

SALE

Loop 288

LOOP 288

Denton, TX 76205

PRESENTED BY:

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

This property is situated in Denton, Texas, a rapidly growing city with a mix of residential, retail, and industrial properties. Located with easy access to I-35 this area offers prime connectivity to regional markets. Denton’s growing community, coupled with a strong local economy with nearby amenities such as shopping centers, restaurants, and schools, enhances the area’s appeal for businesses and investors seeking long-term value and future appreciation.

OFFERING SUMMARY

SALE PRICE:	\$2,050,000 / \$9.50PSF
LOT SIZE:	4.97 Acres

NICK HORTON

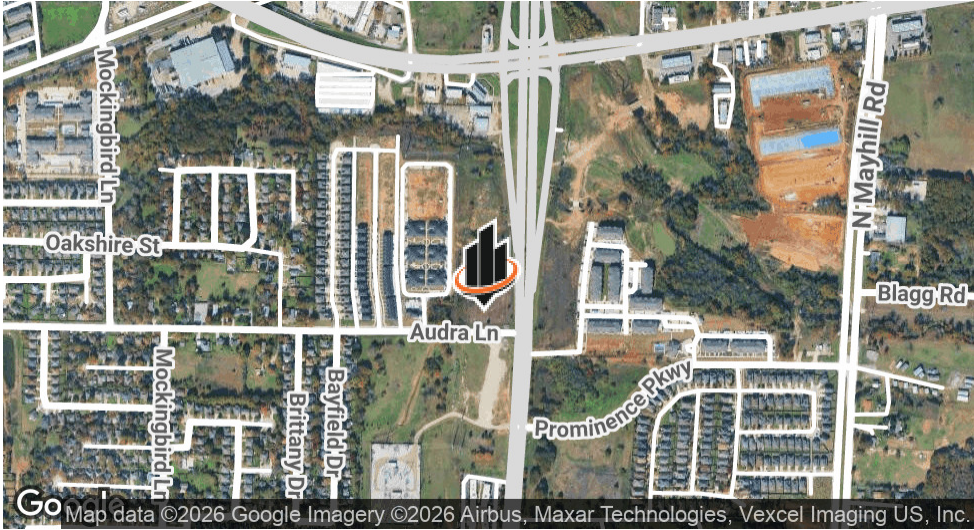
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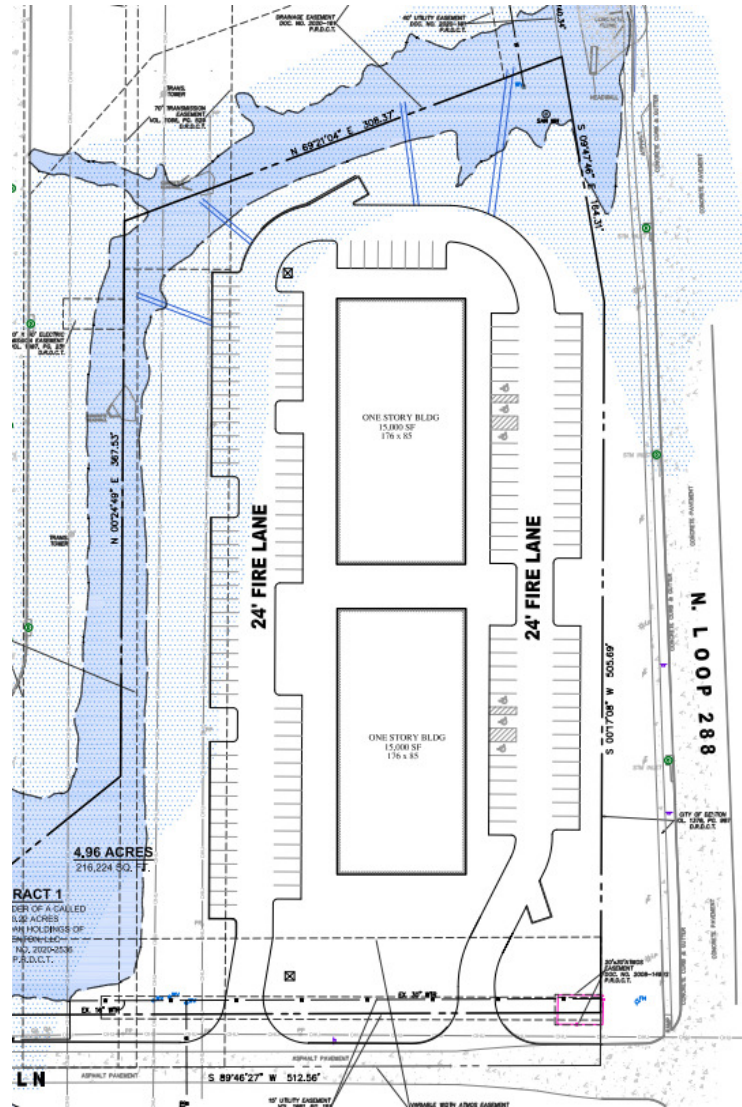
LOCATION DESCRIPTION

Located in Denton, Texas, this prime land offers excellent access to I-35, connecting it to Dallas and Fort Worth. The area is home to a vibrant cultural scene and is within reach of the University of North Texas and Texas Woman’s University, and Denton Square, attracting a steady flow of potential tenants. With a mix of residential, retail, and industrial properties, the region is experiencing growth and offers strong economic prospects.

PROPERTY HIGHLIGHTS

- Zoned for Retail, multifamily, office, medical
- Adjacent to Loop 288
- Opportunity zone designation
- Daily traffic count 33,000-36,000

SITE PLAN



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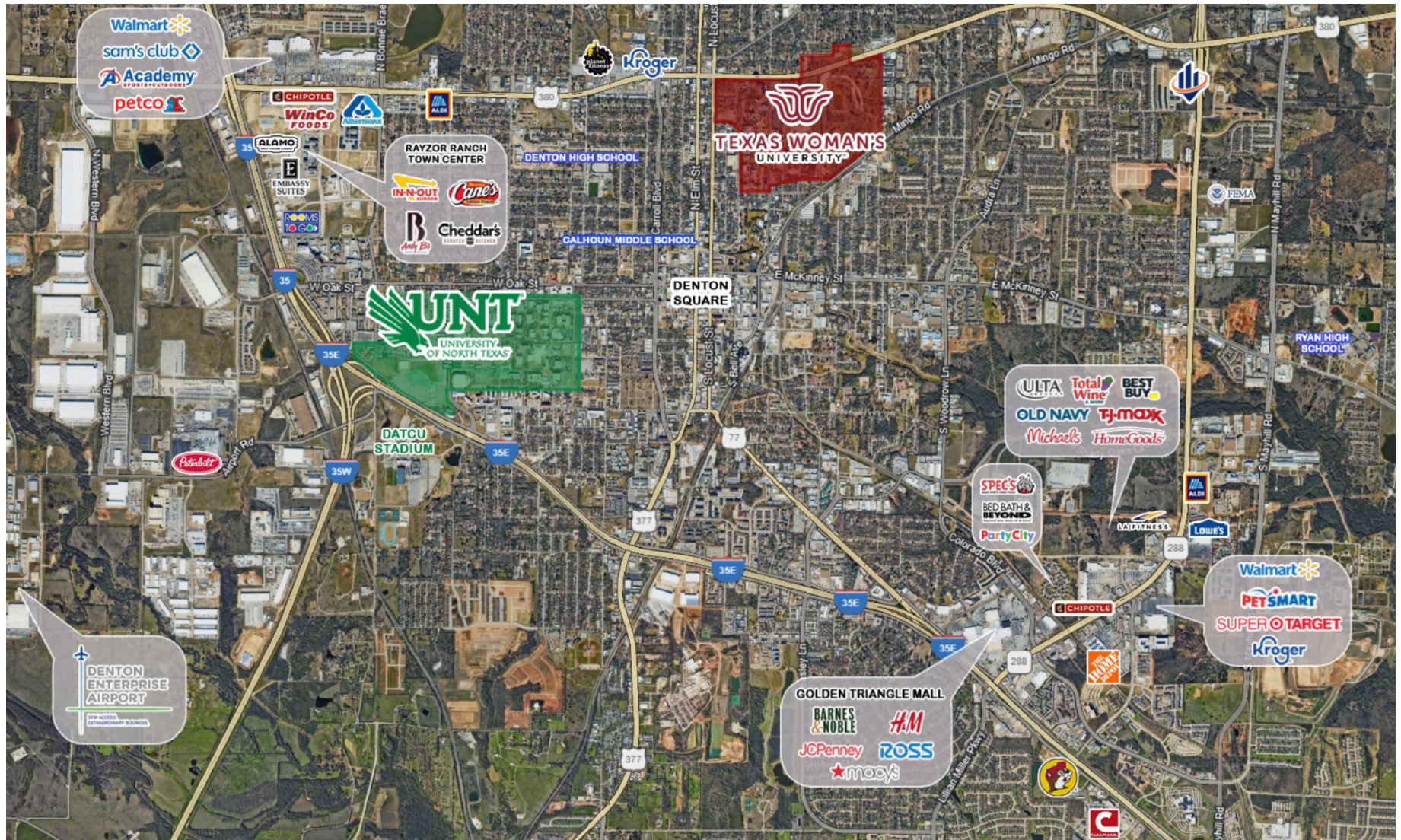
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LOCATION MAP



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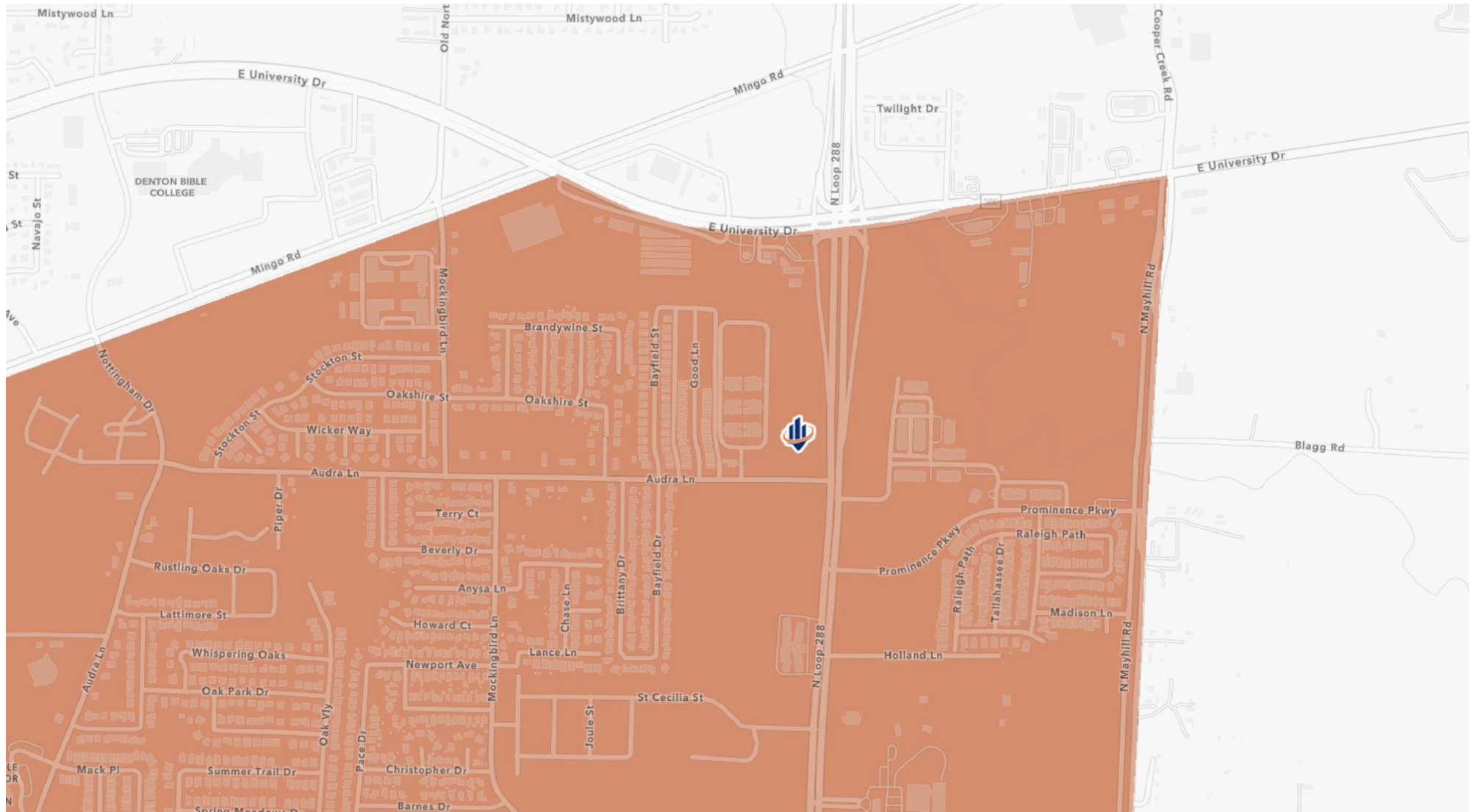
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OPPORTUNITY ZONE



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CITY INFORMATION

P = permitted S = specific use permit required Blank cell = use prohibited + = use-specific standards apply																	
	Residential							Mixed-Use			Corridor	Other Nonresidential					Use-Specific Standards
	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF	
Residential Uses																	
Household Living																	
Single-Family Detached Dwelling	P+	P+	P+	P+	P+	P+	P+										5.3.3A
Townhome					S+	P+	P+	P+	P+	P+							5.3.3B
Duplex					S+	P+	P+	P+	P+	P+							5.3.3C
Triplex						P+	P+	P+	P+	P+							5.3.3C
Fourplex						P+	P+	P+	P+	P+							5.3.3C
Multifamily Dwelling							S+	P+	P+	P+	S+	S+	S+				5.3.3D
Tiny Home Development	Subject to approval of a planned development (PD): see 5.3.3E																
Work/Live Dwelling	P+						P+	P+	P+	P+	P+	S+	S+				5.3.3F
Manufactured						S+	S+										5.3.3G

CITY HIGHLIGHTS

- Allowed uses: Retail
- Eight percent open space
- 20% or more tree preservation
- First Floor 12 feet in Height
- Min. of 400 square feet of living space floor area

MIXED-USE DISTRICT DENTON, TX

The MN district is provided to support compatibility between higher-intensity mixed-use areas and adjacent residential and commercial areas. This district contributes to a vibrant environment for pedestrians and bicyclists and includes varying densities of residential, neighborhood-serving retail, restaurants, commercial, and office uses that are sensitive to the surrounding built and natural context in scale and form. All information should be verified and can be found on the municipal code of the City of Denton.

Lot Area	2,500 sq ft
coverage ratio	80 percent
building height	65 feet max
one bed/studio	1.25 per unit
two or more	1 per bedroom
Guest parking	10% of total required parking

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DEMOGRAPHICS MAP & REPORT

POPULATION

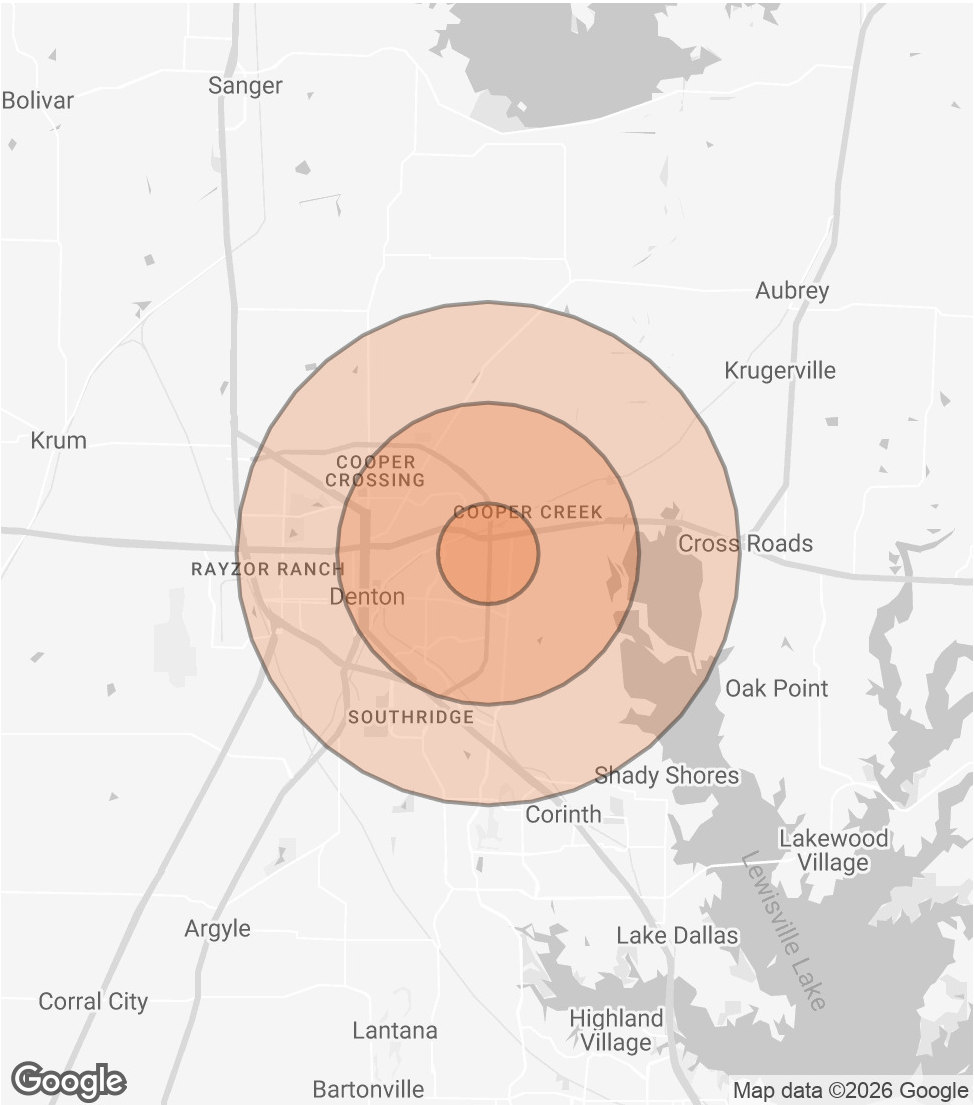
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,177	57,243	120,234
AVERAGE AGE	33.3	31.3	31.9
AVERAGE AGE (MALE)	30.5	30.2	31.0
AVERAGE AGE (FEMALE)	35.0	33.4	34.0

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,844	22,074	45,715
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$68,845	\$61,365	\$70,816
AVERAGE HOUSE VALUE	\$197,761	\$145,791	\$182,929

Demographics data derived from AlphaMap



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LISTING CONTACTS



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