



# 225 Bryan Street - 6, Denton, TX 76201

Comparative Market Analysis • Saved on November 03, 2025 at 05:07 PM

### BA Algorithm Rent Estimate

■ BA Transparent Rent Algorithm

## \$984/month

Based on 25 comparable properties

Confidence: \$905 - \$1,063

### AI Rent Estimate

■ Machine Learning Model

## \$980/month

Advanced AI analysis of market trends

AI Confidence: 85.0%

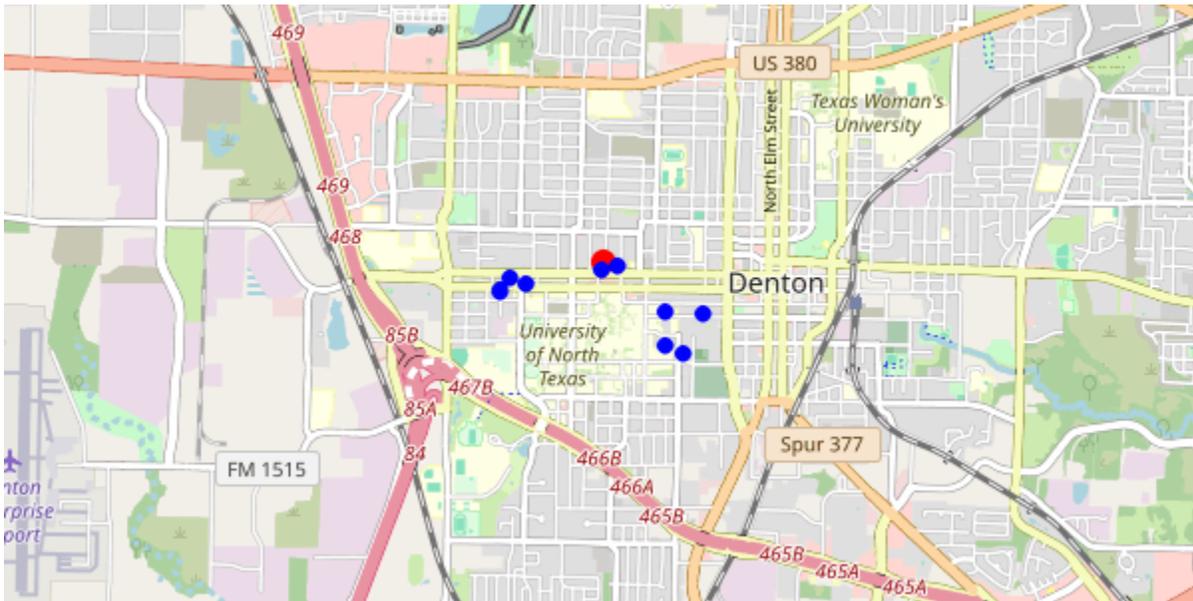
### Property Details

Address	225 Bryan Street - 6, Denton, TX 76201
Bedrooms	2
Bathrooms	2.0
Square Feet	1,000
Property Type	Apartment

### Comparable Properties Summary

Total Comparables	25
High Correlation Properties	0
Average Comp Rent	\$984
Rent Range	\$905 - \$1,063

### Property Location Map



Subject property location shown on map. View the web version for an interactive map with all comparable properties.

### Comparable Properties (25)

930 W Sycamore St, Denton, TX 76201	Apartment	\$875	1BR/1BA	600	0.40 mi	85%
2107 W Oak St, Unit A, Denton, TX 76201	Apartment	\$995	1BR/1BA	600	0.47 mi	85%
1418 W Oak St, Denton, TX 76201	Apartment	\$1,040	1BR/1BA	580	0.04 mi	85%

930 W Prairie St, Denton, TX 76201	Apartment	\$999	1BR/1BA	594	0.52 mi	85%
2211 W Hickory St, Unit A4, Denton, TX 76201	Apartment	\$799	1BR/1BA	609	0.54 mi	85%
706 W Sycamore St, Denton, TX 76201	Apartment	\$999	1BR/1BA	608	0.57 mi	85%
2211 W Hickory St, Unit A4R, Denton, TX 76201	Apartment	\$1,045	1BR/1BA	609	0.53 mi	85%
425 Bernard St, # 27, Denton, TX 76201	Apartment	\$1,135	1BR/1BA	610	0.60 mi	85%
2030 W Hickory St, Apt 205, Denton, TX 76201	Apartment	\$1,475	1BR/1BA	620	0.40 mi	85%
219 Fry St, Denton, TX 76201	Apartment	\$1,050	1BR/1BA	636	0.08 mi	85%
219 Fry St, Apt 11, Denton, TX 76201	Apartment	\$1,050	1BR/1BA	636	0.08 mi	85%
1018 W Prairie St, Denton, TX 76201	Apartment	\$999	1BR/1BA	620	0.48 mi	85%
219 Fry St, Apt 5, Denton, TX 76201	Apartment	\$850	1BR/1BA	636	0.08 mi	85%
219 Fry St, Apt 2, Denton, TX 76201	Apartment	\$850	1BR/1BA	636	0.08 mi	85%
219 Bryan St, Apt 200, Denton, TX 76201	Apartment	\$1,000	1BR/1BA	540	0.01 mi	85%
416 Bryan St, Denton, TX 76201	Apartment	\$1,125	1BR/1BA	540	0.12 mi	85%
2201 Stella St, # Polo, Denton, TX 76201	Apartment	\$895	1BR/1BA	650	0.56 mi	85%
224 Ave F, Apt 1, Denton, TX 76201	Apartment	\$995	1BR/1BA	650	0.58 mi	85%
224 Ave F, Apt 10, Denton, TX 76201	Apartment	\$995	1BR/1BA	550	0.58 mi	85%
222 Normal St, Denton, TX 76201	Apartment	\$1,110	1BR/1BA	528	0.04 mi	85%
218 Bryan St, Denton, TX 76201	Apartment	\$1,099	1BR/1BA	525	0.03 mi	85%
315 Normal St, Unit 203, Denton, TX 76201	Apartment	\$825	1BR/1BA	504	0.09 mi	85%
1002 Gregg St, Apt B, Denton, TX 76201	Apartment	\$700	1BR/1BA	513	0.31 mi	85%
713 W Mulberry St, Denton, TX 76201	Apartment	\$899	1BR/1BA	522	0.54 mi	85%
315 Normal St, Unit 202, Denton, TX 76201	Apartment	\$800	1BR/1BA	504	0.09 mi	85%

**Note:** Comparables are ranked by correlation score (90%+ = high correlation). Properties with higher correlation scores are more similar to the subject property.

Blue Atlas Realty | Professional Property Management

Data Source: BA Algorithm with RentCast Comparables | Analysis Date: November 03, 2025

This report is for informational purposes only and should not be considered as a formal appraisal.