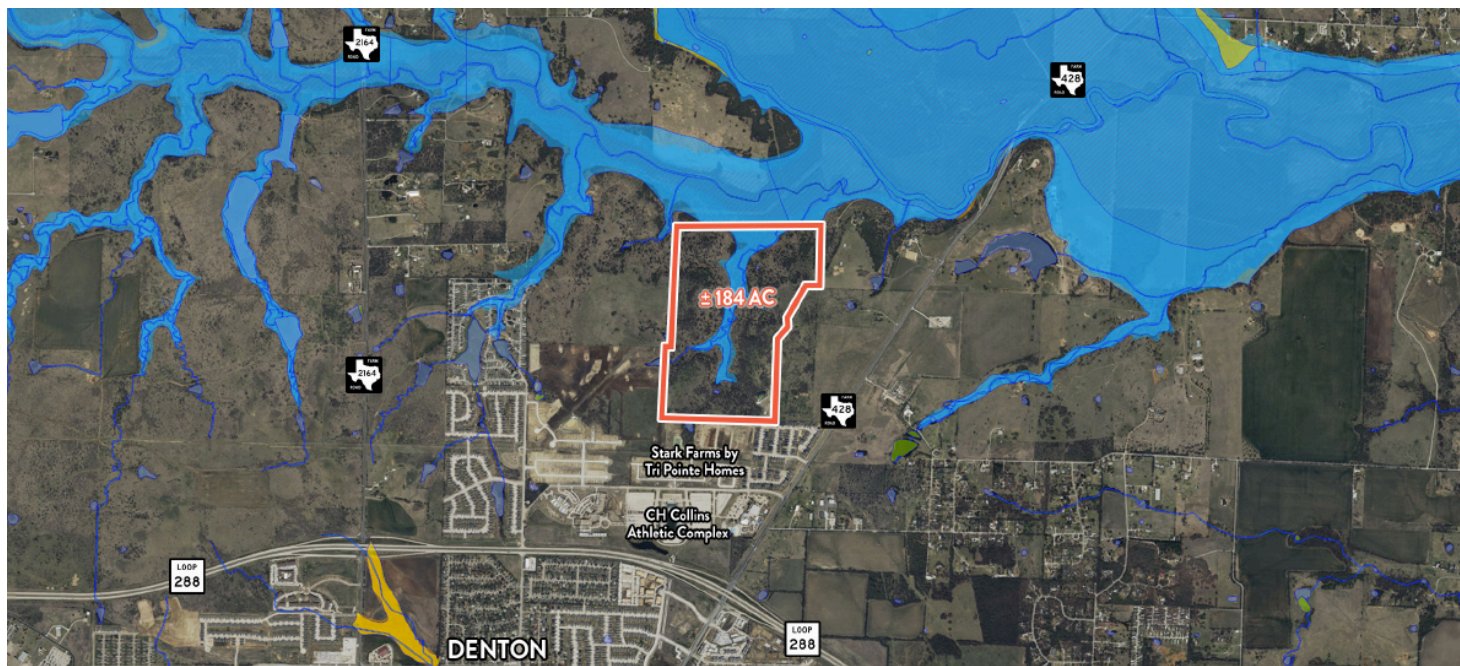


±184 ACRES OF DEVELOPABLE LAND

FM 428 | DENTON, TX 76208 • WILL DIVIDE: SOUTHERN ±20 AC AVAILABLE SEPARATELY



UTILITIES SOLVED. GROWTH PATH SECURED.

This ±184-acre tract is one of the last remaining large developable land positions in the FM 428 corridor, located between N. Loop 288 and the future Denton County Outer Loop and bordered by active residential development: Stark Farms (Beazer Homes) to the south and Stuart Ridge (D.R. Horton) to the west.

The infrastructure question is answered. Water and wastewater are in place at the southern boundary today, with the City of Denton confirming sewer capacity for the southern ±20 acres. The City's Clear Creek Interceptor, an active capital project now in design and easement acquisition, is aligned along the property's northern boundary and will deliver gravity sewer service to the full ±184 acres upon its scheduled 2028 completion.

A 450-lot single-family concept plan by LandDesign, prepared following ownership meetings with City staff, demonstrates one proven path, while the tract's scale, access, and utility position support a range of development and investment strategies at a compelling basis.

HIGHLIGHTS

- **Size:** ±184 Acres (will divide: southern ±20 AC)
- **Utilities:** Water and sewer at the southern boundary; Clear Creek Interceptor to serve full tract
- **Access:** Direct access to FM 428 via two permanent easements; 8,000 VPD
- **Location:** 0.5 miles north of N. Loop 288 with convenient access to Hwy 380 and I-35W
- **Concept Plan:** 450 single-family lots (LandDesign)

ASKING PRICE

\$10,120,000

\$55,000 / Acre • Southern ±20 AC: \$3.50 / SF

THE INFRASTRUCTURE STORY

±184 ACRES | FM 428 | DENTON, TX 76208

PHASE ONE • READY TODAY

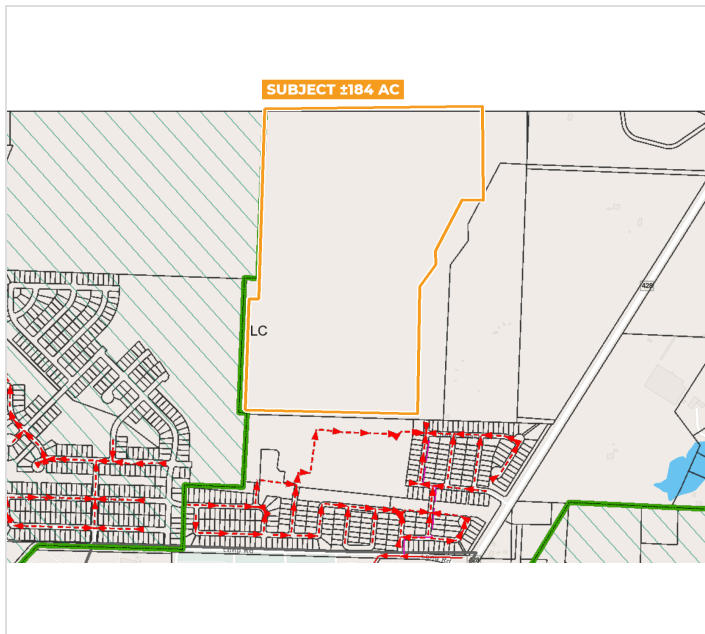
SOUTHERN ±20 ACRES: DEVELOPMENT READY

Water and wastewater have been extended to the property's southern boundary through the adjacent Stark Farms (Beazer) and Stuart Ridge (D.R. Horton) developments. City of Denton Development Services has confirmed, based on a lift station flow analysis, that existing sewer capacity accommodates approximately 80 single-family units on the southern ±20 acres. An existing development agreement provides a coordinated path to tie into the Beazer development immediately to the south.

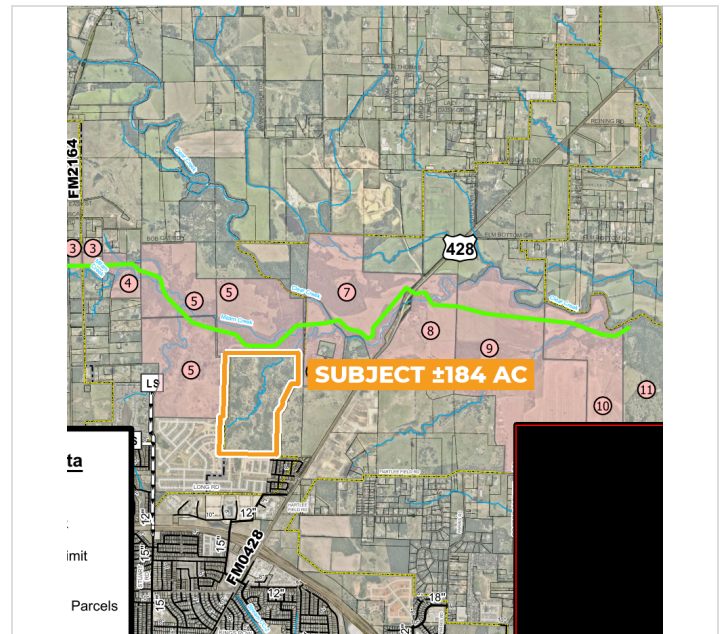
FULL TRACT • SCHEDULED 2028

CLEAR CREEK INTERCEPTOR: FULL-SITE SEWER

The City of Denton's Clear Creek Interceptor is an active, funded capital project (notice to proceed issued July 2024) now advancing through design and easement acquisition. Its alignment runs along the property's northern boundary, and upon scheduled completion in 2028 it will deliver gravity sewer service to the entire ±184 acres, removing the last infrastructure constraint to full buildout.*



Existing wastewater at the southern boundary. City of Denton wastewater exhibit showing sewer lines (red) within the adjacent Stark Farms and Stuart Ridge developments stubbed to the subject property. Subject boundary plotted from survey, approximate placement for illustration only.



Clear Creek Interceptor alignment (green), City of Denton, September 2025. The alignment runs along the subject property's northern boundary en route to FM 428. Subject boundary plotted from survey, approximate placement for illustration only. *Project schedule per City of Denton and subject to change; buyer to verify.

WHY THE TIMING WORKS

A buyer moving on the full tract now can execute the southern ±20 acres immediately while entitlement, planning, and horizontal design on the balance run in parallel with the interceptor's construction, aligning full-site development readiness with sewer delivery rather than waiting on it.

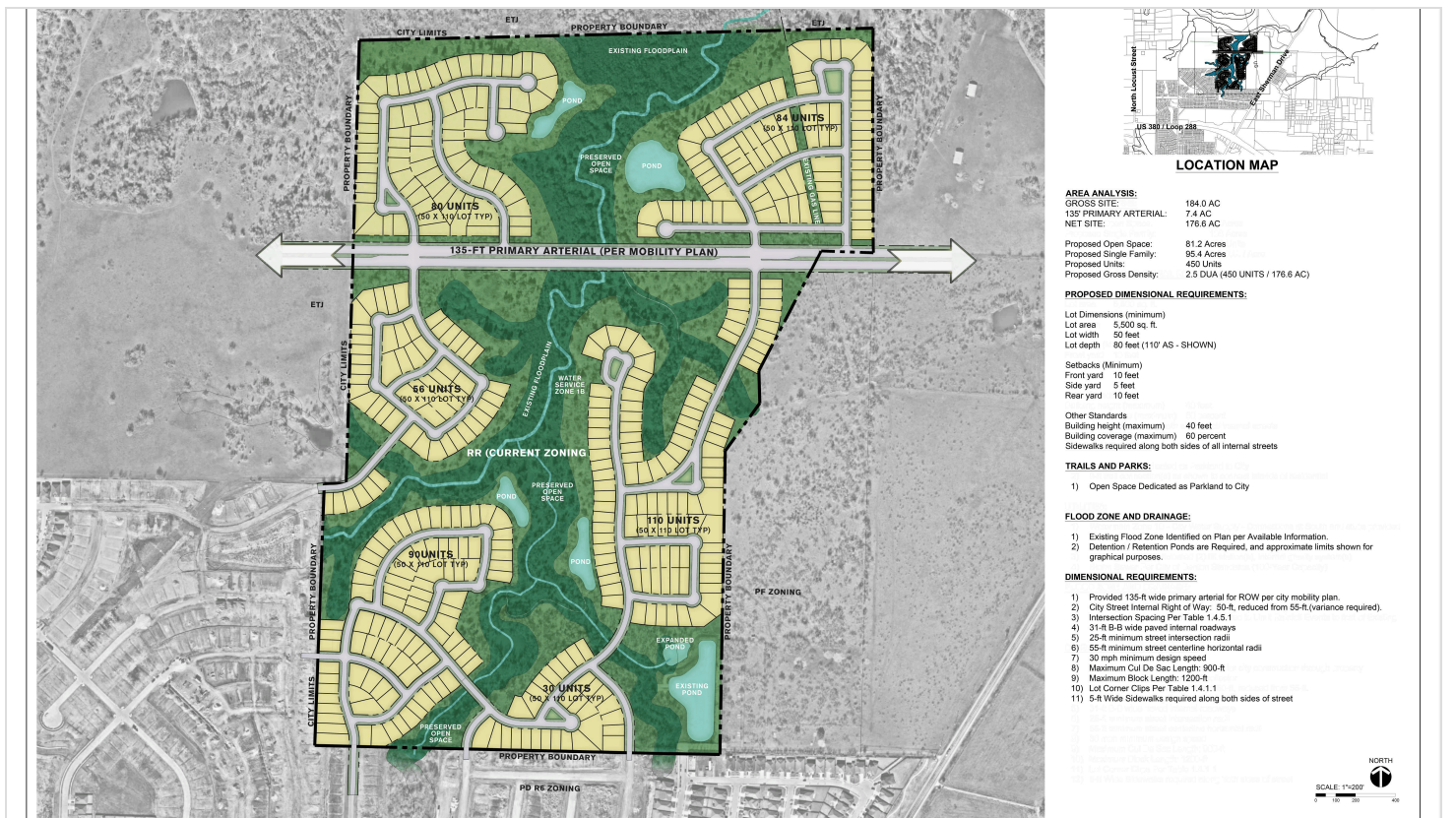
ACQUISITION FLEXIBILITY

FULL TRACT OR SOUTHERN ±20 AC PHASE 1 | FM 428 | DENTON, TX 76208

Ownership will divide. The southern ±20 acres can be acquired separately, either as a **standalone, development-ready project** or as the **initial phase of a full ±184-acre buildout**, allowing a buyer to bypass early-stage infrastructure risk and proceed directly to horizontal development while the Clear Creek Interceptor delivers sewer to the balance of the tract.

OFFERING	SIZE	PRICING	STATUS
Full Tract	±184 AC	\$10,120,000 (\$55,000/AC)	Southern boundary served today; Clear Creek Interceptor scheduled to serve full tract in 2028
Southern Phase 1	±20 AC	\$3.50/SF	Development ready: water and sewer in place; City-confirmed capacity for ±80 SF lots

CONCEPT SITE PLAN | 450 SINGLE-FAMILY LOTS | LANDDESIGN



DENTON 184 • DENTON, TEXAS • CONCEPT SITE PLAN

LandDesign

LandDesign concept plan: 450 units on 176.6 net acres (2.5 DUA) with 81.2 acres of open space, prepared following ownership meetings with City of Denton staff. Conceptual only; subject to buyer's own entitlement and due diligence.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

YOUNGER PARTNERS DALLAS, LLC	9001486	moody.younger@youngerpartners.com	214-294-4400
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
MOODY YOUNGER	420379	moody.younger@youngerpartners.com	214-294-4412
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date