



**FOR
SALE**

733 FORT WORTH DR
Denton, TX 76201
12,123 SF Office Property

Property Overview

Axis Realty Group is pleased to present 733 Fort Worth Drive, a 12,123 SF multi-tenant office building positioned directly on Fort Worth Drive and immediately off Interstate 35E in Denton, Texas. Just south of the University of North Texas, the asset offers strong visibility along one of Denton's busiest commercial corridors, with direct I-35E access connecting throughout the DFW Metroplex.

Address	733 Fort Worth Dr, Denton, TX
Property Type	Multi-Tenant Office
Total SF	12,123 SF
Land Size	0.87 Acres
Occupancy	100%
Tenants	5
Year Built	1984



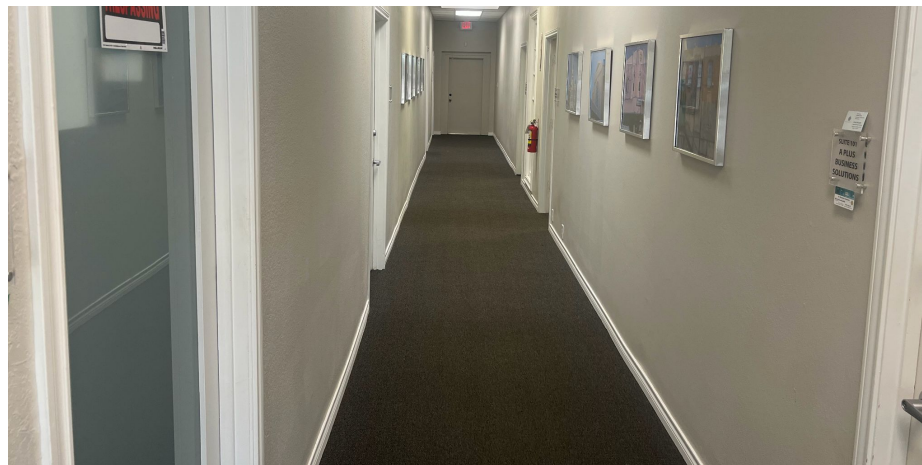
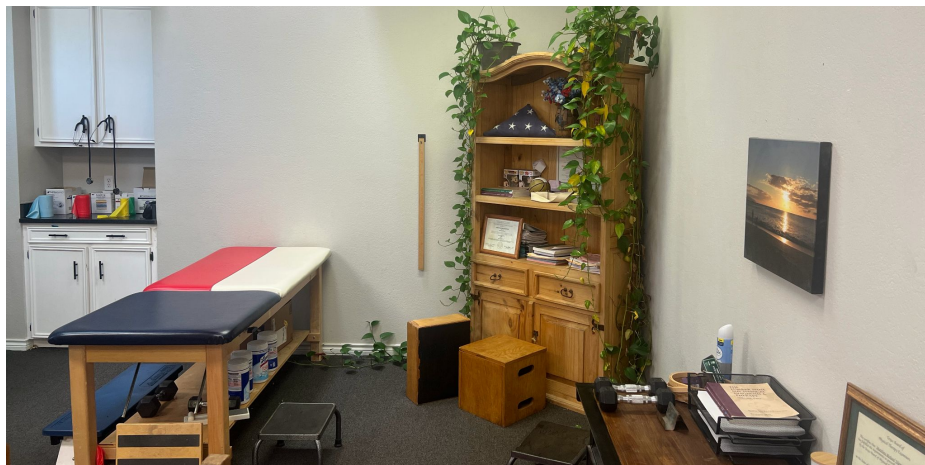
PROPERTY GALLERY



SUITE 100 (9,000 SF)



SUITES 101-105 (3,123 SF)



Tenant Summary

Tenant	Suite	SF	Monthly	Annual	\$/SF	Expiry	Status
MNM Lonestar Rehabilitation LLC	102	550	\$950	\$11,400	\$21	10/31/2028	Occupied
Autism at Work	104 & 105	1,500	\$2,000	\$24,000	\$16	05/31/2027	Occupied
Knee Deep Plumbing	103	772.5	\$2,100	\$25,200	\$33	10/31/2028	Occupied
A Plus Business Solutions	101	300	\$700	\$8,400	\$28	11/30/2027	Occupied
*IMPress Graphics	100	9,000	\$11,250	\$135,000	\$15	2031	Pending
TOTAL OCCUPIED		12,123	\$17,000	\$204,000			100% Occupied

**Proposed lease terms from IMPress Graphics (Seller): 5-year lease upon closing of the sale at \$15/SF NNN with 3% annual rent escalations. All other tenants are on gross leases.*

NOI Analysis

ASSUMPTIONS

IMPress Pro-Rata Share:	69%
IMPress Graphics NNN Rate:	\$15.00 /SF

GROSS INCOME ANALYSIS

	SF	Annual Rent
Small Tenant Spaces	3,123	\$69,000.00
IMPress Graphics @ \$15/SF NNN	9,000	\$135,000.00
TOTAL GROSS INCOME	12,123	\$204,000.00

INCOME ADJUSTMENTS

Gross Potential Income	\$204,000.00
Recoverable Expenses	\$42,984.93
EFFECTIVE GROSS INCOME	\$246,984.93

OPERATING EXPENSES (NNN Structure)

Property Taxes*	\$40,000.00
Insurance	\$12,297.00
Utilities (small tenants only)	\$7,821.24
Repairs & Maintenance	\$10,000.00
TOTAL OPERATING EXPENSES	\$70,118.24

*Assumes tax value is increased to 80% of sales price

NET OPERATING INCOME **\$176,866.69**

VALUATION

At 7% Cap Rate	7.00%	\$2,525,000
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INDICATED VALUE **\$2,525,000**

SALES PRICE

\$2,525,000

\$206 / SF · 7% cap on NOI of \$176,866.69



DENTON
ENTERPRISE
AIRPORT



DATCU
STADIUM

Era

RAYZOR RANCH
MARKETPLACE

UNT
UNIVERSITY
OF NORTH TEXAS



THE VENUE



Fort Worth Dr.

PNC BANK

Denton Square - 1.5 Miles



SITE

Contact Axis Realty Group for more information.



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