



22 Acres HWY 380, Ponder, TX

PROPERTY DETAILS

- ✓ HWY 380 Road Frontage
- ✓ Commercial Use
- ✓ Outside City Limits & Zoning
- ✓ No Known Restrictions
- ✓ Electric Available, No Water or Sewer
- ✓ 9 Miles West of I35
- ✓ 4.5 Miles West of FM 156

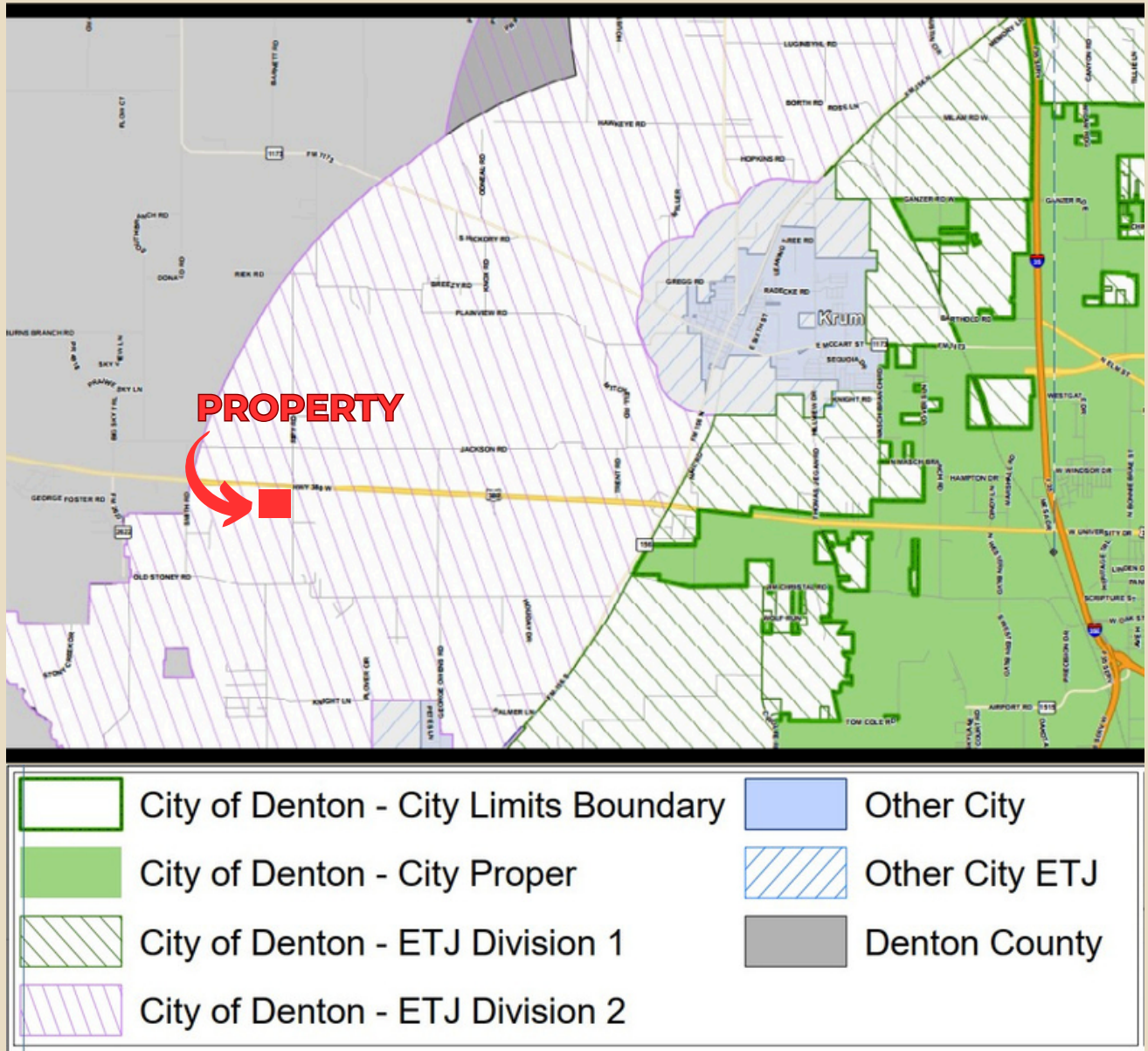
OFFERING SUMMARY

Sale Price: \$3,833,280

Lot Size: ± 22 Acres

Price/sqft: \$4.00

ZONING



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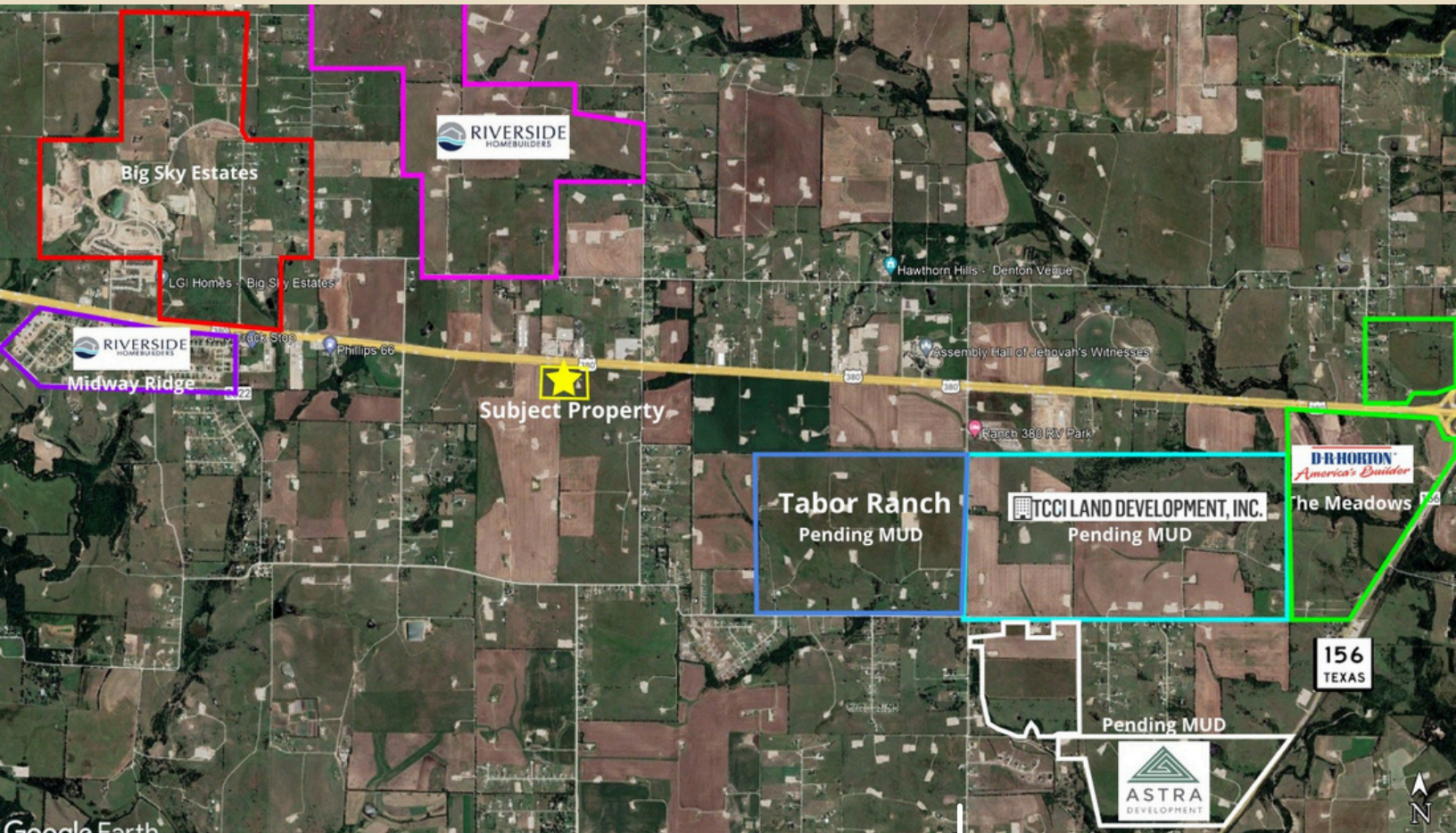
- ✓ Outside City Limits & Zoning
- ✓ Denton ETJ Division 2
- ✓ Ponder ISD

Average Annual Daily Traffic



22 Acres HWY 380, Ponder, TX

STREET	TRAFFIC (AADT)	YEAR
FM 156	7552	2024
HWY 380	27,710	2024
Ripy Rd.	1015	2024
Smith Rd.	607	2024
Old Stoney Rd.	801	2024



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Located in a strategic area, of high growth, with several large subdivisions and MUD districts in active and future construction. One of the fastest growing counties in the USA.