size |   |

Contact our office today and ask for one of our licensed commercial real estate experts!

Agent	Office	Cell	E-Mail
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We'll be glad to be of assistance to you on ANY commercial property throughout the Greater Denton - Flower Mound - Lewisville - Denton County area of North Texas whether one of our listings - or any other commercial property. "If you need some space - we've got the place"! We know Denton / Denton County very well. See our listings at [www.dentonkwcommercial.com](http://www.dentonkwcommercial.com), Loop Net, CoStar, Xceligent, MLS and other sites. Give us a call - we'll both be glad you did!