

# \$15 - 2108 W Prairie Street, Denton

MLS® #21082248

**\$15**

0 Bedroom, 0.00 Bathroom,  
Commercial Lease on 0.20 Acres

Owsley Park, Denton, TX

Prime Ground Lease Across from University of North Texas â€” High-Traffic, High-Growth Location Unlock the potential of one of Dentonâ€™s most powerful commercial corners â€” directly across from the University of North Texas (UNT). With tens of thousands of students, faculty, and daily commuters passing by, this location delivers unmatched exposure and nonstop traffic flow. Surrounded by modern apartment complexes, busy retail, and a high-volume gas station, the site sits in the middle of a built-in customer base that eats, shops, and socializes within walking distance. Whether youâ€™re a national brand, local operator, or developer, this ground lease offers the kind of visibility and access that guarantees long-term success. Directly across from UNT â€” capture traffic from 45,000+ students and staff every day. Endless foot and car traffic â€” ideal for apartment, QSR, drive-thru, or convenience-based retail. Surrounded by apartments & retail â€” instant customer base at your doorstep. 10-year ground lease â€” long-term stability for your business or tenant. Flexible build-to-suit options â€” design your perfect space from the ground up. Unbeatable visibility â€” positioned on a high-exposure corridor with easy access and great signage potential. Bring your concept. Build your vision. Own the corner. leased along with 2112 W Prairie Rd MLS# 21082046

Built in 1963



## Essential Information

|            |                  |
|------------|------------------|
| MLS® #     | 21082248         |
| Price      | \$15             |
| Bathrooms  | 0.00             |
| Acres      | 0.20             |
| Year Built | 1963             |
| Type       | Commercial Lease |
| Sub-Type   | Retail           |
| Status     | Active           |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2108 W Prairie Street |
| Subdivision | Owsley Park           |
| City        | Denton                |
| County      | Denton                |
| State       | TX                    |
| Zip Code    | 76201-5722            |

## Amenities

|           |                             |
|-----------|-----------------------------|
| Utilities | City Sewer, City Water      |
| Garages   | Concrete, Open, Parking Lot |

## Interior

|              |   |
|--------------|---|
| # of Stories | 1 |
| Stories      | 1 |

## Exterior

|              |       |
|--------------|-------|
| Construction | Other |
|--------------|-------|

## Additional Information

|        |            |
|--------|------------|
| Zoning | Commercial |
|--------|------------|

## 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