



For Sale on Market

**\$260,000**

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## 211 E SHERMAN DR, DENTON, TX 76209

2 BEDS, 2 FULL BATH(S)

Rare chance to secure a duplex in one of Denton's most walkable and high-demand locations. This property sits on a deep 0.303-acre lot, just two blocks from Texas Woman's University and one block from Hwy 380. Grocery stores, restaurants, and daily conveniences are all within walking distance. The duplex has two stacked one-bedroom units, each with a living room, a kitchen with eat-in dining, and a bedroom with an ensuite restroom. A covered rear porch adds functional outdoor space. Electricity is separately metered, while water and sewer are shared. The downstairs unit received new laminate flooring in January 2026 and was made ready prior to the current tenancy. The property has a consistent rental history and offers flexibility to occupy one unit while leasing the other, or to rent both units. The oversized lot and central location support continued rental demand and future potential. Rent roll available upon request.

### GENERAL DESCRIPTION

- Subdivision:** N H Meisenheimer  
**Property Type:** Residential - Single Family  
**Bedrooms:** 2  
**Baths:** 2 Full  
**Stories:** 2  
**Style:** Split Level  
**Year Built:** 1959  
**Building Sqft:** 1,380 /  
**Lotsize:** 13,199  
**MLS# / Area:** NTREIS-21172706



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

Listing Broker  
Briggs Freeman Sotheby's Int'l

211 E Sherman Dr, Denton, TX 76209

Visit <https://www.har.com/NTREIS-21172706> for more information