

# FOR SALE

SECOND-GENERATION RESTAURANT INVESTMENT

529 BOLIVAR ST, DENTON, TX 76201

VERUS  
COMMERCIAL



## OFFERING SUMMARY

Sale Price:	\$995,000
Building Size:	5,813 SF
Lot Size:	0.588 Acres
Price / SF:	\$171.17
Cap Rate:	7.68%
NOI:	\$76,381
Year Built:	1964
Renovated:	2012
Zoning:	DC-G / MN
Market:	Central Business District

## PROPERTY OVERVIEW

This opportunity consists of two second-generation restaurants in a proven location. Sitting on a hard corner in the Central Business District of Denton, this property is priced to sell.

## PROPERTY HIGHLIGHTS

- Second-Generation Restaurant
- Priced to sell
- Central Business District location on the hard corner
- Proven destination restaurant
- Two Second-Generation Restaurant Buildings on one property

### GLEN FARRIS

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### BRAD TYNDALL

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INFORMATION ABOUT BROKERAGE SERVICES LINK  
<https://www.trec.texas.gov/forms/information-about-brokerage-services>

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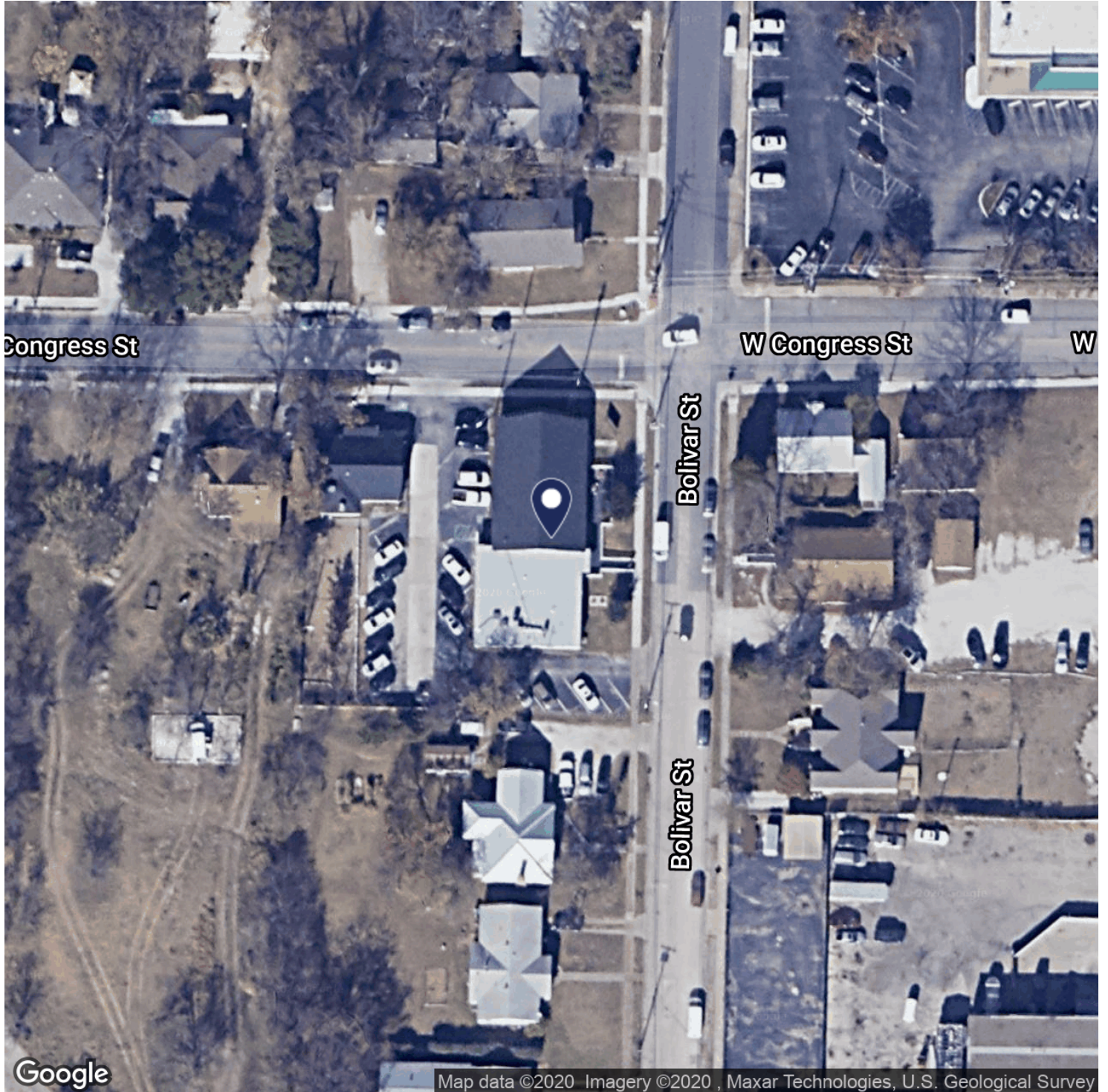
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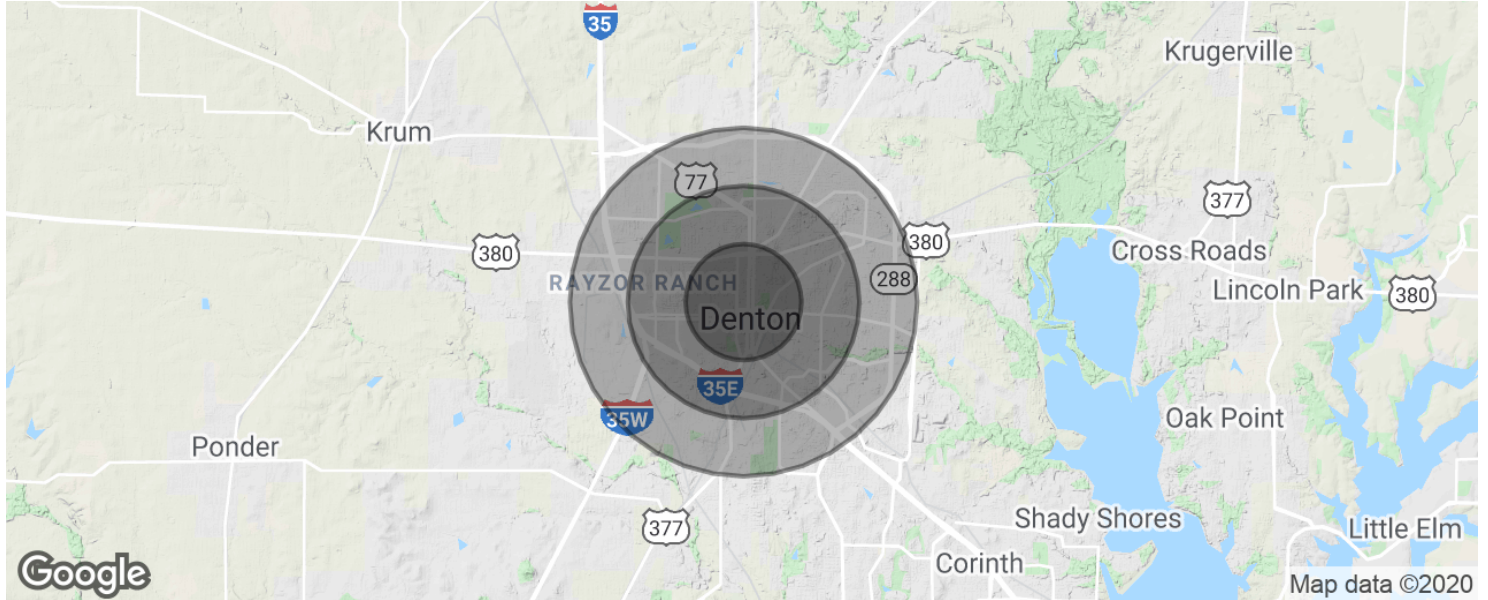
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## POPULATION

	1 MILE	2 MILES	3 MILES
Total population	12,658	44,475	72,963
Median age	24.6	26.4	28.8
Median age (Male)	26.0	26.7	28.6
Median age (Female)	24.7	27.3	29.9

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	4,933	15,400	26,447
# of persons per HH	2.6	2.9	2.8
Average HH income	\$36,193	\$42,252	\$50,222
Average house value	\$110,495	\$121,153	\$131,618

\* Demographic data derived from 2010 US Census

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## LOCATION INFORMATION

Building Name	Second-Generation Restaurant Investment
Street Address	529 Bolivar St
City, State, Zip	Denton, TX 76201
County/Township	Denton
Market	Central Business District
Cross Streets	Congress

## PROPERTY DETAILS

Property Type	Retail
Property Subtype	Restaurant
Zoning	DC-G / MN
Lot Size	0.588 Acres
APN#	30358

## BUILDING INFORMATION

Building Size	5,813 SF
NOI	\$76,381
Cap Rate	7.68%
Price / SF	\$171.17
Year Built	1964
Last Renovated	2012
Building Class	B
Number Of Floors	1
Load Factor	Yes

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