

Frazier

COMMERCIAL

Real Estate Services



Sale Price:
\$1,050,000

**2690 Old Alton Rd.
Denton, TX**

Contact:
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www.fraziercommercial.com

Location:

Located on the east side of Old Alton Rd. approximately 1/4 mile south of FM 2181.

Size Data:

Size:

Acreage: 1.83 acres
Sq. Ft.: 79,715 SF
Zoning: N/A (Denton ETJ)
Jurisdiction: Denton County
Flood Plain: No

Utilities:

Electricity: Denton Electric
Water: City of Denton
Wastewater: City of Denton
Telephone: Verizon

Improvement Data:

Size: 15,000 SF

Construction:

Year Built: 2007
Foundation: Concrete Slab
Exterior: Metal

Comments: Project 100% leased to single tenant, Red River Door Co. Gross annual income \$120,750. Building contains 1,500SF of office and 13,500 SF of warehouse.