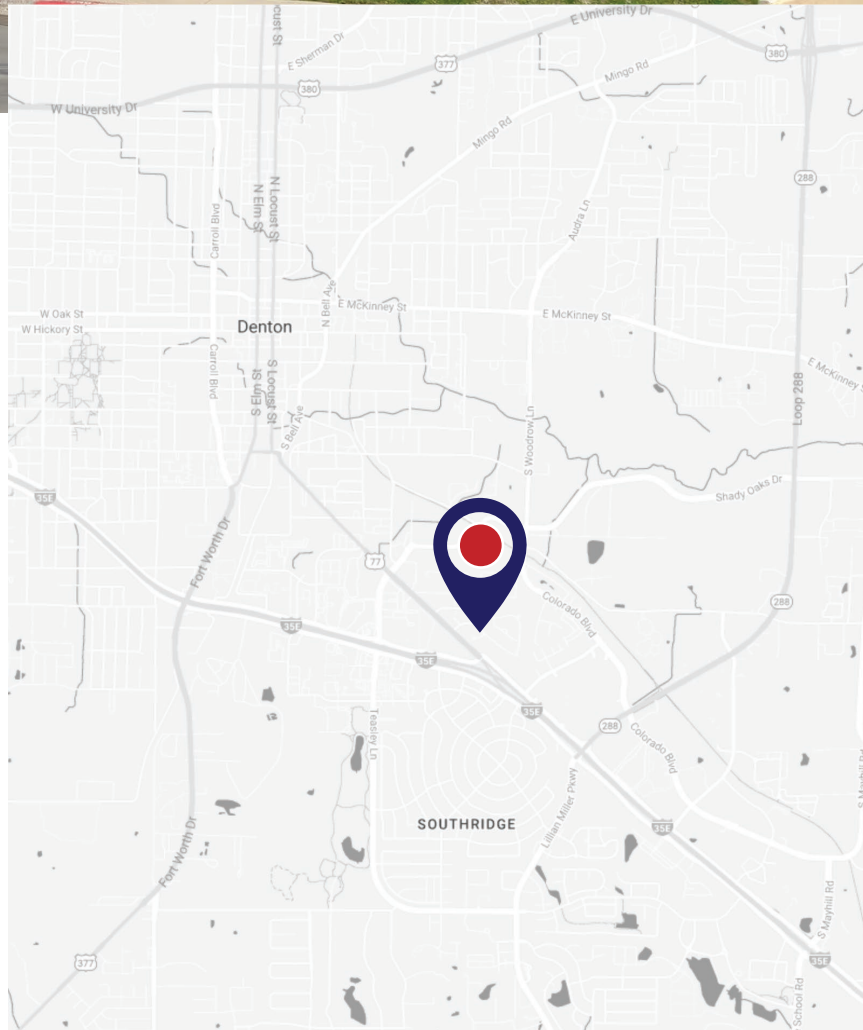




Site Details

- 21,000 square foot building
- 1.73 acre parcel
- Year built 1992
- Commercial Zoning
- 188 FT footage on S I-35
- 69 parking spaces
- 34 minute drive to Dallas/Fort Worth International Airport
- 45 minutes to Dallas Love Field Airport
- Owners will carefully review market based purchase offers



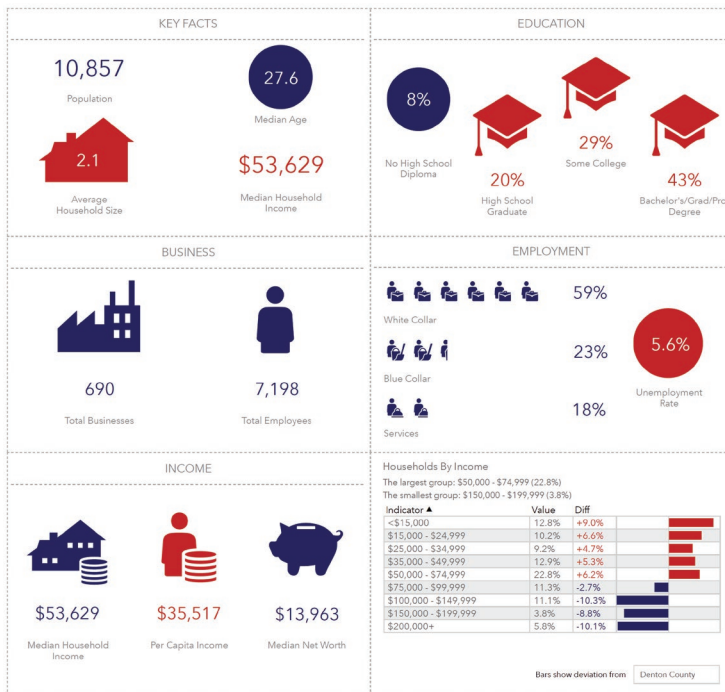
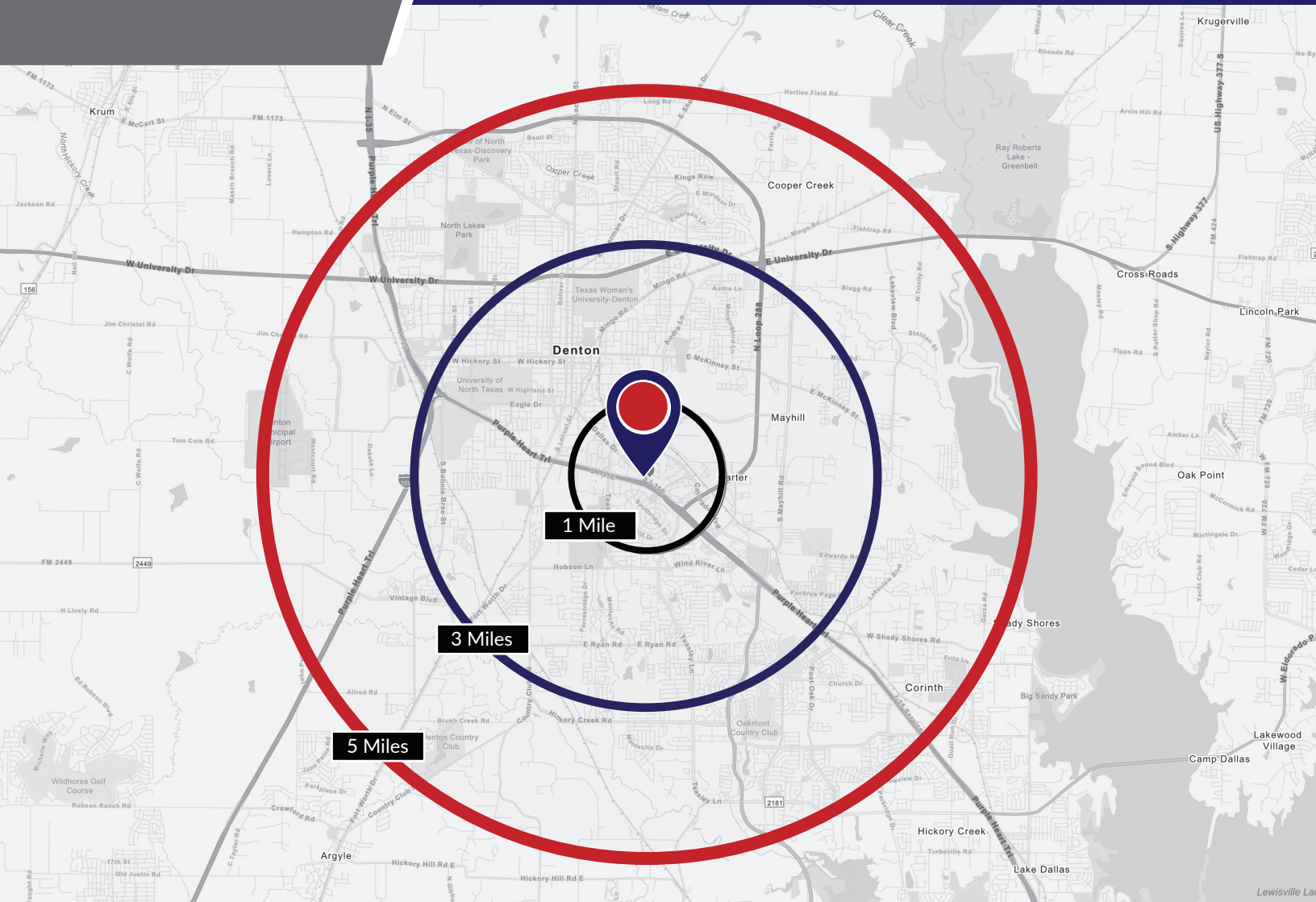




DENTON, TEXAS

The subject property is located in Denton, Texas, a strong suburb within the DFW metroplex. Denton is approximately 35 miles northwest of Dallas and 40 miles northeast of Fort Worth. The city is currently under a new significant Interstate 35 redevelopment that will continue to boost the city's growth well into the future. Denton has a large vibrant college community as it is home to two major universities (North Texas and Texas Woman's University) and two local colleges. The total student population of the city is 61,000 across all campuses.

Denton is known for its unique local charm, historical district, town square, and numerous sporting venues. Because of its access to the metroplex and amenities offered to local residents, it has seen a significant population boom, being called one of the fastest growing cities in the United States. Denton's population has nearly doubled since the year 2000 to a total population of 140,000 as of 2019. Denton County experienced similar growth, going from approximately 400,000 residents to over 880,000 during the same time period.



2022 Summary	1 Mile	3 Mile	5 Mile
Population	10,857	90,137	160,447
Households	4,904	35,115	61,059
Families	1,842	15,924	32,784
Average Household Size	2.15	2.37	2.50
Owner Occupied Housing Units	1,456	14,123	31,738
Renter Occupied Housing Units	3,448	20,992	29,321
Median Age	27.6	27.9	31.1
Median Household Income	\$53,629	\$57,047	\$69,676
Average Household Income	\$78,976	\$80,979	\$94,608
2024 Summary	1 Mile	3 Mile	5 Mile
Population	11,350	95,329	172,624
Households	5,102	37,236	65,772
Families	1,920	16,842	35,330
Average Household Size	2.16	2.37	2.51
Owner Occupied Housing Units	1,575	14,982	34,392
Renter Occupied Housing Units	3,527	22,254	31,379
Median Age	28.4	28.4	32.2
Median Household Income	\$55,300	\$63,048	\$78,154
Average Household Income	\$89,999	\$92,808	\$107,530