



For Sale on Market

\$260,000

Call 7133771022 Today!

RESIDENTIAL - SINGLE FAMILY, 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
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Walzel Properties - Spring

7133771022

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