

\$15 - 2112 W Prairie Street, Denton

MLS® #21082046

\$15

0 Bedroom, 0.00 Bathroom, 13,500 sqft
Commercial Lease on 0.31 Acres

Owsley Park, Denton, TX

Location, location, location. Prime Ground Lease Across from University of North Texas Outstanding opportunity for a build-to-suit commercial development on a 10-year ground lease positioned directly across from the University of North Texas (UNT). The site benefits from exceptional visibility, high daily traffic counts, and immediate access to a dense student population. Surrounded by established multifamily communities, retail centers, and a gas station, this location is ideal for quick-service restaurants, drive-thru concepts, medical, apartment complex, or service-based tenants seeking strong long-term positioning. Directly across from UNT main campus High-traffic, high-visibility corridor Surrounded by student housing and national retailers Long-term 10-year ground lease Flexible build-to-suit options Ideal for apartment, QSR, coffee, medical, or retail concepts. Both parcels along with 2108 W Prairie MLS#21082248 will be leased together which will be approximately 22,200 SF Ground lease



Built in 1963

Essential Information

MLS® #	21082046
Price	\$15
Bathrooms	0.00
Square Footage	13,500

Acres	0.31
Year Built	1963
Type	Commercial Lease
Sub-Type	Retail
Status	Active

Community Information

Address	2112 W Prairie Street
Subdivision	Owsley Park
City	Denton
County	Denton
State	TX
Zip Code	76201-5722

Amenities

Utilities	City Sewer, City Water
Garages	Open, Parking Lot, Outside

Interior

Heating	Other
# of Stories	1
Stories	1

Exterior

Roof	Other
Construction	Other
Foundation	None

Additional Information

Zoning	commercial
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Listing Details

Listing Agent	Dana Merhi
Listing Office	Keller Williams Realty-FM

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Listing information last updated on November 20th, 2025 at 5:00am CST