



225 Bryan Street - 8, Denton, TX 76201

Comparative Market Analysis • Saved on January 04, 2026 at 08:53 PM

BA Algorithm Rent Estimate

■ BA Transparent Rent Algorithm

\$1,227/month

Based on 25 comparable properties

Confidence: N/A

AI Rent Estimate

■ Machine Learning Model

\$1,250/month

Advanced AI analysis of market trends

AI Confidence: 85.0%

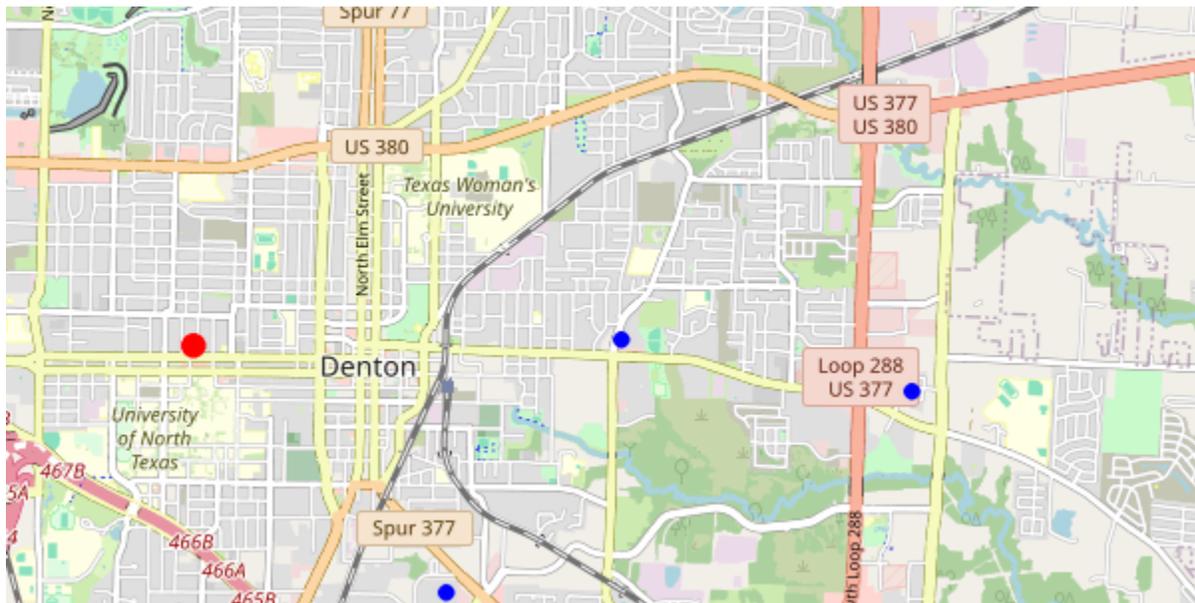
Property Details

Address	225 Bryan Street - 8, Denton, TX 76201
Bedrooms	2
Bathrooms	2.0
Square Feet	1,000
Property Type	Apartment

Comparable Properties Summary

Total Comparables	25
High Correlation Properties	2
Average Comp Rent	\$1,373
Rent Range	\$1,129 - \$1,325

Property Location Map



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

Comparable Properties (25)

1030 Dallas Dr, Apt 1012, Denton, TX 76205	Apartment	\$1,809	2BR/2BA	981	1.76 mi	93%
1408 Teasley Ln, Apt 1022, Denton, TX 76205	Apartment	\$1,370	2BR/2BA	0	1.94 mi	93%
401 Ame Dr, # 400-1108, Denton, TX 76207	Apartment	\$1,440	2BR/2BA	0	2.92 mi	89%

5201 Par Dr, Apt 1321, Denton, TX 76208	Apartment	\$1,476	2BR/2BA	0	4.79 mi	89%
3755 E Mckinney St, # 6-615, Denton, TX 76208	Apartment	\$1,645	2BR/2BA	983	3.59 mi	89%
400 Audra Ln, # 02-316, Denton, TX 76209	Apartment	\$1,265	2BR/2BA	900	2.13 mi	89%
5201 Par Dr, Apt 1721, Denton, TX 76208	Apartment	\$1,476	2BR/2BA	0	4.79 mi	89%
400 Audra Ln, # 07-404, Denton, TX 76209	Apartment	\$1,265	2BR/2BA	900	2.13 mi	89%
401 Ame Dr, # 400-2201, Denton, TX 76207	Apartment	\$1,465	2BR/2BA	0	2.92 mi	89%
401 Ame Dr, # 401-4306, Denton, TX 76207	Apartment	\$1,176	2BR/2BA	949	2.92 mi	89%
1300 Dallas Dr, # 1-1422, Denton, TX 76205	Apartment	\$1,639	2BR/2BA	0	2.22 mi	89%
401 Ame Dr, # 400-3237, Denton, TX 76207	Apartment	\$1,233	2BR/2BA	942	2.92 mi	89%
1300 Dallas Dr, # 1-1613, Denton, TX 76205	Apartment	\$1,594	2BR/2BA	0	2.22 mi	89%
2401 E Mckinney St, Apt 1333, Denton, TX 76209	Apartment	\$1,621	2BR/2BA	993	2.57 mi	89%
401 Ame Dr, # 400-1208, Denton, TX 76207	Apartment	\$1,090	2BR/2BA	942	2.92 mi	89%
3232 N Locust St, Apt 1417, Denton, TX 76207	Apartment	\$1,228	2BR/2BA	928	2.27 mi	89%
400 Audra Ln, # 20-430, Denton, TX 76209	Apartment	\$1,265	2BR/2BA	900	2.13 mi	89%
401 Ame Dr, # 401-5304, Denton, TX 76207	Apartment	\$1,080	2BR/2BA	949	2.92 mi	89%
1939 Colorado Blvd, # 1909C, Denton, TX 76205	Apartment	\$1,234	2BR/2BA	0	2.52 mi	89%
401 Ame Dr, # 400-2302, Denton, TX 76207	Apartment	\$1,203	2BR/2BA	942	2.92 mi	89%
401 Ame Dr, # 401-2108, Denton, TX 76207	Apartment	\$1,537	2BR/2BA	0	2.92 mi	89%
400 Audra Ln, # 05-322, Denton, TX 76209	Apartment	\$1,315	2BR/2BA	900	2.13 mi	89%
401 Ame Dr, # 401-7305, Denton, TX 76207	Apartment	\$1,176	2BR/2BA	949	2.92 mi	89%
3232 N Locust St, Apt 622, Denton, TX 76207	Apartment	\$1,303	2BR/2BA	989	2.27 mi	89%
1408 Teasley Ln, Apt 1821, Denton, TX 76205	Apartment	\$1,427	2BR/2BA	0	1.94 mi	86%

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: January 04, 2026

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