



221–223 N. Locust Street

Denton, Texas 76201 | Downtown Historic District

\$575,000	2,900 SF	\$198 / SF
Asking Price	Building Size	Price Per SF
100%	2 Units	Mid-2027
Occupancy	Tenant Spaces	Lease Expiry

An exceptional income-producing commercial asset one block from the Historic Denton Square, 100% leased to two established local businesses — including Grammy Award-winning **Brave Combo** — with leases extending through approximately mid-2027. DC-G zoning permits office, retail, studio, creative, and professional uses.

Rent roll and lease details available upon execution of a Confidentiality Agreement.

Exclusively Offered By

Melissa Cooper, MBA

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INC Realty, LLC | 608 E Hickory St Ste 128, Denton TX 76205



EXECUTIVE SUMMARY

Cooper Real Estate Group, in association with INC Realty, LLC, is pleased to present **221–223 N. Locust Street**, a fully-leased, single-story commercial building located one block north of the Historic Denton Square in Downtown Denton, Texas. The ±2,900 SF building sits on a prominent corner lot at N. Locust Street and W. McKinney Street, offering excellent visibility, pedestrian traffic, and access to the vibrant Downtown Denton ecosystem of restaurants, retail, entertainment, and professional services.

The property is 100% occupied by two established local businesses with active leases through approximately mid-2027, providing an investor with immediate, stable cash flow from day one. One tenant is **Brave Combo**, a Grammy Award-winning band and nationally recognized Denton cultural institution. The second tenant is **Soundbox Musicworks**, a community music school offering lessons and musical services.

Zoned **DC-G (Downtown Code – General)**, the property supports a wide variety of commercial uses including office, retail, studio, creative, and professional services, subject to City of Denton approval, offering a future owner-occupant or investor significant optionality at lease expiration.



Left: Storefront — 221 (Soundbox) & 223 (Brave Combo) | Right: Aerial context

PROPERTY DETAILS

Address	221–223 N. Locust Street, Denton, TX 76201
County	Denton County
MLS #	21312731
Asking Price	\$575,000
Price Per Gross SF	\$198.28 / SF
Building Size	±2,900 SF (per public records)
Lot Size	±5,401 SF 0.124 Acres
Year Built	1965 (Preowned)
Number of Units	2 Tenant Spaces
Stories	1
Zoning	DC-G – Downtown Code, General
Parcel ID	R32923
Legal Description	O T DENTON BLK 16 LOT 3 (N50' of S102' & W12')
Foundation	Slab
Construction	Brick / Other
Roof	Metal
Ceiling Height	8 to 10 Feet
Flooring	Carpet, Laminate
HVAC	Central Heat (Natural Gas) / Central Air (Electric)
Utilities	City Sewer, City Water, Electricity, Natural Gas
Parking	On-Street + Rear Parking Lot
Loading	Loading Dock
Annual Taxes (2025)	\$6,469 (Unexempt) — see tax note below
Building Use	Historical District, Office, Retail
Inclusions	Building Only, Land & Improvements
Exclusions	Tenant business operations, inventory, FF&E, personal property
Possession	Closing/Funding, subject to existing leases
Tenant Pays	All Utilities
Owner Pays	Insurance, Property Taxes

■ 2026 Property Tax Note

The property currently qualifies for the Texas non-homestead Circuit Breaker limitation. The 2026 taxable value is **\$390,433** versus a market value of **\$624,400**. Buyers should perform their own due diligence regarding future property taxes, as taxable values and applicable laws may change after closing.

TENANCY OVERVIEW

Suite 221 — Soundbox Musicworks

Soundbox Musicworks is a Denton-based community music school offering private lessons, group instruction, and musical services. The business operates by appointment and broadcasts on Denton's community radio station 97.9 FM, reflecting its deep integration into the local arts community. Floor plan shows a foyer entry, a large office/studio (~23'1" × 20'10"), a main room (~23'1" × 25'0"), and additional private rooms, totaling approximately 1,540–1,650 SF.

Suite 223 — Brave Combo

Brave Combo is a Grammy Award-winning musical group and one of Denton's most celebrated cultural institutions. Founded in Denton in 1979, the band has maintained a consistent local presence for over four decades. Their tenancy adds both financial stability and significant cultural cachet to the property. The suite occupies approximately 1,350–1,400 SF of wide-open space (~56'9" × 23'9") with a private bath, ideal for rehearsal, recording, or creative studio use.

Lease Terms

Occupancy	100% — Both suites fully leased
Lease Expiry	Approximately mid-2027 (both tenants)
Tenant Utilities	Tenants pay all utilities
Owner Expense	Insurance, Property Taxes
Sale Condition	Sale subject to existing leases in place
Access	24-hour advance notice required; appointment via BrokerBay only

Note: Please do not disturb tenants or visit the property without a confirmed appointment. Gross income, net income, and lease rate details are not publicly disclosed. Rent roll available upon execution of a Confidentiality Agreement. Buyer and buyer's agent to independently verify all financial information.

FLOOR PLANS

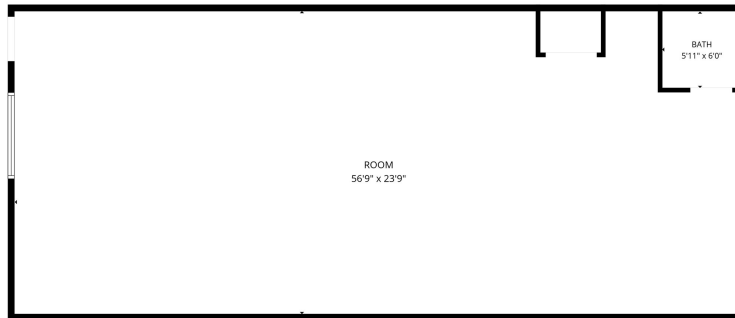
221 N. Locust — Soundbox Musicworks



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Floor plan dimensions are approximate. Actual may vary.

223 N. Locust — Brave Combo



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Floor plan dimensions are approximate. Actual may vary.

LOCATION & MARKET OVERVIEW

Downtown Denton is one of the DFW Metroplex's most vibrant and authentic urban cores. The Historic Denton Square anchors a thriving mix of independently owned restaurants, bars, boutique retail, art galleries, music venues, and professional offices. The square is a consistent destination for residents of Denton County and beyond, fueled by two major universities — **University of North Texas** and **Texas Woman's University** — with a combined enrollment exceeding 50,000 students.

221–223 N. Locust Street sits at the northwest corner of N. Locust Street and W. McKinney Street, one block north of the Square. The property benefits from high vehicular and pedestrian counts along N. Locust Street, one of Downtown Denton's primary north-south arterials. Continued public and private investment in Downtown Denton — including infrastructure improvements, new mixed-use development, and an expanding dining and entertainment scene — supports strong long-term fundamentals for the submarket.



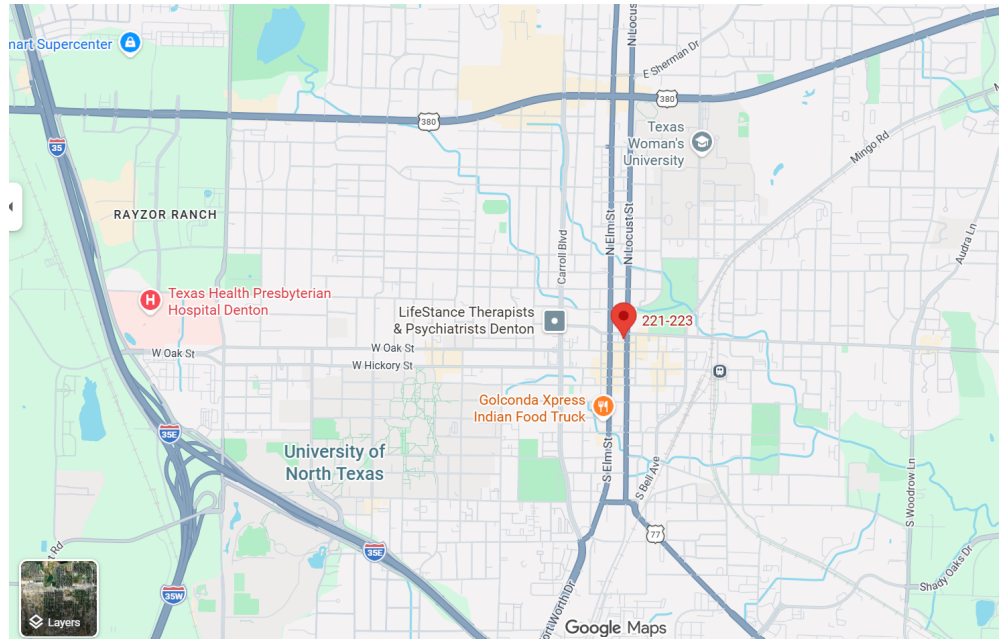
Aerial views of Downtown Denton — Historic Square and surroundings visible

Nearby Points of Interest

Historic Denton Square	1 block south
University of North Texas	~0.6 miles north
Texas Woman's University	~0.7 miles northeast
Denton County Courthouse	1 block south
I-35E / I-35W (DFW access)	~1 mile
Dallas / Fort Worth Metroplex	~35 miles south

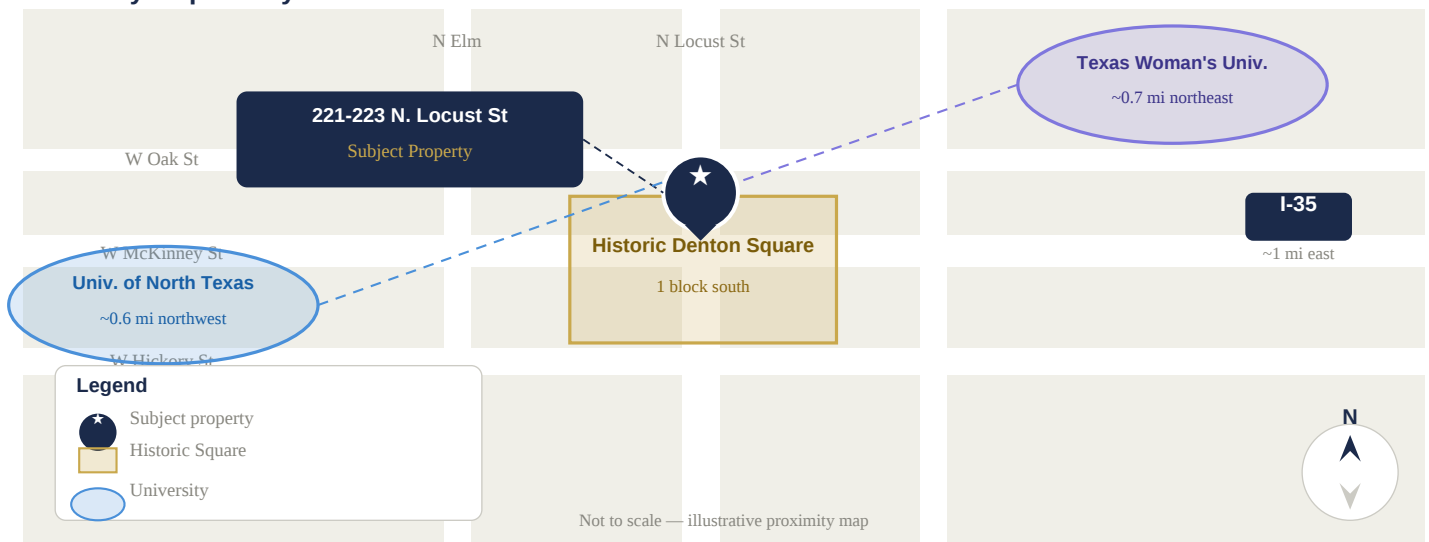
LOCATION MAPS

Regional Context — Google Maps



Property pin at 221–223 N. Locust St. TWU visible upper right, UNT lower left, I-35E/35W interchange lower left. Source: Google Maps.

Proximity Map — Key Landmarks & Distances



Illustrative proximity map showing key landmarks and approximate distances from the subject property.

SITE AERIALS & BOUNDARY



Overhead boundary view — property outlined in green. Corner location at N. Locust St & W. McKinney St. Rear parking area included within boundary.



Aerial perspective — property visible at lower center; Downtown Square in background.

INVESTMENT HIGHLIGHTS

◆ Prime Downtown Location	One block from the Historic Denton Square — the undisputed retail, dining, and entertainment hub of Denton County.
◆ 100% Occupied / Immediate Cash Flow	Both tenant spaces are under active leases through approximately mid-2027. No lease-up risk; income from day one.
◆ Grammy Award-Winning Tenant	Brave Combo's tenancy provides cultural credibility and reflects the property's role in Denton's storied music identity.
◆ Established Second Tenant	Soundbox Musicworks is an active community music school with strong local ties and a broadcast presence on Denton community radio.
◆ Flexible DC-G Zoning	Downtown Code – General zoning supports office, retail, studio, creative, and professional uses — broad optionality at lease rollover.
◆ Attractive Basis	\$198/SF is a competitive entry point for a fully-leased downtown asset in a growing DFW submarket.
◆ Corner Visibility	High-traffic corner at N. Locust & W. McKinney with storefront presence, on-street parking, and a rear parking lot.
◆ University-Driven Demand	UNT and TWU combine for 50,000+ students within walking or biking distance, sustaining consistent pedestrian demand.
◆ Low Landlord Expenses	Tenants pay all utilities. Owner's only recurring expenses are insurance and property taxes (\$6,469/yr), keeping net operating costs lean.
◆ Strong Submarket Trajectory	Continued public and private investment in Downtown Denton supports rent growth and asset appreciation over time.

TRANSACTION INFORMATION

Listing Price	\$575,000
Loan Type	Treat as Clear / Conventional / Cash
Showing Requirements	24-hour advance notice BrokerBay scheduling Proof of funds or pre-approval required
Showing Instructions	DO NOT disturb tenants. Do not visit property without confirmed appointment.
Listing Agent	Melissa Cooper, MBA License #0743420
Agent Phone	940.300.2334
Agent Email	melissa@cooperrealestategroup.com
Listing Brokerage	INC Realty, LLC — License #0597553
Brokerage Phone	(972) 351-1095
Brokerage Address	608 E Hickory St, Suite 128, Denton, TX 76205
MLS Number	21312731
List Date	June 25, 2026
Expiry Date	September 16, 2027



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Melissa Cooper	0743420	melissa@cooperrealestategroup.com	940.300.2334
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date