



SALE

Mingo Road

MINGO ROAD

Denton, TX 76209

PRESENTED BY:

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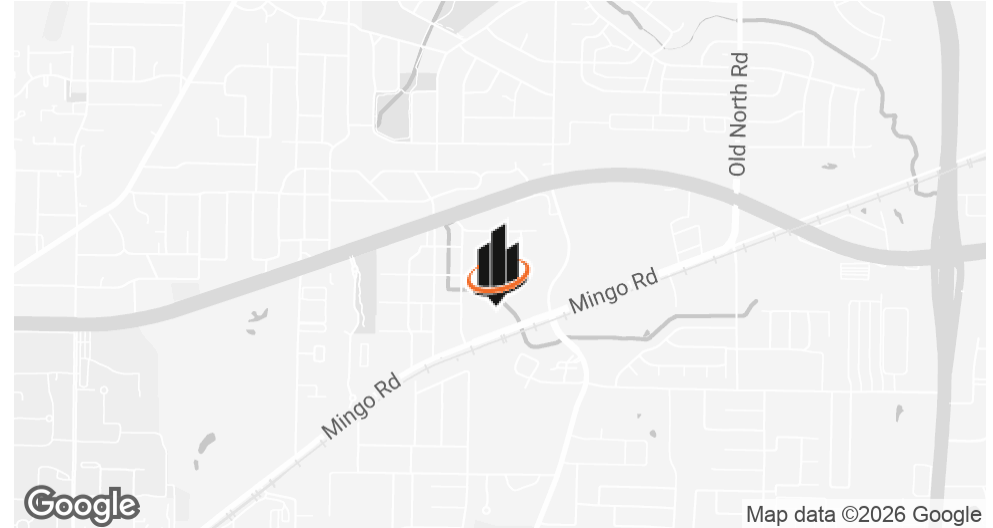
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Mingo Rd

Image Landsat / Copernicus

Woodlands of De
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,960,000
NUMBER OF LOTS:	28
ACRES:	8.8
ZONING:	R6

PROPERTY DESCRIPTION

The Subject Property is an excellent infill opportunity to acquire 28 residential lots in fast-growing Denton, TX. The property is within walking distance of the Texas Women's University campus and its 16,000+ students. The University of North Texas campus, with a current enrollment of over 46,000, is less than 2.5 miles away. Additionally, the Historic Downtown Denton Square, home to unique shopping and dining, is just over 1.5 miles from the property. Mingo Road connects to Downtown Denton to the southeast and both University Drive/US 380 and Loop 288 to the northeast.

The property was successfully rezoned to R6 and Final Plat has been submitted for approval. The R6 district is intended to accommodate a variety of housing types on lots designed to encourage walking to neighborhood-serving retail and other amenities such as parks and school facilities. This zoning district will ensure existing neighborhood character is maintained while also serving as a transition area between established single-family neighborhoods and mixed-use neighborhoods, commercial areas, and key corridors. The property is owned by a registered real estate agent of Texas.

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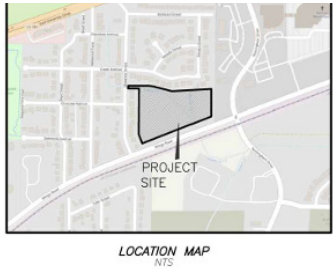
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SURVEY



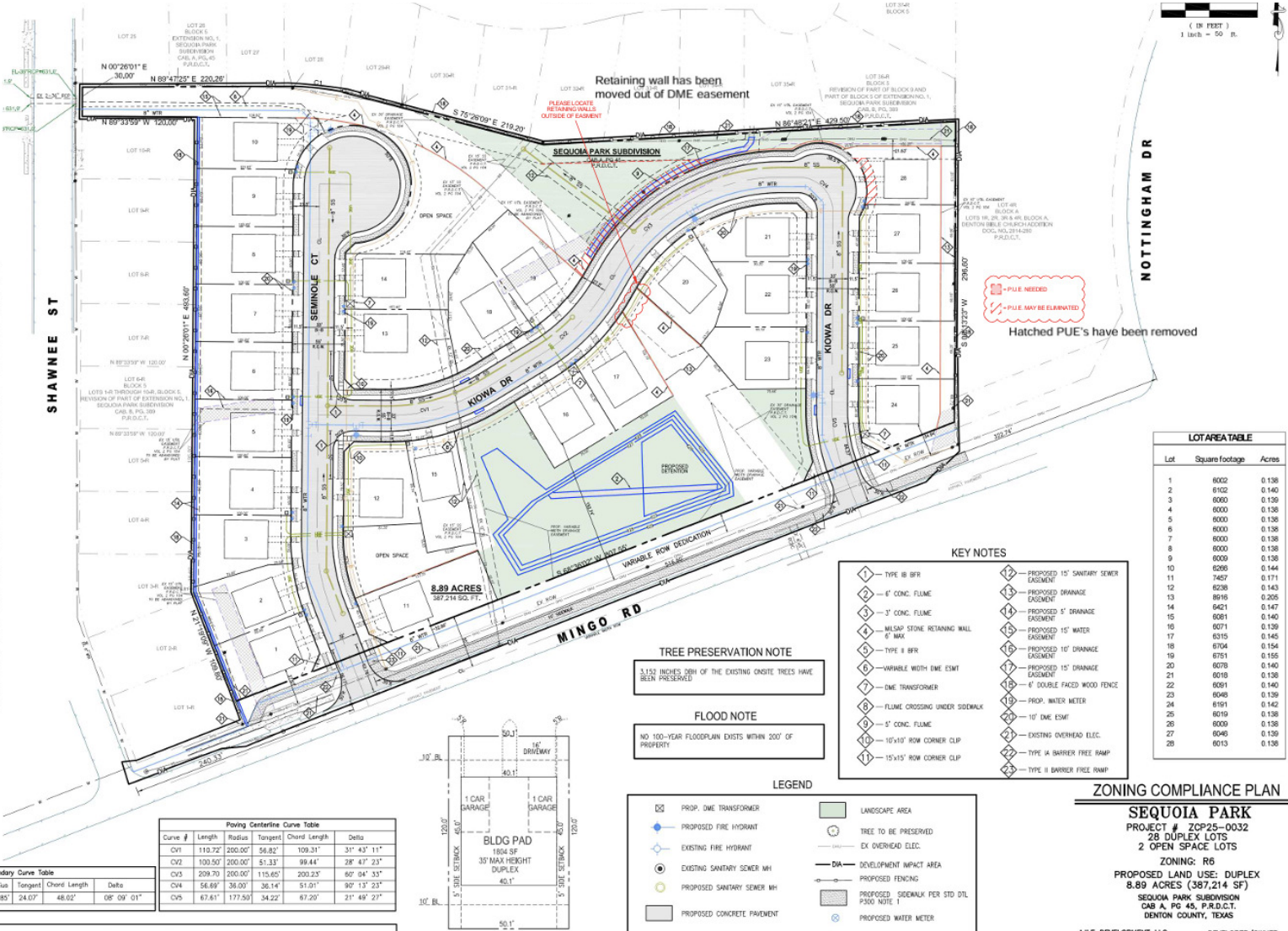
LOCATION MAP NTS

30 DUPLEX LOTS SITE DATA SUMMARY TABLE

ITEM	REQUIRED	PROVIDED
GENERAL SITE DATA		
Lot Area (square feet & acres)		387,214 SF, 8.89 AC
Building Footprint Area (square feet)		1,804 SF
Total Building Area (square feet)		57,728 SF
Building Height (feet - distance to tallest building element)	40'	29'-0"
Building Coverage (percent - %)	65%	14.9%
Development Impact Area		417,255 SF
Floor Area Ratio - non residential		NA
PARKING		
Parking Ratio	2 SPC / DU	2 SPC / DU
Accessible Parking Provided (# of spaces)	NA	NA
Bicycle Spaces Provided (# of spaces)	NA	NA
Parking In Excess of 125% of required parking (# of spaces)	NA	NA
LANDSCAPE AREA		
Open Space (of and %)	5%	59,265 sf - 15.3%
Landscape Area (of and %)	NA	NA
Tree Canopy (of and %)	NA	NA
PERMEABLE AREA		
Permeable Pavement (of %)		0
Other Permeable Area within the lot not including landscaping		0
IMPERVIOUS AREA		
Building Footprint Area (of %)		57,728
Area of Driveways, Pavement & other Impervious Network		99,303
Total Impervious Area		157,045
WATER UTILITIES		
Water Demand (GPD)		38,912
Water Demand - Peak Hour (GPD)		119,736
Fire Flow Rate (GPM) - 1500 gpm per bldg		28,000
Irrigation water demand (GPM)		50
Wastewater Loading (GPD)		38,912
Wastewater Loading - Peak Hour (GPD)		119,736

Boundary Curve Table				
Curve #	Length	Radius	Tangent	Chord Length
CV1	48.06'	337.85'	24.07'	48.02'
CV2	08'-09"-01"			

Paving Centerline Curve Table				
Curve #	Length	Radius	Tangent	Chord Length
CV1	110.72'	200.00'	56.82'	109.31'
CV2	100.50'	200.00'	51.33'	99.44'
CV3	209.70'	200.00'	115.65'	200.23'
CV4	56.69'	36.00'	36.14'	51.01'
CV5	67.61'	177.50'	34.22'	67.20'



LOT AREA TABLE		
Lot	Square Footage	Acres
1	6002	0.138
2	6102	0.140
3	6000	0.139
4	6000	0.138
5	6000	0.138
6	6000	0.138
7	6000	0.138
8	6000	0.138
9	6000	0.138
10	6286	0.144
11	7457	0.171
12	6238	0.143
13	8916	0.205
14	6421	0.147
15	6081	0.140
16	6071	0.139
17	6315	0.143
18	6704	0.154
19	6751	0.155
20	6078	0.140
21	6018	0.138
22	6691	0.140
23	6046	0.139
24	6191	0.142
25	6019	0.138
26	6009	0.138
27	6046	0.139
28	6013	0.138

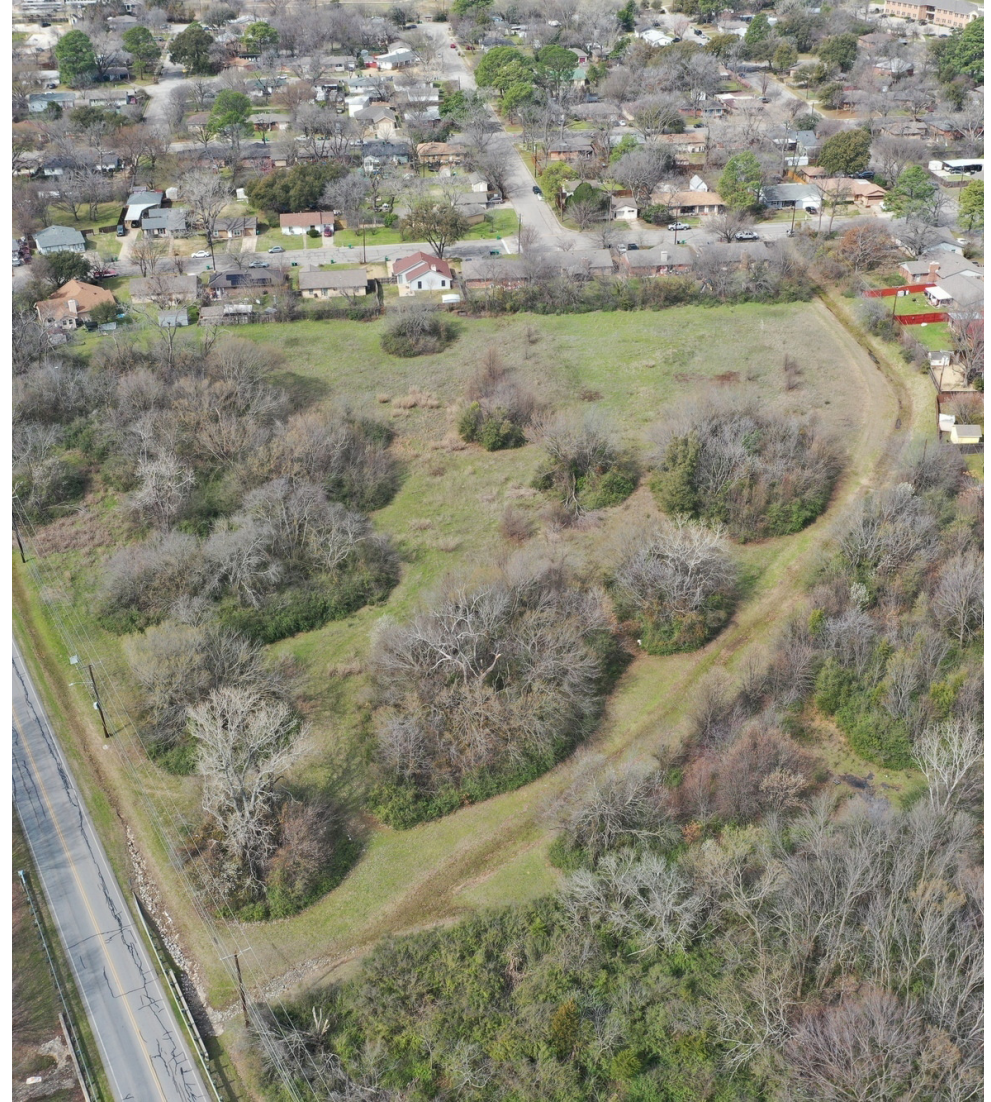
ZONING COMPLIANCE PLAN
SEQUOIA PARK
PROJECT # ZCP25-0032
28 DUPLEX LOTS
2 OPEN SPACE LOTS
ZONING: R6
PROPOSED LAND USE: DUPLEX
8.89 ACRES (387,214 SF)
SEQUOIA PARK SUBDIVISION
CAB A, PG 45, P.R.D.C.T.
DENTON COUNTY, TEXAS

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SITE PHOTOS



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DENTON OVERVIEW



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OVERVIEW

Founded in 1901, Texas Woman's University (TWU) is a premier public university located in Denton, Texas. While fully coeducational since 1994, TWU holds the distinction of being the nation's largest public university system primarily for women. With a thriving enrollment of over 15,400 students and a dedicated workforce of more than 2,000 faculty and staff, the university is a prominent engine of academic excellence and economic stability within the Dallas-Fort Worth metroplex. TWU is classified as an R2 Doctoral University (High Research Activity) and is nationally recognized for its powerhouse programs in nursing, healthcare, nutrition, and business. Notably, TWU ranks #2 among all Texas public universities for graduate baccalaureate salaries, reflecting the high-caliber, career-driven demographic it attracts to the immediate area.

Universities act as recession-resistant economic anchors. TWU's massive student and workforce population creates a perpetual, recurring demand for nearby housing, retail, dining, and daily services. Graduate students make up approximately 36% of total enrollment. This older, professional demographic—primarily concentrated in high-paying healthcare and education tracks—seeks out high-quality, convenient housing options close to campus.

TWU continues to aggressively expand its local footprint. Major capital projects, including a new 175,000-square-foot Health Science Center on the Denton campus, continue to inject momentum into the immediate neighborhood, driving long-term property appreciation. As one of Denton County's top employers, TWU brings a stable daytime population of staff, researchers, and healthcare professionals directly to the asset's doorstep, fueling local retail and commercial spending.

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DEMOGRAPHICS MAP & REPORT

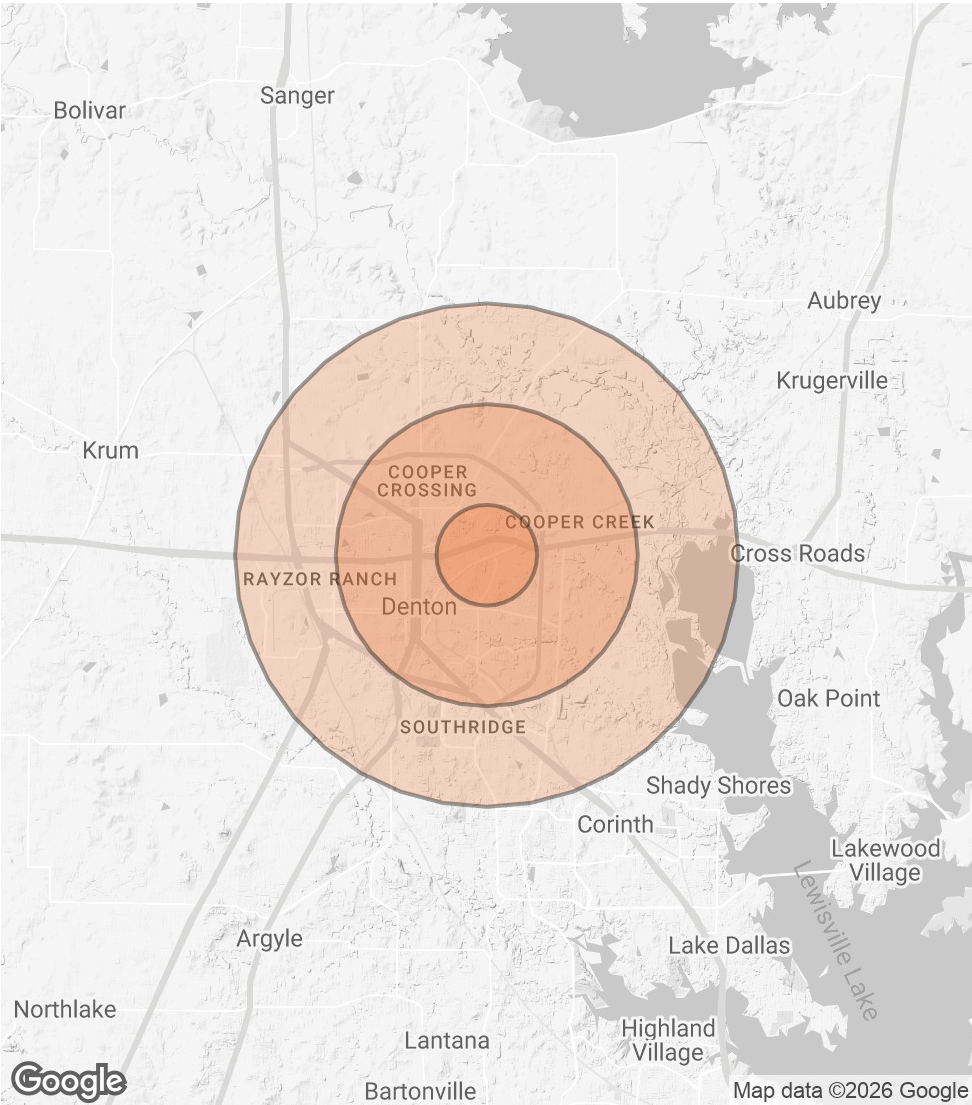
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,991	86,278	132,753
AVERAGE AGE	37	34	35
AVERAGE AGE (MALE)	36	34	34
AVERAGE AGE (FEMALE)	39	35	36

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,917	35,047	52,176
# OF PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$90,349	\$74,380	\$87,871
AVERAGE HOUSE VALUE	\$375,052	\$328,223	\$352,764

2020 American Community Survey (ACS)



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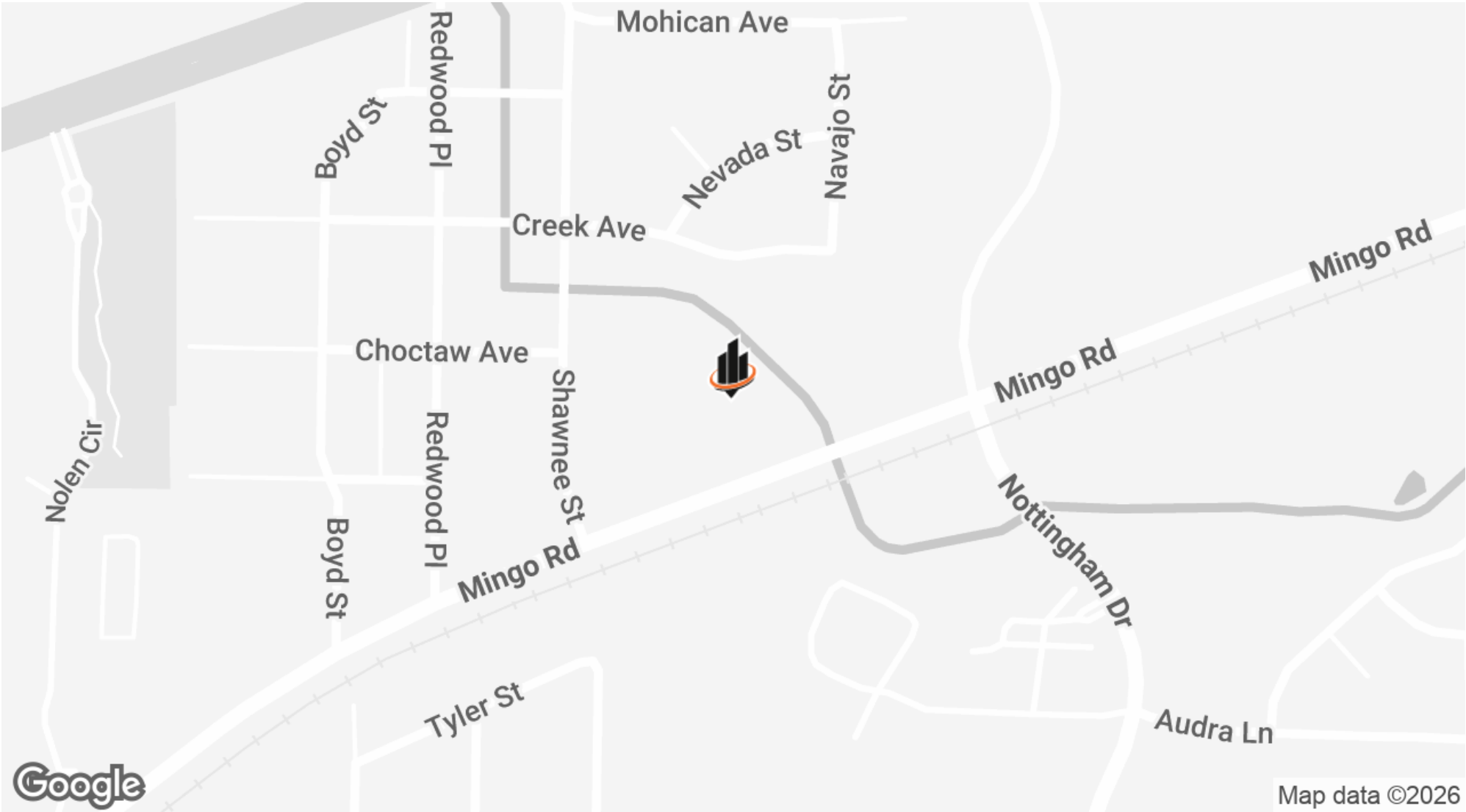
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