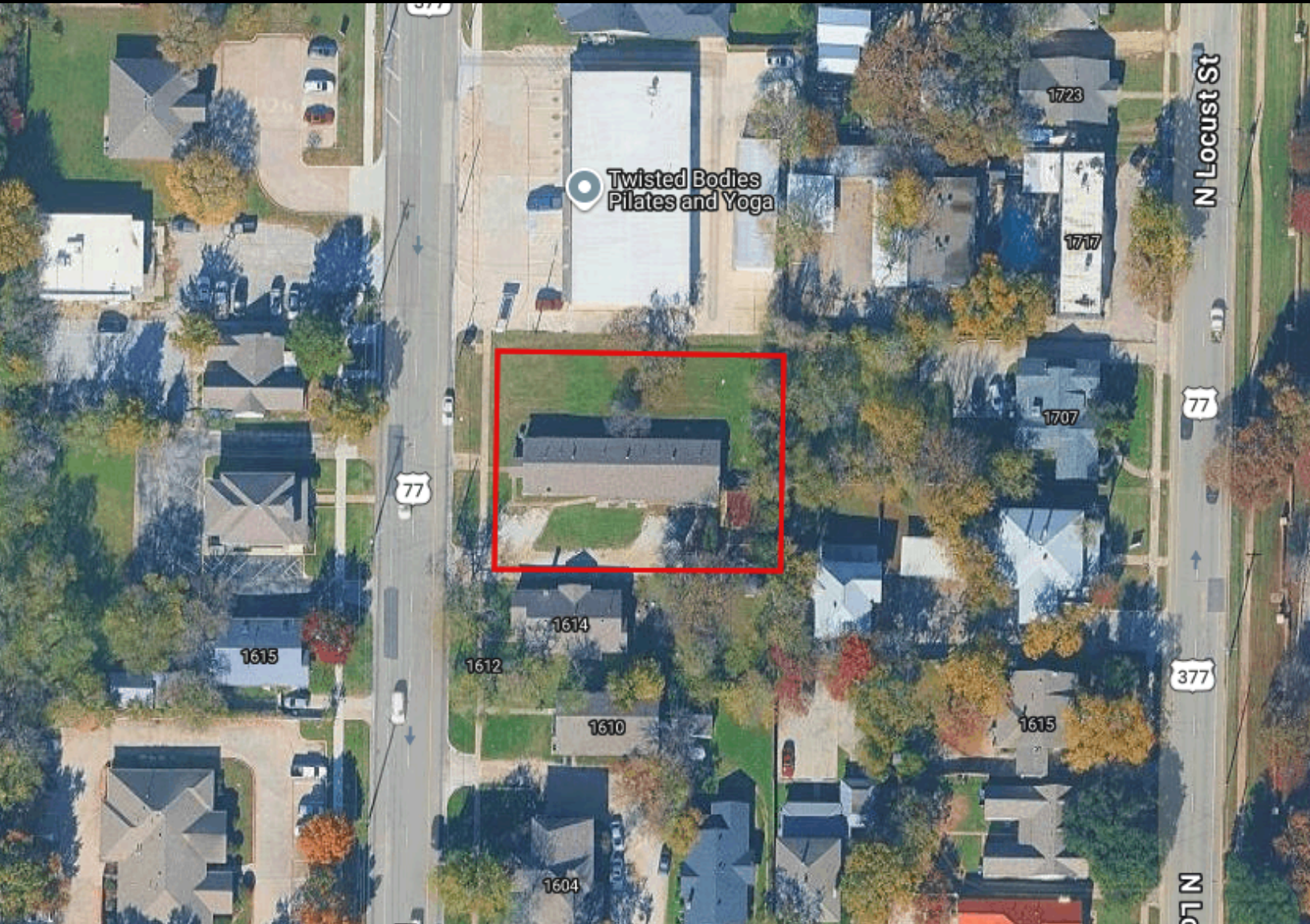


**±0.44 ACRES OF LAND**

1624 N ELM ST  
DENTON, TX 76201

**FOR SALE**



## **PROPERTY DETAILS**

- ±0.44 ACRES
- MN ZONING
- GAS (INDIVIDUALLY METERED), WATER, AND ELECTRIC
- SALE PRICE \$480,000

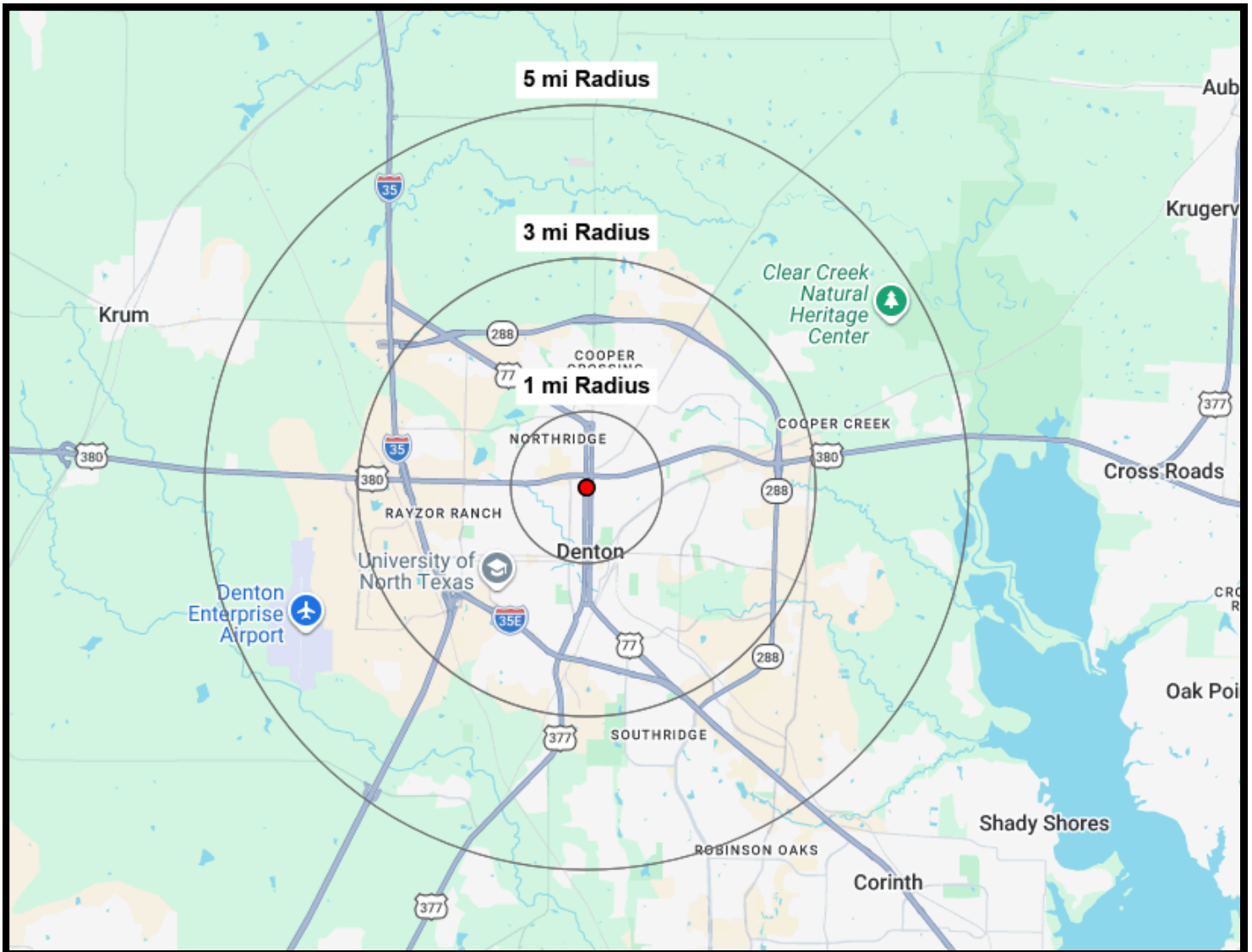
**MITCHELL WARNOCK**  
ASSOCIATE  
(940) 535-4879 DIRECT  
(972) 386-1404 MOBILE  
[MWARNOCK@HENRYSMILLER.COM](mailto:MWARNOCK@HENRYSMILLER.COM)

**HENRY S. MILLER BROKERAGE, LLC**  
5151 BELT LINE RD  
SUITE 900  
DALLAS, TX 75254  
[WWW.HENRYSMILLER.COM](http://WWW.HENRYSMILLER.COM)



# DEMOGRAPHICS

1624 N ELM ST  
DENTON, TX 76201



## 2025 ESTIMATED POPULATION

1 MILE	12,381
3 MILES	96,014
5 MILES	136,646



## 2025 ESTIMATED HOUSEHOLDS

1 MILE	5,175
3 MILES	41,794
5 MILES	56,894



## 2025 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	\$87,835
3 MILES	\$84,503
5 MILES	\$94,268



## 2025 ESTIMATED DAYTIME EMPLOYEES

1 MILE	8,660
3 MILES	31,759
5 MILES	48,385

**MITCHELL WARNOCK**  
ASSOCIATE  
(940) 535-4879 DIRECT  
(972) 386-1404 MOBILE  
[MWARNOCK@HENRYSMILLER.COM](mailto:MWARNOCK@HENRYSMILLER.COM)

**HENRY S. MILLER BROKERAGE, LLC**  
5151 BELT LINE RD  
SUITE 900  
DALLAS, TX 75254  
[WWW.HENRYSMILLER.COM](http://WWW.HENRYSMILLER.COM)



# INTERIOR

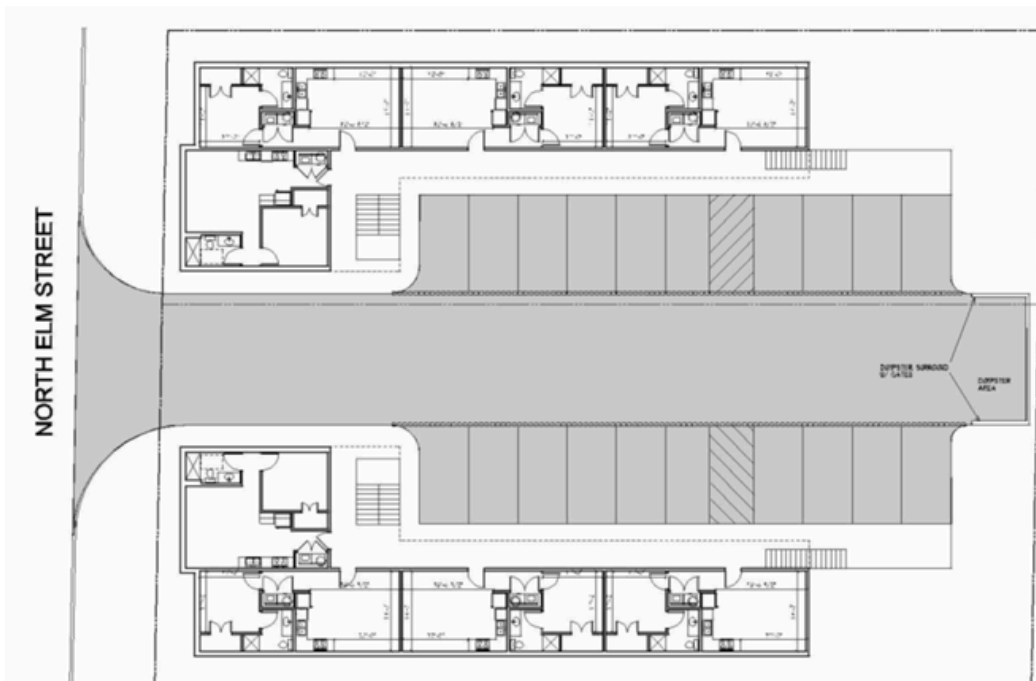
1624 N ELM ST  
DENTON, TX 76201





# REDEVELOPMENT CONCEPTS

1624 N ELM ST  
DENTON, TX 76201



**MITCHELL WARNOCK**  
ASSOCIATE  
(940) 535-4879 DIRECT  
(972) 386-1404 MOBILE  
[MWARNOCK@HENRYSMILLER.COM](mailto:MWARNOCK@HENRYSMILLER.COM)

**HENRY S. MILLER BROKERAGE, LLC**  
5151 BELT LINE RD  
SUITE 900  
DALLAS, TX 75254  
[WWW.HENRYSMILLER.COM](http://WWW.HENRYSMILLER.COM)

