



# PADS & SHOP SPACE

For lease:  
NWC Hwy 380 &  
Thomas J Egan Rd  
Denton, TX 76266

VENTURE

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# Metrics

NWC Hwy 380 & Thomas J Egan Rd  
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## Available Spaces

Pads  
Lot 2: 1 AC  
Lot 3: 1 AC

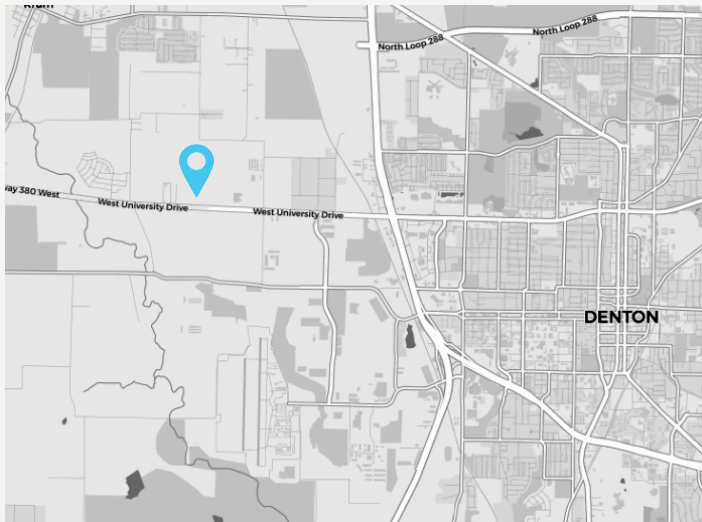
Retail Building  
16,125 SF

## Zoning

SC  
Carwash & automotive repair permitted

## Traffic Counts

US 380  
30,504 VPD



## Property Highlights

1. Located in a high-growth residential area with strong population expansion
2. Signalized intersection approved and funded, with delivery anticipated in Q4 2026
3. Excellent visibility and accessibility with traffic counts exceeding 30,000 vehicles per day
4. Ideal for QSR, fast casual, and service retail users seeking strong drive-by exposure
5. Strong potential for high-volume sales driven by limited competition and growing rooftops
6. Strong residential growth: Over 10,000 new homes are entitled within a 5 mile radius, with significant development expected over the next 3-5 years

## 2025 Demographic Summary

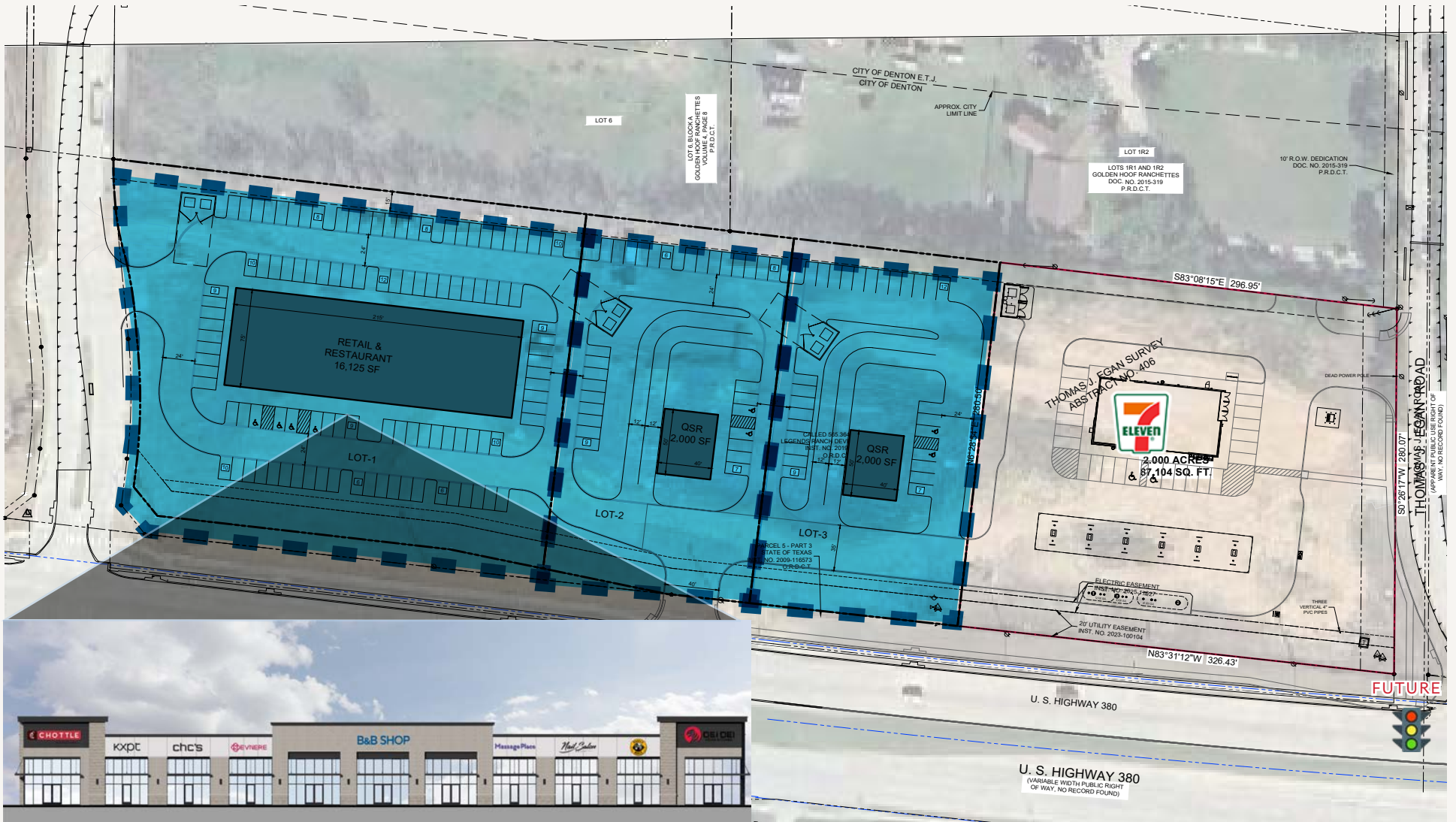
	3 MILE	5 MILES	7 MILES
EST. POPULATION	10,281	48,442	124,980
EST. DAYTIME POPULATION	10,957	34,706	36,758
EST. AVG. HH INCOME	\$150,129	\$93,233	\$106,019

## Area Attractions



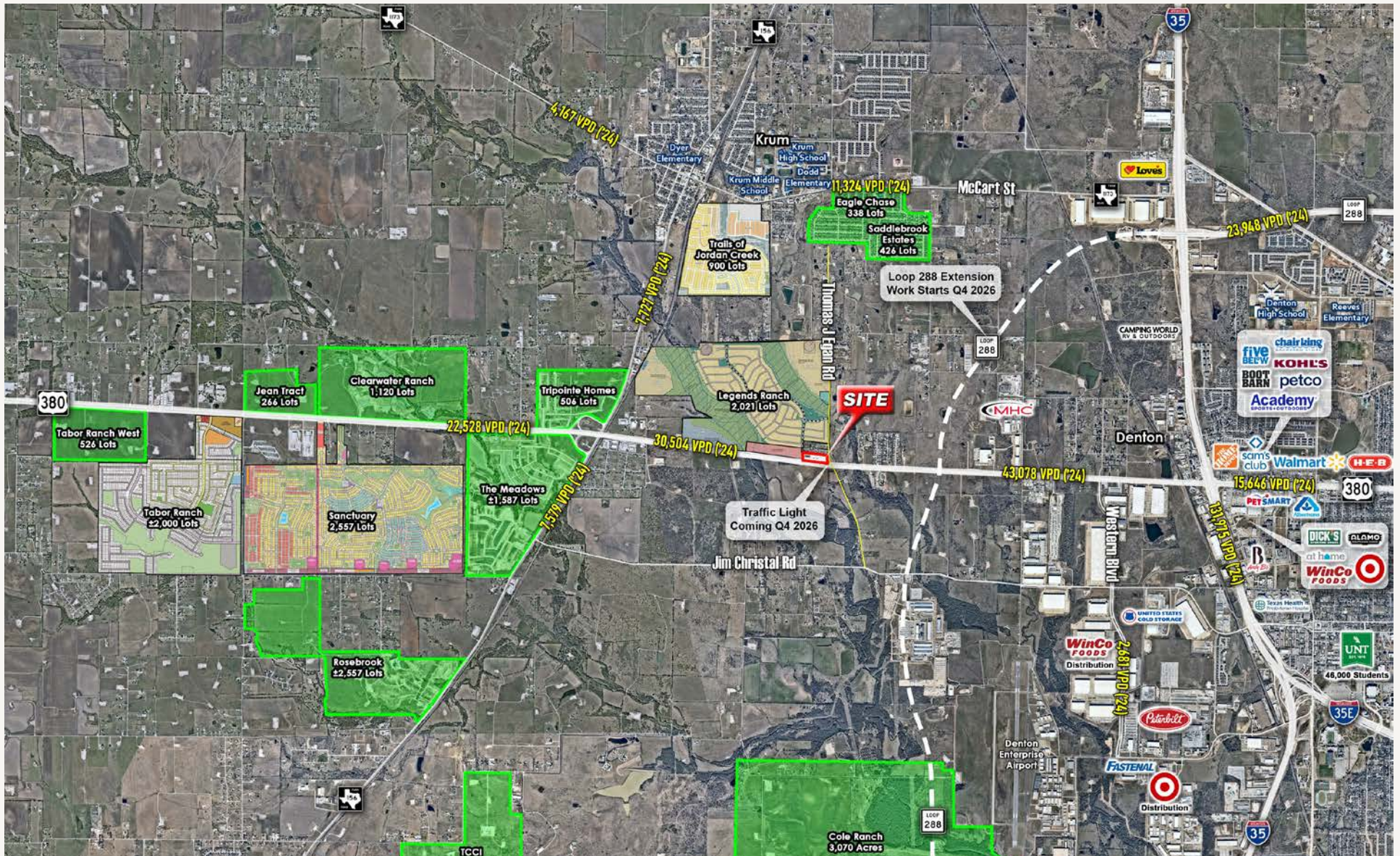
# Site Plan

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# Aerial

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