



# 10 +/- Acres HWY 380, Ponder, TX

## PROPERTY DETAILS

**HWY 380 Road Frontage**

**Commercial Use**

**No Known Restrictions**

**Electric Available, No  
Water or Sewer**

**2 Miles West of I35**

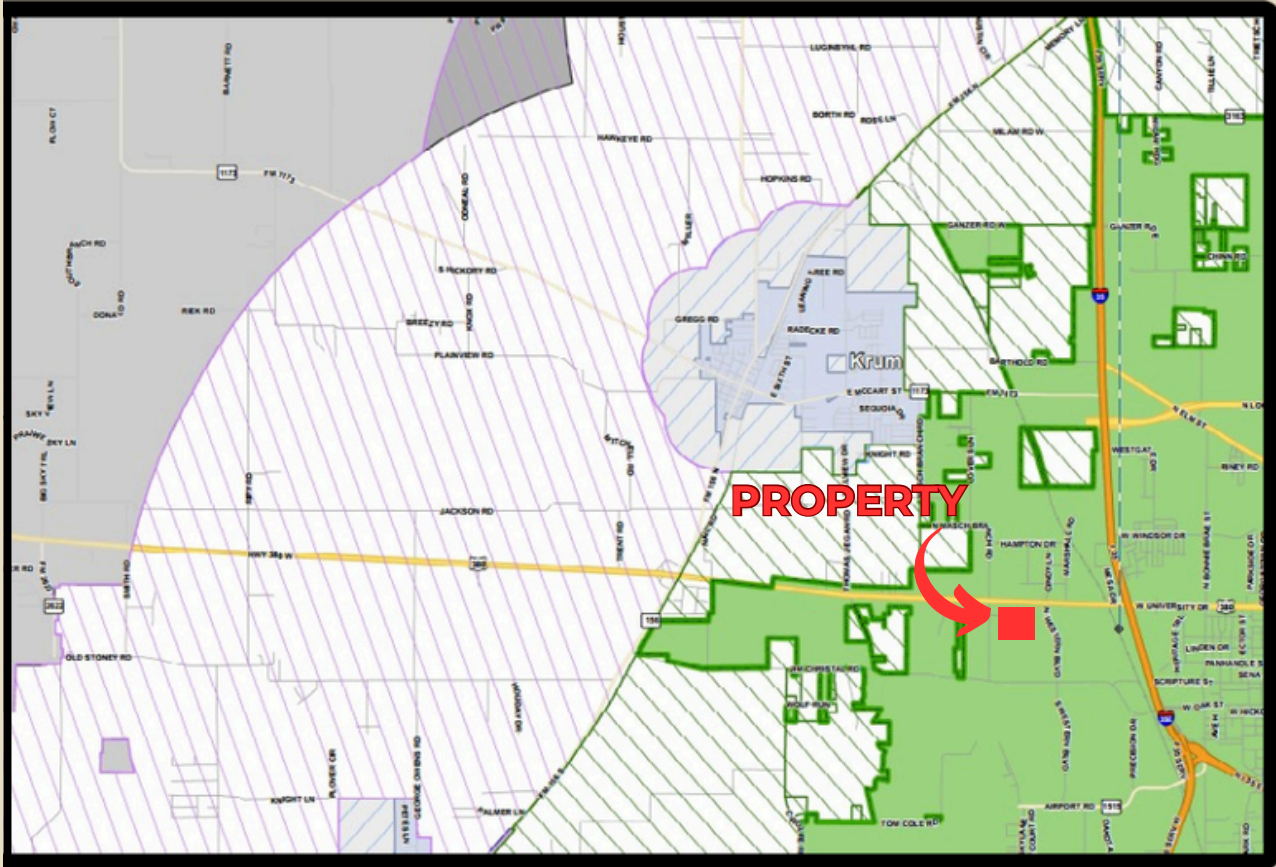
**3 Miles East of FM 156**

## OFFERING SUMMARY

**Sale Price: \$6,534,000**

**Lot Size: 10 +/- Acres**

# ZONING



	City of Denton - City Limits Boundary		Other City
	City of Denton - City Proper		Other City ETJ
	City of Denton - ETJ Division 1		Denton County
	City of Denton - ETJ Division 2		

**10+/- Acres HWY 380, Ponder, TX**

**Zoning: Light Industrial**

# Average Annual Daily Traffic



## 10+/- Acres HWY 380, Ponder, TX

<b>STREET</b>	<b>TRAFFIC (AADT)</b>	<b>YEAR</b>
I 35	103,060	2024
HWY 380	43,078	2024
Jim Cristal Dr	3,398	2024
Masch Branch	607	2024
Old Stoney Rd.	801	2024

# Future Loop 288



## 10+/- Acres HWY 380, Ponder, TX

### Property Overview:

Planned future SW corner of Loop 288 road expansion

Includes road frontage on Hwy 380

Electric, Sewer and Water nearby

HIGH visability road frontage