



CTC AUTO RANCH LAND FOR SALE +/- 68.0 Acres Available

3077 MEMORY LN, DENTON, TX 76207

LAND OFFERING

Darren Cain
Vice President - Land Brokerage
832-418-0611
dcain@lancarte.com

Carson Wolfskill
Associate
817-938-2499
cwolfskill@lancarte.com



Executive Summary

INVESTMENT SUMMARY & HIGHLIGHTS

LanCarte.com



INVESTMENT HIGHLIGHTS

- +/- 68 Acres of contiguous land — scalable for IOS, fleet uses, or phased development
- \$187M TxDOT reconstruction (Rector Rd to FM 455 segment) lets November 2026 — widens I-35 from 4 to 6 main lanes plus continuous frontage roads, directly flanking the property
- Site infrastructure already supports heavy outdoor operational uses
- Future Denton County Expo Center: 300+ acre county expo / fair / sports complex planned at I-35 & Milam Rd, immediately south of the property — home of the North Texas Fair & Rodeo, multi-phase with 65,000 SF expo hall in Phase 1
- Ideal for IOS, truck yards, fleet parking, contractor yards, equipment storage, investment / hold, or phased industrial development

EXECUTIVE SUMMARY

CTC Auto Ranch presents a rare opportunity to acquire approximately 68 acres positioned directly on the IH-35E service road in Denton County. The property combines scale, interstate visibility, and operational flexibility in a corridor benefiting from industrial expansion, transportation investment, and long-term North Texas growth.

For 35 years it operated as one of the most prominent outdoor vehicle storage and salvage operations in the county — a legacy that supports its strongest current positioning: a large-scale industrial site well suited for outdoor storage, fleet and truck uses, contractor yards, equipment laydown, and phased industrial development.

Property Summary

3077 MEMORY LN, DENTON, TX 76207

LanCarte.com

AREA CATALYSTS: FOUR FORCES DRIVING VALUE

- 01** **\$1.25B I-35 CORRIDOR RECONSTRUCTION**
Expands the highway from 4 to 6 main lanes, adds continuous frontage roads, and rebuilds interchanges from North Texas Blvd to the Cooke County line. Five segments transforming the corridor into a modern, high-capacity interstate.
- 02** **NORTH TEXAS LOGISTICS**
One of the county's most active industrial and logistics regions — DFW continues to absorb meaningful new supply each quarter.
- 03** **IOS & FLEET DEMAND**
Outdoor storage, fleet, and truck-parking demand supported by nearshoring, freight traffic, and supply-chain activity.
- 04** **DFW GROWTH CORRIDOR**
Denton County is one of the fastest-growing U.S. counties, and I-35 north from Denton to Gainesville is rapidly urbanizing due to population growth, corporate relocations, and DFW expansion northward.

PROPERTY DETAILS

TOTAL ACREAGE	+/- 68
IH-35E FRONTAGE	+/- 900 Linear Ft (service rd)
JURISDICTION	Outside City Limits - Denton County ETJ
ZONING	NO CITY ZONING - Maximum use flexibility
PRICING	Contact Broker
UTILITIES	Water Well on Site; On Site Sewage Facility
IMPROVEMENTS	Office, Shop and Storage Structures on Site

\$1.25B+

COMMITTED TXDOT INVESTMENT

The IH-35 corridor through Denton County is the subject of one of the largest regional infrastructure investment programs in Texas history.

The projects affecting this corridor represent a generational upgrade to a primary trade artery serving the property — increasing capacity, improving access, and reinforcing long-term institutional confidence in this location.

CONSTRUCTION SCOPE

- \$187M Rector Rd to FM 455 segment — letting November 2026; widens I-35 from 4 to 6 main lanes plus continuous 4-lane frontage roads on both sides
- Roadway, bridge, and interchange improvements along this section of IH-35
- New / improved frontage road continuity supporting heavy commercial movement
- Improved on / off access conditions for truck, fleet, and industrial users

WHAT THIS MEANS

- Frontage road functionality should improve over time, supporting industrial access
- Traffic flow and long-term commercial exposure should strengthen through the corridor
- The property's position becomes more meaningful as public and private investment converge in this area
- The infrastructure story supports both current functionality and long-term land value

The Site

DIRECT IH-35E FRONTAGE - OPERATIONAL FOOTPRINT

LanCarte.com



Hardened Outdoor Footprint

EXISTING OFFICE, SHOP, AND STORAGE STRUCTURES WITH STABILIZED YARD AREAS AND 35+ YEARS OF CONTINUOUS HEAVY OUTDOOR USE.



Direct IH - 35E Frontage

900 LF OF SERVICE ROAD FRONTAGE ON IH-35E WITH ADJACENT BNSF RAIL LINE — CORRIDOR VISIBILITY AND FREIGHT ACCESS.

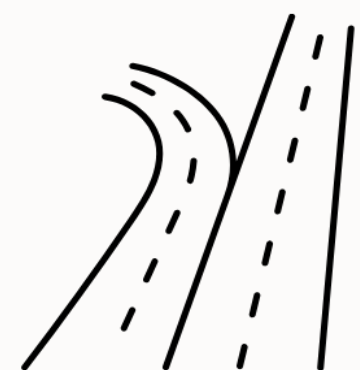
The Corridor

IH-35E - IH-35E/35W SPLIT - FREIGHT SPINE

LanCarte.com



LOOKING SOUTH ALONG IH-35E - SITE IN FOREGROUND, CORRIDOR EXTENDING TOWARD THE IH-35 E/35W SPLIT AND ALLIANCE



+/- 900 LF
IH-35E FRONTAGE



BNSF
RAIL ADJACENCY

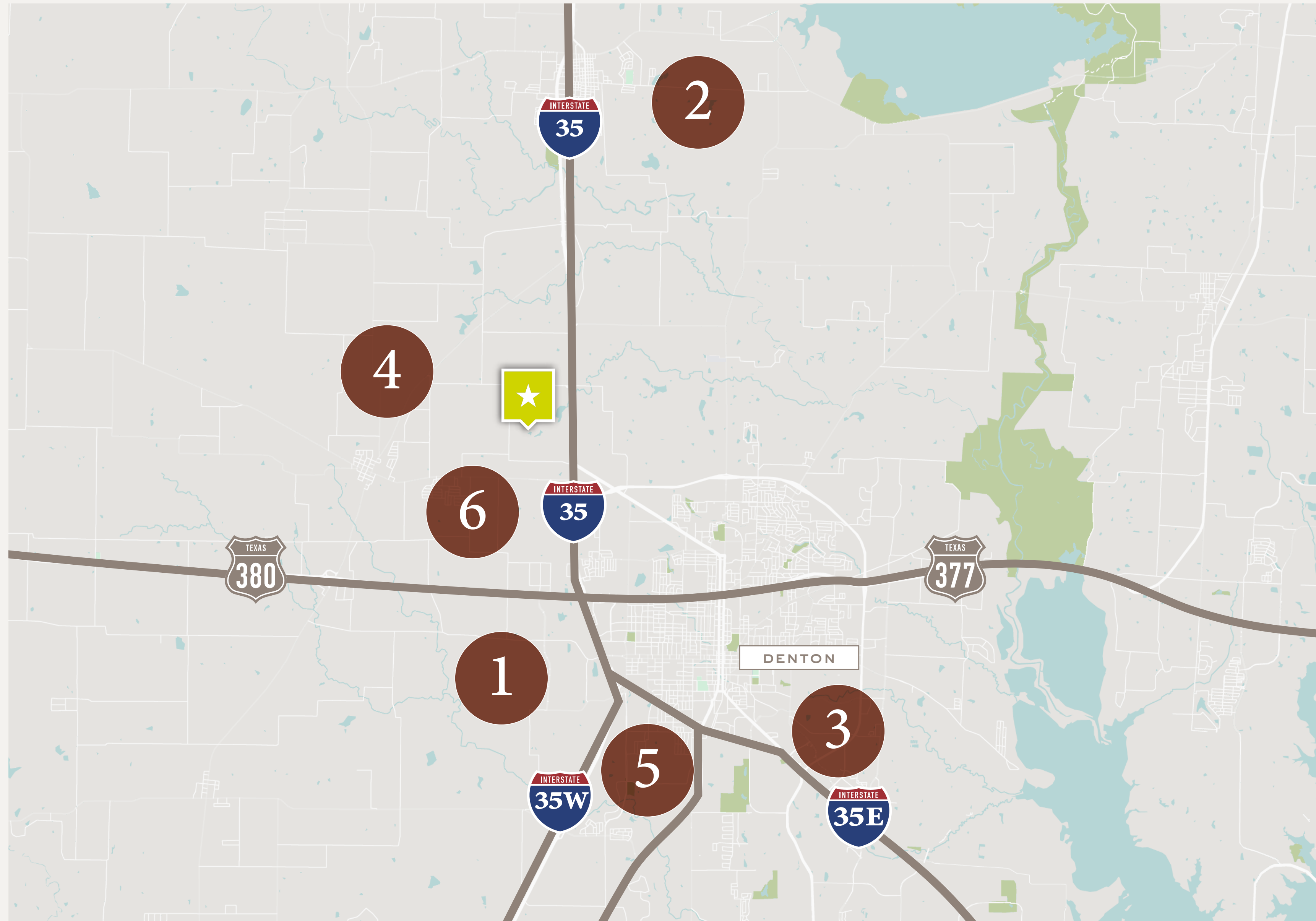


15 MIN
TO ALLIANCE TX

Property Details

MAP OVERVIEW

LanCarte.com



- 1 DENTON ENTERPRISE AIRPORT
- 2 BLUE STAR INDUSTRIAL PARK
- 3 SOUTH LOOP 288
- 4 BNSF RAILWAY PROXIMITY
- 5 IH-35/35W SPLIT
- 6 DENTON COUNTY OUTER LOOP

Denton County: One of America's Fastest-Growing Counties

WHY HIGHWAY-ORIENTED COMMERCIAL USERS, SITE SELECTORS AND DEVELOPERS TRACK THIS CORRIDOR

**COUNTY
POPULATION**

1.04M

Crossed 1M in 2023; Projected
1.3M+by 2030

**NET NEW
RESIDENTS**

+31,635

12th-largest gain of any U.S.
county (2023-24)

**10 YEAR
POP. GROWTH**

+38.9%

2014–2024 cumulative —
domestic migration driven

**COUNTY
UNEMPLOYMENT**

3.4%

Dec 2025 - 603K labor
force - 582K employed

WORKFORCE & ECONOMY - QUICK HIT

- 86 new residents per day moving into Denton County—a town of 31,000 added every year.
- DFW metro hit 8.72m residents in 2024 (+886k since 2020)-#1 fastest-growing major U.S. metro.
- DFW landed 100 corporate HQ relocations 2018-24-more than any other U.S. metro.
- Denton County labor force at 603k+(dec. 2025)-deep, educated workforce pool.
- Alliance Texas (15 min South on I-35W):590 companies and 66k+ jobs anchor the corridor.
- Domestic migration is the primary growth driver-demand, inflows, not births or international

ANCHOR EMPLOYERS - DENTON

- Peterbilt Motors - Heavy-Truck Mfg HQ - ~3,500
- Sally Beauty - Distribution and HQ - ~1,000
- Medical City Denton - Healthcare - ~800
- Safran Electrical - Areospace Mfg - ~570
- Tetra Pak - Food Packaging Mfg - ~500
- UNT + TWU - Higher Education - 60K+

CTC Auto Ranch: Where the Rooftops Are Coming

17,000+ PLANNED HOME SITES IN THE TRADE AREA — COLE RANCH, HILLWOOD LANDMARK, ROBSON RANCH, AND THE PILOT POINT/AUBREY CORRIDOR.

TRADE AREA SNAPSHOT

MEDIAN HH INCOME \$ 91,026	AVERAGE HH INCOME \$ 111,369	COUNTY MEDIAN HH \$ 108,185
CITY OF DENTON POP. 150,000	2030 PROJECTIONS 200,000+	MEDIAN AGE 32 years
AVG HOME VALUE \$ 486,255	BACHELOR'S DEGREE 42%	TOTAL HOUSING UNITS 69,295

PLANNED SINGLE-FAMILY HOME SITES-TRADE AREA PIPELINE

- Cole Ranch - Johnson Dev. - 3,169 AC - 4,365 homes
- Landmark by Hillwood - Former Hunter Ranch - \$10B - 6,000 homes
- Landmark Apartments - Multifamily Component - 3,000 units
- Robson Ranch (existing) - Active-adult mpc - 1,200 left
- Pilot Point/Aubrey - 126 Active communities - 7,300+ homes

WHAT THIS MEANS FOR HIGHWAY USERS & SITE SELECTORS

- 10,000+ new home sites across Cole Ranch + landmark alone — both within 15 min, both feeding I-35.
- Landmark first move-in Summer 2026; Denton's first H-E-B opens early 2027 at I-35W & Robson Ranch.
- Argyle, Northlake, Justin growing 18–20% annually — among DFW's fastest-growing cities.
- I-35 is the only N–S interstate from DFW to OKC — site captures every northbound rooftop and truck.

Disclaimer

LanCarte Commercial Real Estate, LLC (including its affiliates, subsidiaries, related parties, successors, and assigns, hereinafter referred to singly and collectively as “LanCarte Commercial”) has been engaged as the exclusive listing representative (the “Representative”) by the Seller for the sale of 3100 E Randol Mill Rd, Arlington, TX 76011 (the “Property”).

The Property is being offered for sale in an “as-is, where-is” condition and the Seller or the Representative make no representations or warranties as the accuracy of the information contained in this Investment Offering. The enclosed materials included highly confidential information and are being furnished solely for the purpose of review by prospective Purchasers of the interest described herein. Neither of enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with LanCarte Commercial as a “Registered Potential Investor” or as “Buyer’s Representative” for an identified “Registered Potential Investor”. The use of this Investment Offering and the information proved herein is subject to terms, provisions and limitations of the confidentiality agreement furnished by the Agent prior to delivery of this Investment Offering.

The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. They contain selected information regarding the Property and do not purport to be all inclusive or to contain all of the information which a prospective investor may need to conduct its due diligence. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty,

express or implied, is being made by the Representative or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. All financial projections are based on assumptions and no assurances can be made that the results will be achieved. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, nor do they constitute legal analysis of such documents. Neither the Representative or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein, or any other written or oral communications, or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein. The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. The Seller and the Representative each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This Investment Offering is made subject to omissions, corrections or errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Representative is not authorized to make any representations or agreements on behalf of the Seller.

The Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property

has been fully executed, delivered and approved by the Seller and any conditions to the Seller’s obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to the Representative or the Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Representative; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Representative or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to LanCarte Commercial.

The Seller will be responsible for any commission due to the Representative in connection with a sale of the Property. Each prospective purchaser will be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent. Any Buyer’s Representative must provide a registration signed by the prospective investor acknowledging said agent’s authority to act on its behalf.



LANCARTE
COMMERCIAL

Relentlessly Pursuing What Matters

Carson Wolfskill
817-938-2499 | cwolfskill@lancarte.com

Darren Cain
832-418-0611 | dcain@lancarte.com