

TBD Seaborn Rd +/- 44.66 AC

VACANT LAND FOR SALE

TBD Seaborn Rd @ Florance
Rd Ponder, TX 76259

John Torres
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OFFERING SUMMARY

ADDRESS	TBD Seaborn Rd @ Florance Rd Ponder TX 76259
COUNTY	Denton
PRICE	\$3,240,000
PRICE/SF	\$1.67
LAND SF	1,945,390 SF
LAND ACRES	44.66
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	None
# OF PARCELS	2

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	1,607	12,332	35,679
2026 Median HH Income	\$102,251	\$108,710	\$124,365
2026 Average HH Income	\$131,017	\$142,050	\$162,105

PROPERTY SUMMARY

This +/- 44.66 AC property, consisting of two parcels (41 AC and 3.66 AC), offers exceptional development flexibility and long-term value. The property is located in the Ponder extraterritorial jurisdiction (ETJ), entirely outside of any municipal boundaries. Consequently, the land is not subject to city zoning codes or municipal regulatory oversight. Developers face zero city-level bureaucratic bottlenecks, offering a streamlined path to breaking ground.

Potential commercial uses include self-storage, light industrial flex, distribution warehouse, light manufacturing, heavy vehicle and equipment storage, and more.

Adjacent to the property on the south boundary is an additional 29 AC that is also for sale. Seller will retain mineral rights.



PROPERTY HIGHLIGHTS

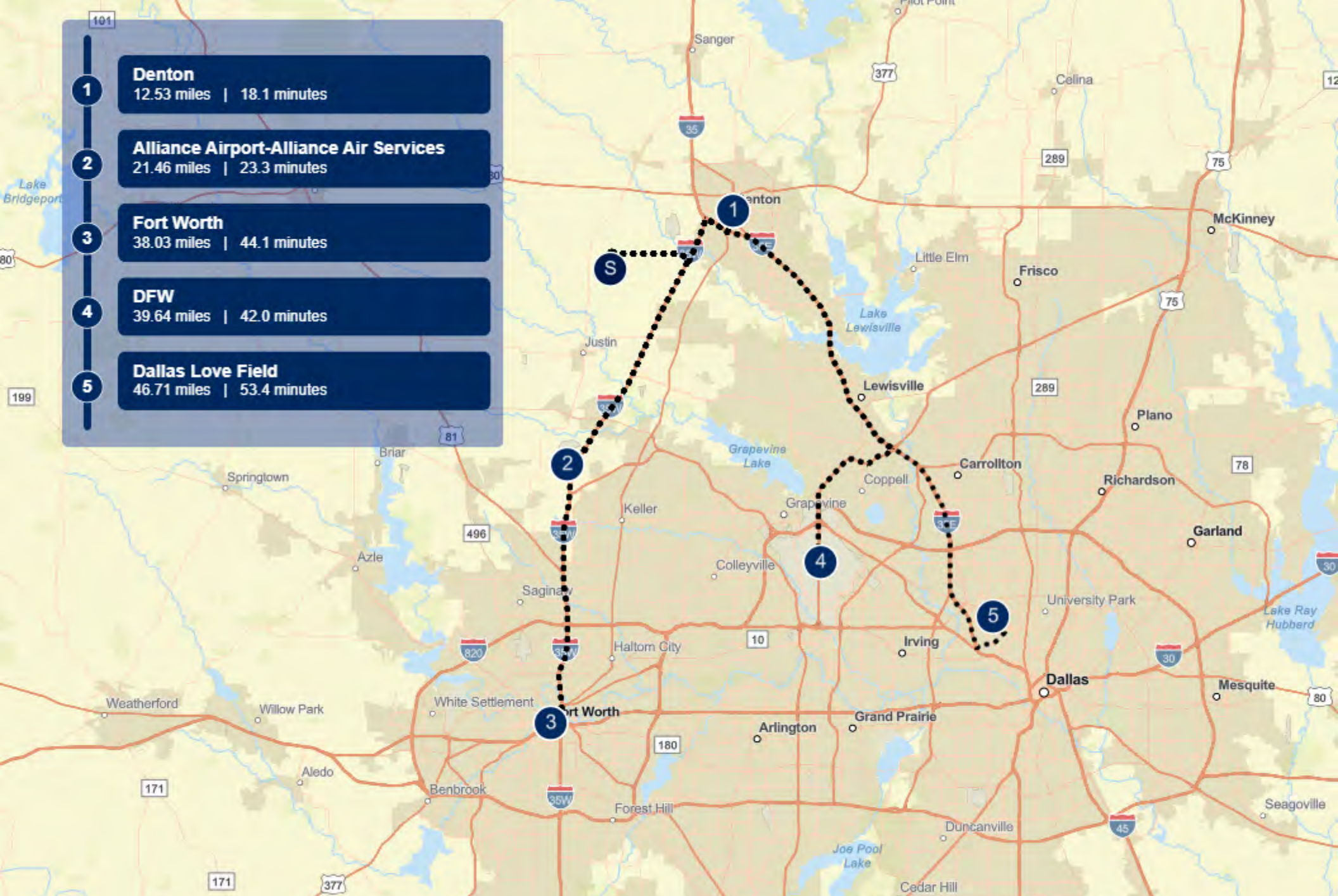
- +/- 36 AC of “useable” land
- Relatively flat and treeless
- 1900+ feet of frontage
- Property is not subject to municipal regulatory authority
- 8 min to I-35W & 18 min to Denton
- 45 min to Fort Worth and DFW Airport



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312 Northwest Highway #125, Grapevine, TX 76051

Investment Summary | TBD Seaborn Rd 44.66 AC 2



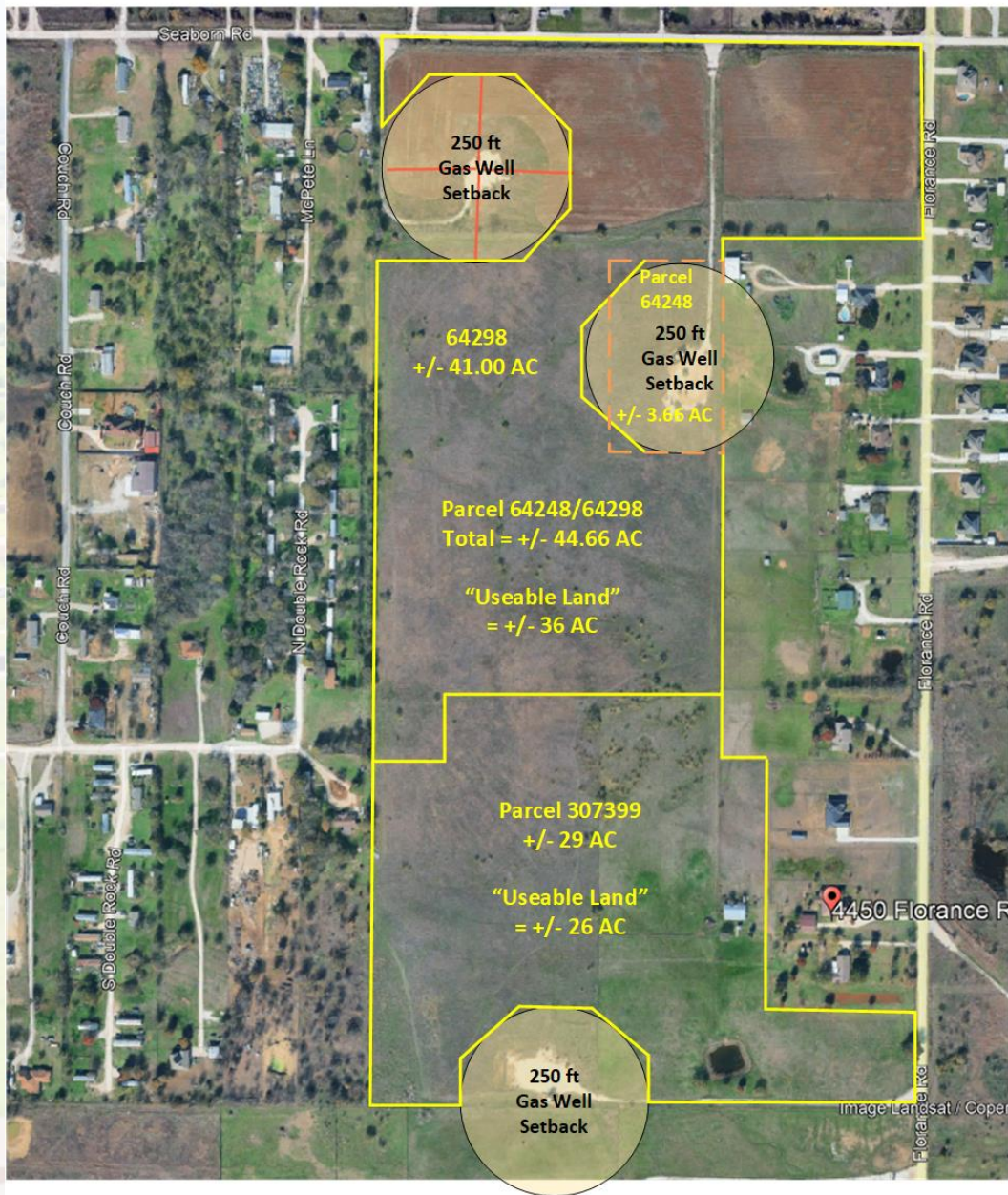
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Drive Times | TBD Seaborn Rd 44.66 AC 3

TBD Seaborn Rd +/- 73.66 AC
 Parcels 64248, 64298, 307399





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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DISCLAIMER

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Exclusively Marketed by:

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