

# Denton, TX Industrial Land

D-FW Metroplex (Apx. 2.40 Acres)

\*\* A Confidentiality / Registration Agreement must be executed by the prospective purchaser before the Offering Memorandum and back-up documentation can be viewed, and also before an offer submitted by a prospective purchaser will be considered.

\*\* All property tours / visits must be scheduled through the listing team.

\*\* Prospective purchasers are strongly encouraged to have been present on a formal property tour before submitting an offer.

\*\* Contact with on-site management and/or ownership is strictly prohibited. Please contact the listing team with any questions.





EXCLUSIVELY LISTED BY:

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Marcus & Millichap

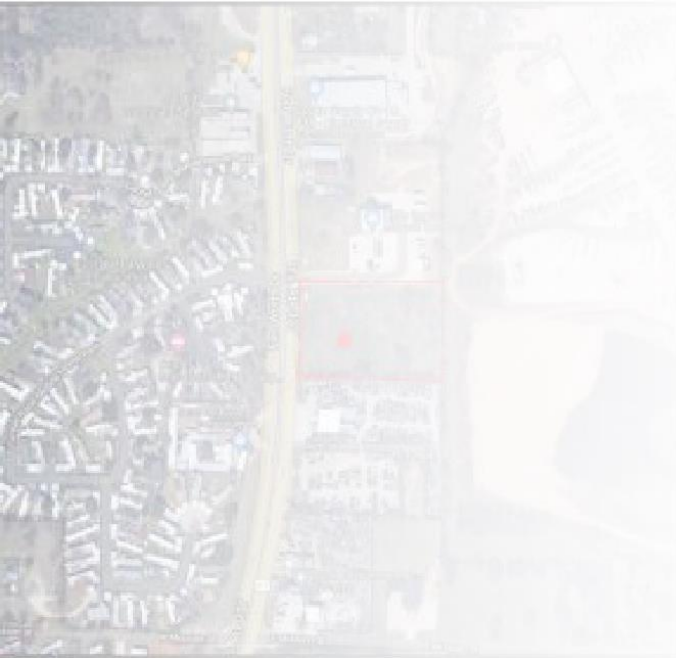
# STATE OF TEXAS DENTON COUNTY

PLANS OF PROPOSED

## Warehouse Buildings

LMM ENGINEERING, INC. PROJECT No. CEP23 - 0001

## CITY OF DENTON



FLOODMAP

PROJECT LOCATION

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**Marcus & Millichap**  
KARR-CUNNINGHAM STORAGE TEAM

SECTION 1

# Executive Summary

OFFERING SUMMARY

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INVESTMENT OVERVIEW

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INVESTMENT HIGHLIGHTS

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Marcus & Millichap



# OFFERING SUMMARY

OFFERING PRICE  
**\$1,000,000**

LOT SIZE  
**2.40 Acres**

PRICE PER SQUARE-FOOT  
**\$9.56**

## SITE DESCRIPTION

Highway Access	Direct access to US-377
Street Frontage	Fort Worth Drive / US 377
Nearest Off-Ramp (I-35)	0.89 miles
Denton CAD Parcel ID	R36165

The Denton Industrial Land opportunity represents one tract containing approximately 2.40 acres of raw land in Denton, TX (Dallas/Fort Worth MSA). The site has been fully approved and permitted by the city of Denton for the construction of two industrial buildings totaling 22,353 rentable square feet of space. Given the attractive rental rates for office/warehouse units in the submarket, the current owner originally had plans to construct units ranging from 1,000 – 2,500 square feet. Recent growth trends in the area suggest this could be a feasible and lucrative strategy.

## INVESTMENT HIGHLIGHTS

- 2.40 Acres Permitted Industrial Land – Shovel Ready
- Attractive Rental Rates in Submarket – \$16.50 / SF for NNN Lease
- Excellent Visibility and Accessibility on 377 – 20,000 Vehicles per Day
- Tremendous Population Growth within 3-Mile Radius – 20 Percent since 2010 & 10% Additional Projected within 5 Years

SECTION 2

# Property Information

REGIONAL MAP

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LOCAL MAP

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AERIAL MAP

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DEVELOPMENT RESEACH MAP

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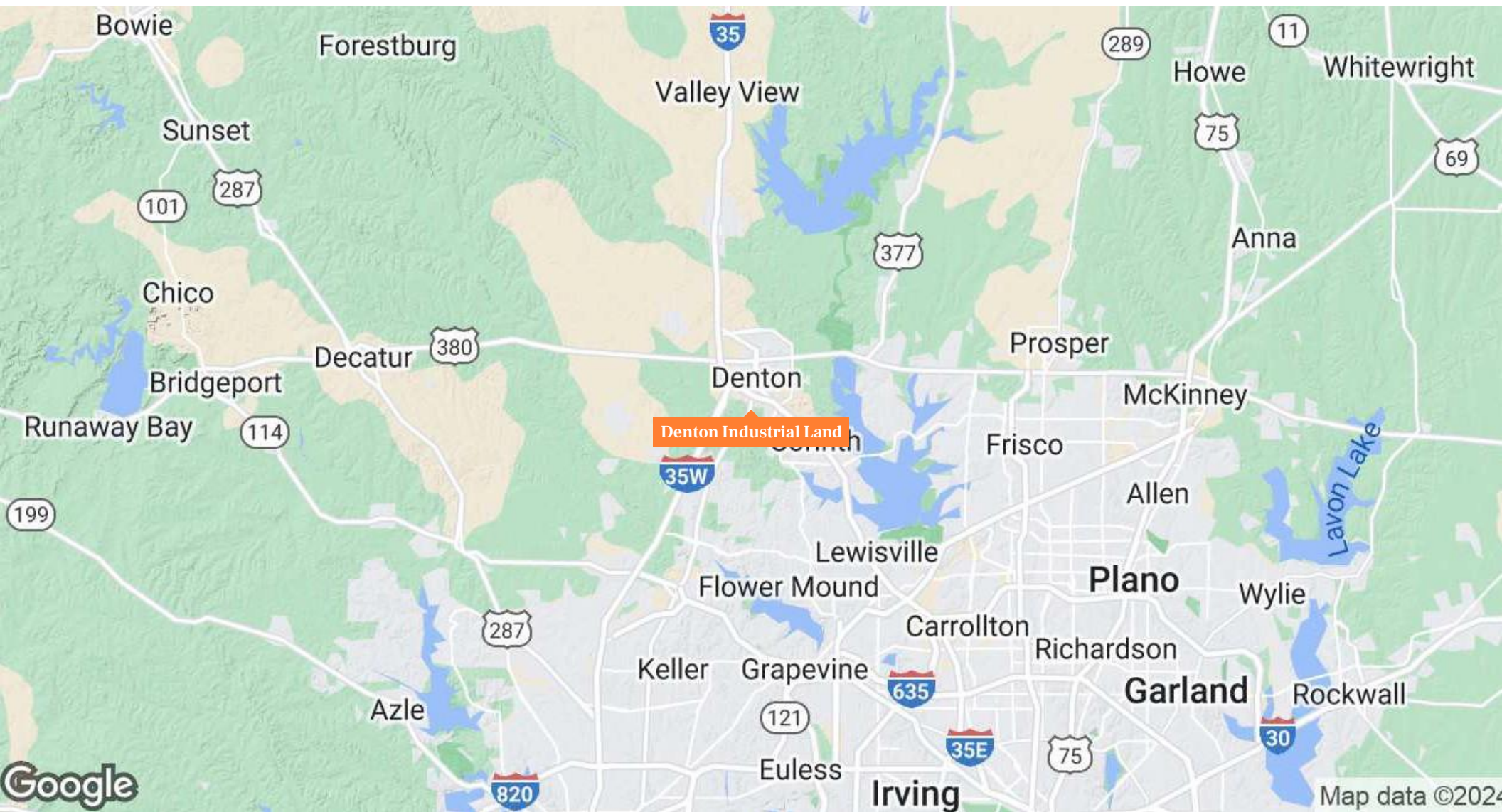
SITE PLANS

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Marcus & Millichap

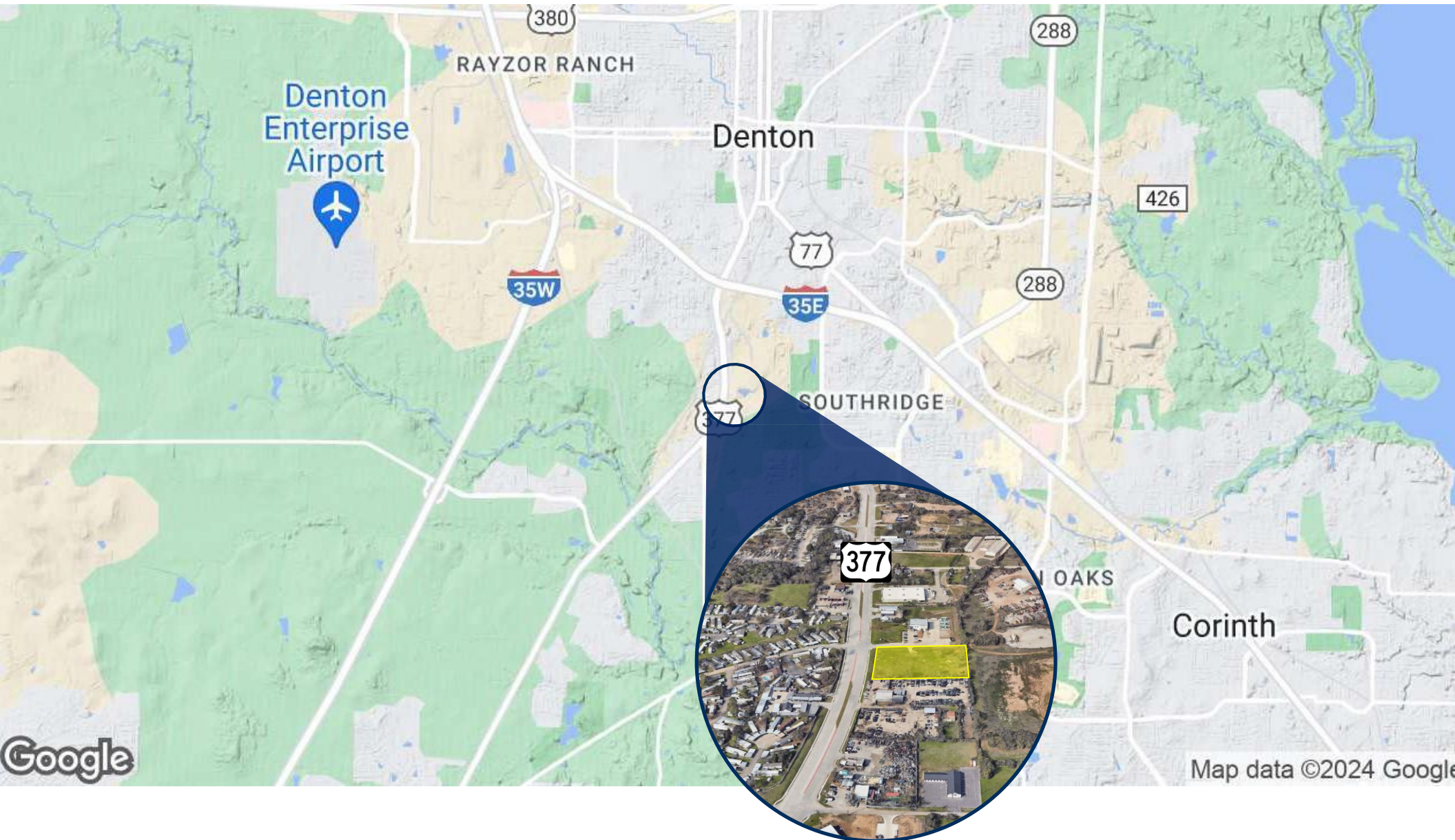


## Denton Industrial Land // REGIONAL MAP





## LOCAL MAP // Denton Industrial Land







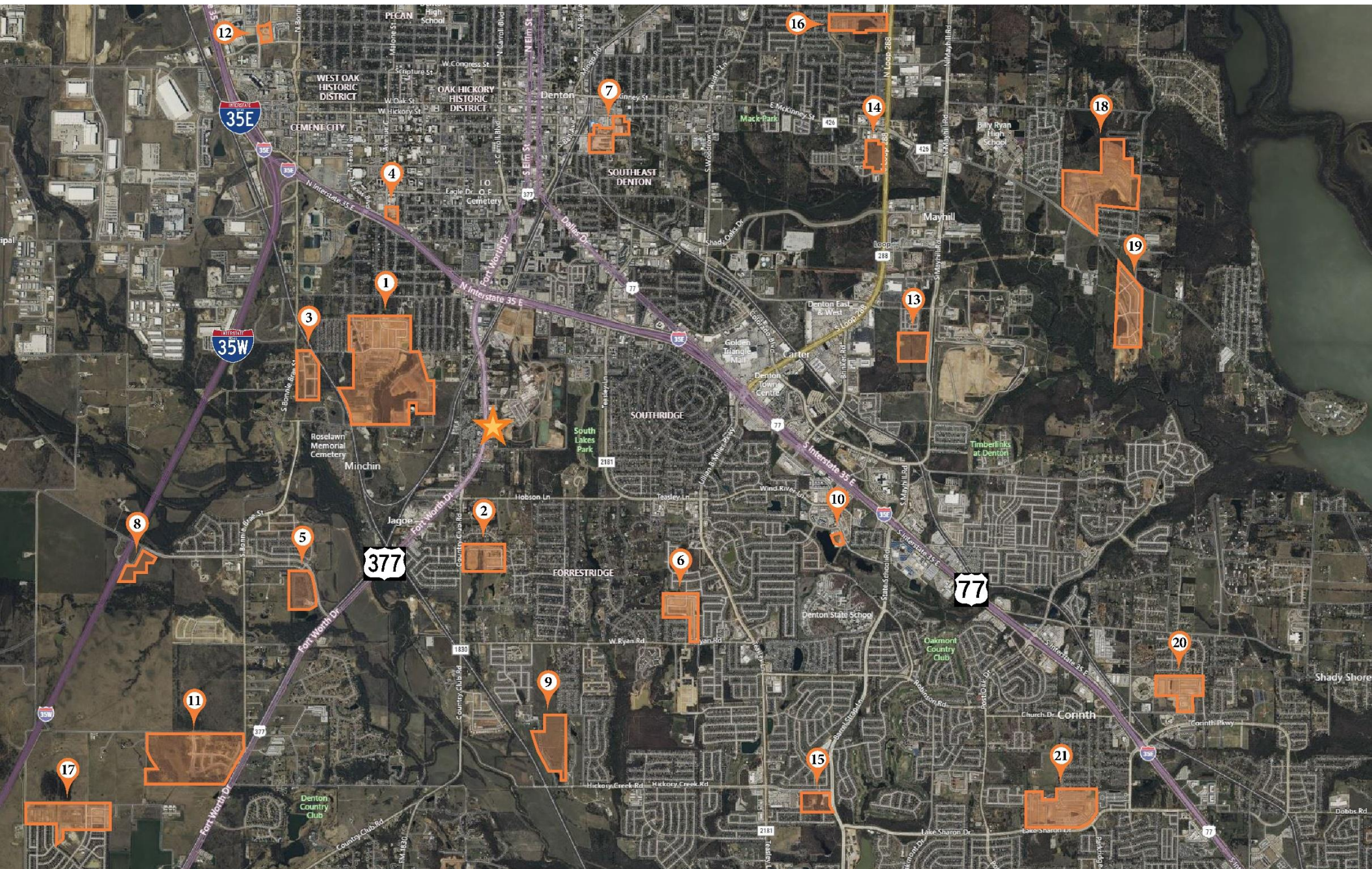
TRAFFIC COUNT

YEAR	COUNT
2022	18,096

18,096 (2022)



## DEVELOPMENT MAP // Denton Industrial Land







## Denton Industrial Land

1. Eagle Creek
  - Master-planned community with 540+ single-family homes upon completion in Summer 2024
  - 0.54 miles from subject property
2. Country Club Road Estates
  - 42 single-family homes to be completed in Phase II
  - 0.87 miles away
3. Courts of Bonnie Brae
  - 106 single-family homes upon completion
  - 1.33 miles away
4. Era Apartments
  - 266 multifamily units opened for leasing May 2024
  - 1.61 miles away
5. Vintage Village
  - 118 single-family homes under construction
  - Approximately 15% sold
  - 1.79 miles away
6. Woodmere
  - 152 single-family homes under construction
  - Approximately 65% sold
  - 2.08 miles away
7. Lang Railyard
  - Mixed-use development with 326 multifamily units upon completion in 2025
  - 2.15 miles away
8. Vintage Ranch
  - 240 multifamily units upon completion in July 2025
  - 2.48 miles away
9. Parkside
  - 156 single-family homes under construction
  - 2.53 miles away
10. Unicorn Lake Apartments
  - 153 multifamily units under construction
  - 2.59 miles away
11. Sagebrook
  - 173 single-family homes upon completion
  - Approximately 60% sold
  - 2.82 miles away
12. Razor Ranch
  - 433 multifamily recently completed
  - Began leasing in January 2024
  - 3.04 miles away
13. Marlowe Apartments
  - 336 multifamily units to be completed by approximately November 2025
  - 3.10 miles away
14. Denton Grove Apartments
  - 276 multifamily units under construction
  - 3.32 miles away
15. Cyrene at Hickory Creek
  - 100 single-family homes upon completion
  - Vertical start to begin December 2024
  - 3.42 miles away
16. Eden Village Development Site
  - 35.7-acre development delivered with finished lots ready for vertical construction
  - 3.65 miles away
17. Country Lakes
  - 84 single-family homes to be added in current phase
  - 3.73 miles away
18. The Reserve on McKinney
  - 500 manufactured homes lots upon completion in late 2024
  - 4.31 miles away
19. Townsend Green
  - 167 single-family homes upon completion
  - 4.60 miles away
20. Walton Ridge
  - 167 single-family homes on 36-acres upon completion
  - 4.99 miles away
21. Ashford Park
  - 434 single-family homes on 82-acres upon completion of Phases I and II
  - 5.00 miles away



# STATE OF TEXAS DENTON COUNTY

## PLANS OF PROPOSED

### Warehouse Buildings

LMM ENGINEERING, INC. PROJECT No. CEP23 - 0001

## CITY OF DENTON



Sidewalks were observed on both sides of US 377.

#### SITE TRIP GENERATION

The trips generated by the proposed development were estimated using data contained in the 13<sup>th</sup> edition of *Trip Generation Manual*, published by Institute of Transportation Engineers (ITE). This estimate is shown in Table 1.

Table 1: Site Trip Generation

Land Use	Quantity	Units	Peak Hour					
			AM			PM		
			In	Out	Total	In	Out	Total
ITE LU 150 - Warehousing	25,265	ksf	4	2	6	2	4	6

As illustrated by the table above, the proposed 25,265 sq ft of warehouse space is projected to generate 4 incoming and 2 outgoing trips during the AM peak hour. During the PM peak hour, the proposed development is projected to generate 2 incoming and 4 outgoing trips.

#### CONCLUSION

The proposed development is projected to generate a total of 6 trips in the AM peak hour and 6 trips in the PM peak hour and will produce less than 1000 trips on an average day. The additional traffic generated by the proposed development will not have a significant adverse impact on traffic operating conditions along US Route 377 and other area roadways. A full-blown TIA is not anticipated to be needed per guidance contained in "Traffic Engineering Study/Traffic Impact Analysis (TIA) Threshold, Scope and Checklist" (checklist), published by Texas Department of Transportation (TxDOT).

#### RE: PROJECT NARRATIVE

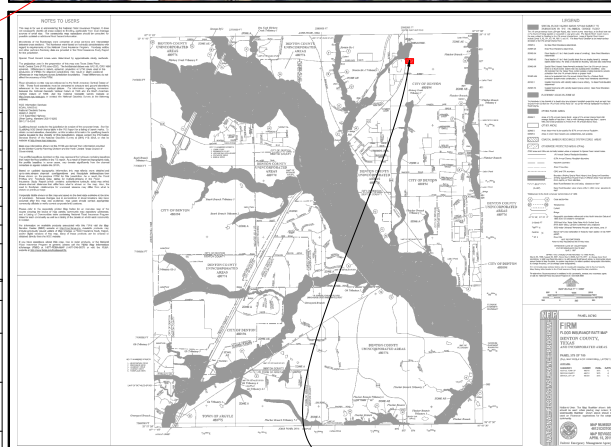
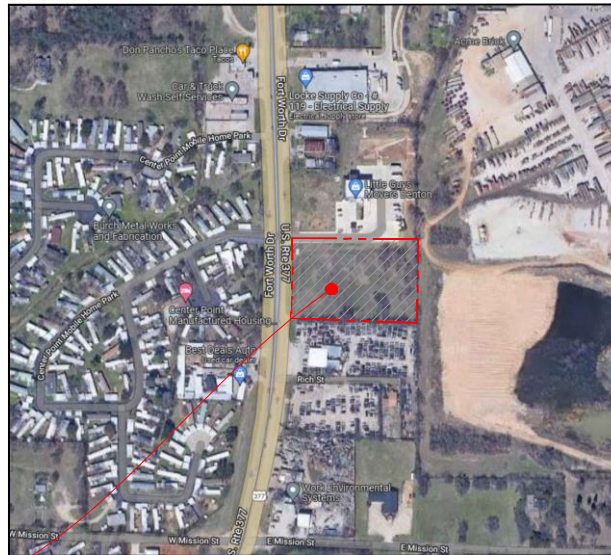
This project proposes to install two (2) metal buildings that will be used for warehousing. In addition, a concrete surfaced parking lot, fire lane, concrete sidewalks, water service lines, sanitary sewer service lines, dual dumpster enclosure and landscaping will be installed. The property slopes from east to west and drains into the city of Denton storm drain system that is located on the western property line.

THE DETAIL SHEETS SPECIFICALLY IDENTIFIED ABOVE HAVE BEEN SELECTED BY ME UNDER MY RESPONSIBLE SUPERVISION AS BEING APPLICABLE TO THIS PROJECT.

#### PROJECT LOCATION

Site Data Table		
Item	Required	Provided
Lot Area	N/A	2.43 Acres (105,903 Sq.Ft.)
Development Impact Area (DIA)	N/A	2.30 Acres
Gross Floor Area (GFA)	N/A	25,265 Sq.Ft. (0.58 Acres)
Proposed Metal Building Height	20 Feet	20 Feet
Proposed Use	Light Industrial	Warehouse
Proposed Detention Pond Area	As needed	12,655 Sq.Ft. (0.29 Acres)
Total Parking Spaces Provided	(1 Bicycle Space per 1000 Sq.Ft.)	26
Accessible Parking Spaces Provided	1 Accessible Parking Space / 25 Parking Spaces	3

Site Data Table		
Item	Required	Provided
Bicycle Parking	1 Bicycle Parking Space Per 20 Vehicle Spaces	2
Landscaped Area	15,885 Sq.Ft. (15%)	34,401 Sq.Ft. (32%)
Tree Canopy Coverage Area	16,128 Sq.Ft. (20%)	43,727 Sq.Ft. (54%)



FLOODMAP

PROJECT LOCATION

General	
Sheet Title	Sheet Number
Title Sheet	TS
Boundary Survey	--
Topographic Survey	--
Paving Plan	C0
Site Plan	C1
Site Plan - DriveWay Separation Distances	C2
Grading Plan	C3
Storm Drain Plan & Profile	C4
Utility Plan	C5
Water Demand & Sanitary Sewer Cals	C6

Drainage	
Sheet Title	Sheet Number
Pre Dev Drainage Areas & Cals	C8
Post Dev Drainage Areas & Cals	C9
Hydrographs - Pre Dev Conditions	C0
Hydrographs - Post Dev Conditions	C1
Storm Drain Cals	C2
TxDOT Pro-Rate Discharge Cals	C3
Proposed Detention Pond - Plan & Section Views-1	C4
Proposed Detention Pond - Plan & Section Views - 2	C5
Outlet Control Structure - Plan & Section Views	C6
Detention Pond Specifications	C7

Sediment & Erosion	
Sheet Title	Sheet Number
Sediment & Erosion Control Phase 1	C8
Sediment & Erosion Control Phase 2	C9
Sediment & Erosion Control Details - 1	C0
Sediment & Erosion Control Details - 2	C1
Sediment & Erosion Control Details - 3	C2
Sediment & Erosion Control Details - 4	C3
Sediment & Erosion Control Details - 5	C4

Construction Details	
Sheet Title	Sheet Number
Paving Detail - 1 Sheet Title	C5
Paving Detail - 2	C6
Paving Detail - 3	C7
Waste Water Detail - 1	C8
Waste Water Detail - 2	C9
Water Details - 1	C0
Dumpster Detail	C1
Storm Drainage Details	C2
Outlet Headwall Details	C3
RicRap Calculations	C4
Bicycle Rack	C5

Landscape & Tree Preservation Plans	
Sheet Title	Sheet Number
Landscape Plan	LP.0
Tree Preservation Plan	TP.0
Tree Mitigation Tables	TP.02

2200 Fort Worth Drive, Denton, TX, 76207

Current Zoning: LI (Light Industrial)

DK Leasing  
DOC #2014-78415  
R.P.R.D.C.T  
CITY OF DENTON, DENTON COUNTY, TX  
ABSTRACT #378

Lot #: 75

Proposed Use: Warehousing

Date of Preparation: Oct.24.2022

Subdivision - N/A

OWNER  
DK Leasing, LLC  
1801 Creek View Ct,  
Argyle, TX, 76226  
Telephone: 469-576-4881

SURVEYOR  
EAGLE SURVEYING  
2100 South Elm Street, Suite 104  
Denton, TX, 76201  
Telephone: 940-222-3009

FOR REVIEW

REVISION 1 -

DESIGNED  
DRAWN  
CHECKED  
DATE  
SCALE



LMM  
ENGINEERING  
4415 TERRELL DRIVE  
DENTON, TEXAS 76201  
TEL: (214) 794-4455  
EMAIL: lmm@lmmeng.com

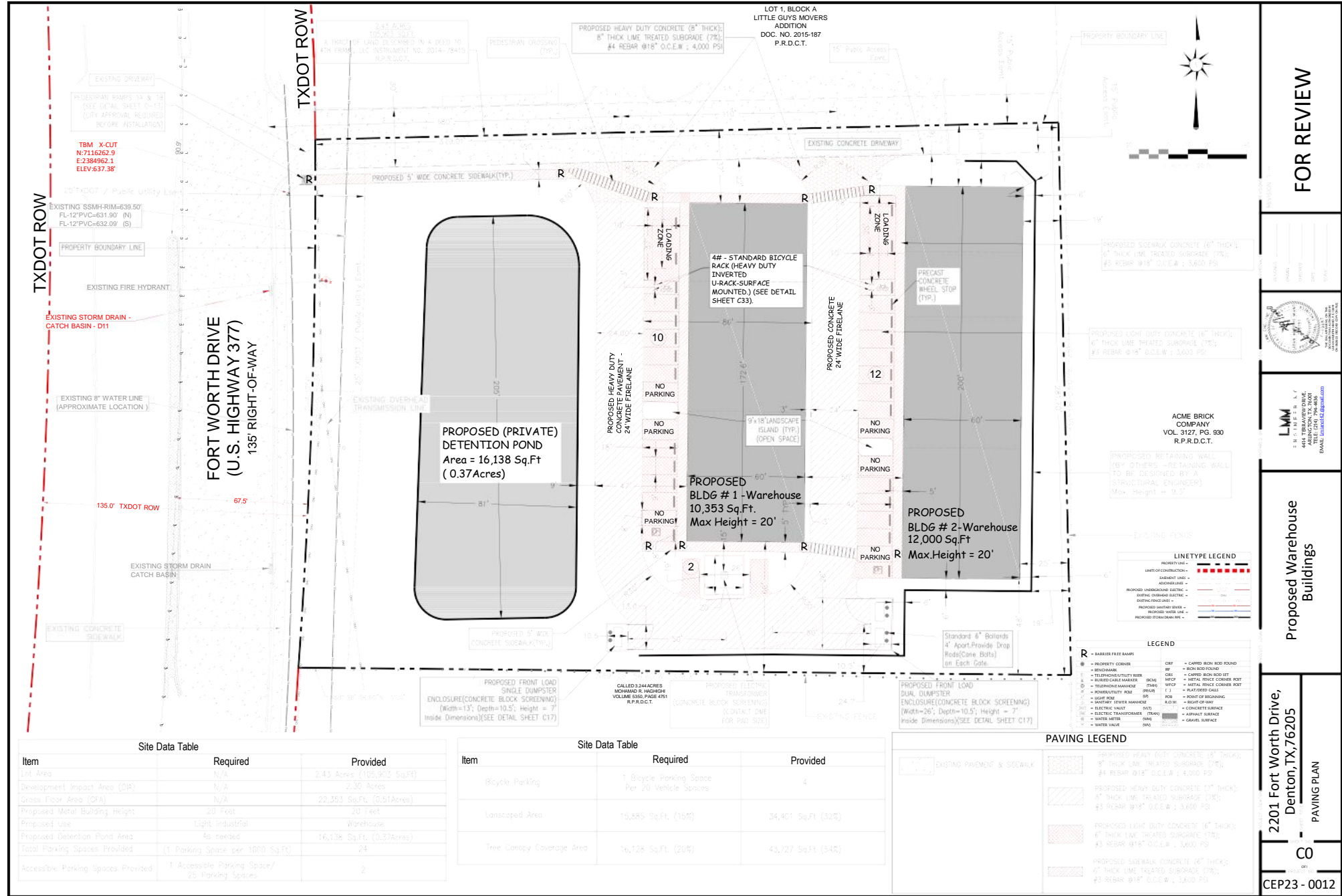
Proposed Warehouse  
Buildings

2201 Fort Worth Drive,  
Denton, TX, 76205

TITLE SHEET

TS

CEP23 - 0012







LEGEND	
<b>R</b> - BARBER FLETCHER	<b>CS</b> - CAPPED RICH ROD ROAD
• PEPPER CORNER	BP - RICH ROD FOUND
• BENCH MARK	CB - CAPPED RICH ROD LIT
• TELEPHONE/UTILITY MARK	MC - METAL FENCE CORNER POST
• BURIED CABLE MARKER (BCM)	MCPC - METAL FENCE CORNER POST
• TELEPHONE MANHOLE (TMH)	PL - PLATED CALL
• POWER/UTILITY POLE (PUL)	PS - POINT OF BEGINNING
• LIGHT POLE	R - RIGHT OF WAY
• GROUND FENCE MANHOLE	SC - CONCRETE SURFACE
• ELECTRIC VAULT (EV)	SP - ASPHALT SURFACE
• ELECTRIC TRANSFORMER (ET)	SV - GRAVEL SURFACE
• WATER METER (WM)	
• WATER VALVE (WV)	

LINETYPE LEGEND	
PROPERTY LINE	---
LIMIT OF CONSTRUCTION	---
EASEMENT LINE	---
ADDRESS LINE	---
PROPOSED UNDERGROUND ELECTRIC	---
ELECTRIC OVERHEAD ELECTRIC	---
ELECTRIC FENCE LINE	---
PROPOSED WATER DITCH	---
PROPOSED WHITE LINE	---
PROPOSED DRIVEWAY MARK	---



FOR REVIEW

REVISION

DATE

BY

APP

CHK

DATE

BY

APP

CHK

**LWM**

LEWIS W. MCPHERSON, P.E.  
4414 TEBARUE DRIVE  
DENTON, TEXAS 76205  
PHONE (214) 794-4545  
EMAIL lwmcpherson@gmail.com

Proposed Warehouse Buildings

2201 Fort Worth Drive,  
Denton, TX, 76205  
SITE PLAN - DRIVEWAY  
SEPARATION DISTANCES

CEP23 - 0012

SECTION 4

# Lease Comparables

LEASE COMPS MAP

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LEASE COMPS

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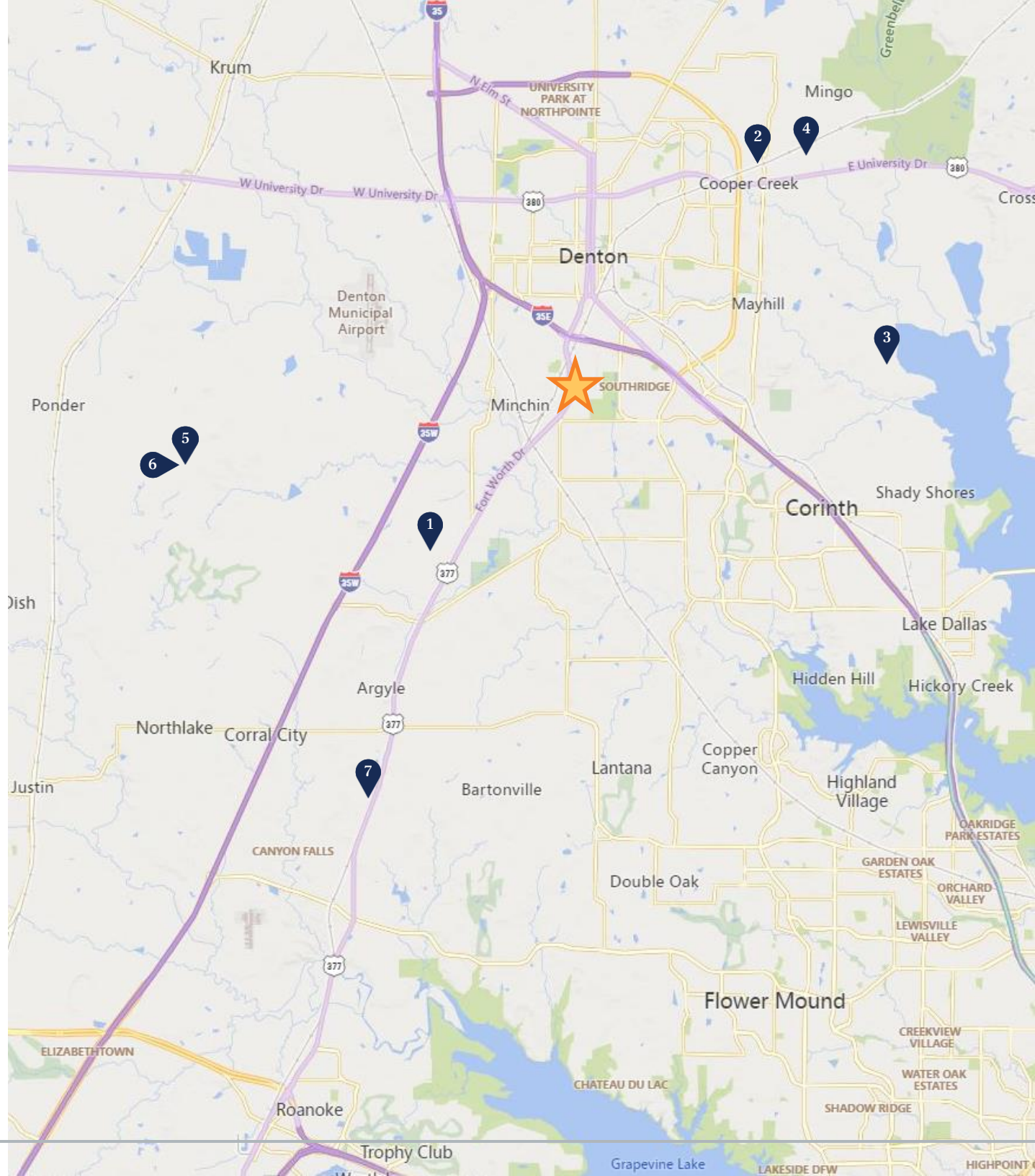


## LEASE COMPS MAP



### Denton Industrial Land

- 1 4687 Johnson Ln
- 2 3737 Mingo Rd
- 3 8126 E McKinney St
- 4 5501 Fishtrap Rd
- 5 2320 Seaborn Rd
- 6 1630 Seaborn Rd
- 7 979 Stonecrest Rd





**1** 4687 Johnson Ln, Argyle, TX 76226  
Year Built: 2019 / 2022  
Square Footage: 55,500

## Unit Type

Industrial Lease Up to 2,000 SF @  
\$16.50/SF - NNN

Distance from subject property: 3.50 mi.



**2** 3737 Mingo Rd, Denton, TX 76208  
Year Built: 2007 / 2008  
Square Footage: 39,757

## Unit Type

Industrial Lease 2,511 SF available @  
\$11.50/SF - Modified Gross

Distance from subject property: 4.82 mi.



**3** 8126 E McKinney St, Denton, TX 76208  
Year Built: 2019  
Square Footage: 87,000

## Unit Type

Industrial Lease Up to 2,000 SF @  
\$14.40/SF + Electricity

Distance from subject property: 5.18 mi.



**4** 5501 Fishtrap Rd, Denton, TX 76208  
Year Built: 2017  
Square Footage: 30,000

## Unit Type

Industrial Lease 1,460 SF available @  
\$13.20/SF - Modified Gross

Distance from subject property: 5.52 mi.



**5** 2320 Seaborn Rd, Ponder, TX 76259  
Year Built: 2017 / 2023  
Square Footage: 30,250

## Unit Type

Industrial Lease 1,250 - 2,000 SF available  
@ \$12.50/SF - Modified Gross

Distance from subject property: 6.63 mi.



**6** 1630 Seaborn Rd, Ponder, TX 76259  
Year Built: 2020 / 2023  
Square Footage: 59,000

## Unit Type

Industrial Lease Up to 4,980 SF available @  
\$10/SF - Modified Gross

Distance from subject property: 7.08 mi.



**7** 979 Stonecrest Rd, Argyle, TX 76226  
Year Built: 2019 / 2021  
Square Footage: 61,000

## Unit Type

Industrial Lease Up to 2,500 SF @  
\$11/SF - NNN

Distance from subject property: 7.36 mi.



SECTION 5

# Market Overview

MARKET OVERVIEW

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DEMOGRAPHICS

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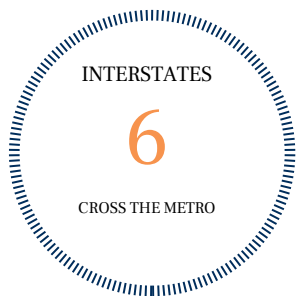
MMCC CAPABILITIES

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Marcus & Millichap

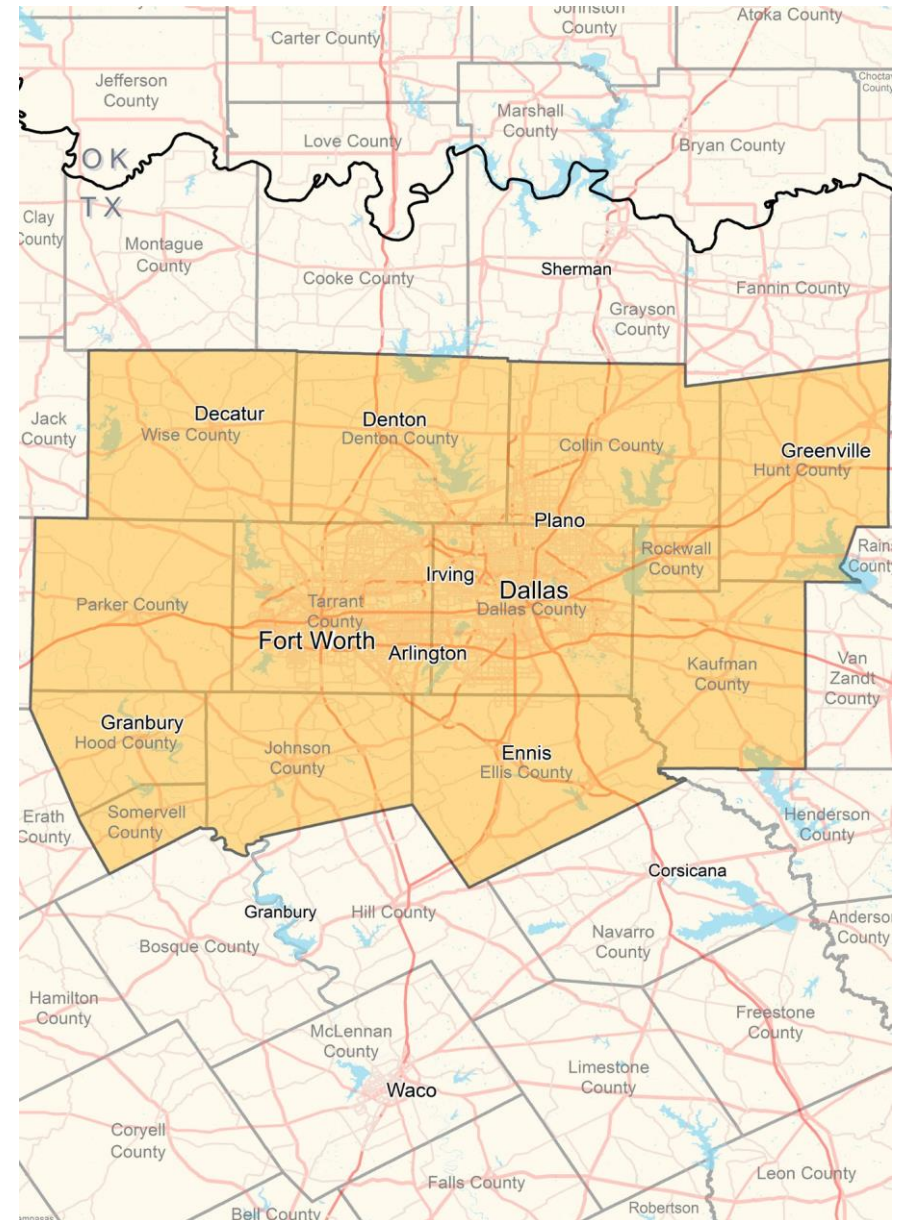
## TRANSPORTATION

- The area is connected to the rest of the nation by way of Interstates 20, 30, 35, 45, 345, 635 and 820, along with other major thoroughfares.
- Dallas Area Rapid Transit covers Dallas and surrounding cities, consisting of buses and a light rail system. The system had a ridership exceeding 21 million in 2023. Trinity Railway Express and Amtrak also provide passenger rail service.
- Freight-serving lines in the region include Union Pacific, BNSF and Kansas City Southern. BNSF is headquartered in Fort Worth. Via rail to Port Houston, and Highways 20 and 45, the International Inland Port of Dallas connects the region to global markets.
- Two airports that service passengers are Dallas/Fort Worth International and Dallas Love Field, while Fort Worth Alliance is the center of a major cargo alliance. There are also 13 smaller airports in the area. The Alliance Global Logistics Hub is one of two intermodal facilities in Texas that connects road, rail and air.



MORE THAN  
**90**

MILES OF A LIGHT RAIL SYSTEM  
SERVING DALLAS AND  
SURROUNDING CITIES





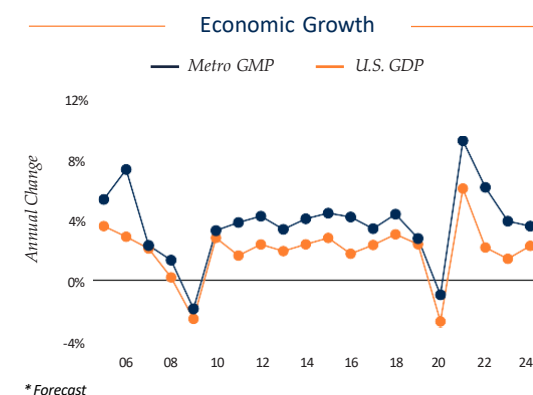
## MARKET OVERVIEW // Denton Industrial Land

### ECONOMY

- The Metroplex's central location, temperate climate, no state income tax and a right-to-work labor policy attract employers.
- Dallas-Fort Worth is one of the nation's largest employment markets, with nearly 4.3 million jobs at the onset of 2024. The local labor force has doubled since 1993.
- The region is home to numerous Fortune 500 companies in a variety of sectors, including American Airlines Group, Southwest Airlines, Exxon Mobil, McKesson, Fluor, AT&T, Tenet Healthcare, Kimberly-Clark, HF Sinclair, Charles Schwab, Texas Instruments, AECOM and D.R. Horton.
- The area is forecast to add the greatest number of new positions among major U.S. markets in 2024. Dallas-Fort Worth also led the country in net employment growth since the onset of the pandemic in 2020.
- Economic expansion will be further fueled by a rise in financial services and high-tech companies.

### MAJOR AREA EMPLOYERS

- Frito-Lay Inc.
- Woot Services LLC
- UT Southwestern Medical Center
- Tandy Financial Services
- Vrio Corp
- Thryv Holdings, Inc.
- Exco Holdings, Inc.
- Lockheed Martin
- Boeing Company
- Verizon Business Network Services



### SHARE OF 2023 TOTAL EMPLOYMENT



7%

MANUFACTURING



18%

PROFESSIONAL AND  
BUSINESS SERVICES



11%

GOVERNMENT



10%

LEISURE AND  
HOSPITALITY



9%

FINANCIAL ACTIVITIES



22%

TRADE, TRANSPORTATION,  
AND UTILITIES



5%

CONSTRUCTION



12%

EDUCATION AND  
HEALTH SERVICES



2%

INFORMATION



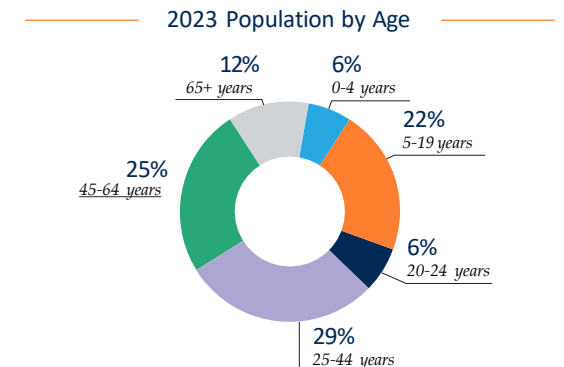
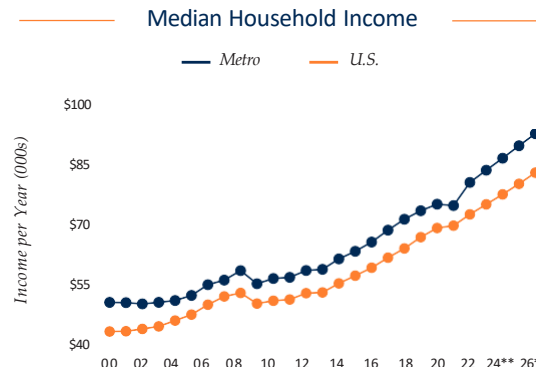
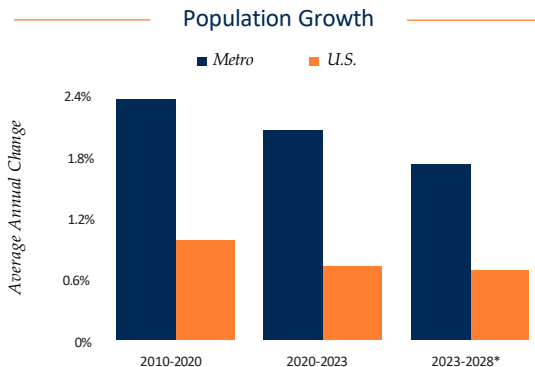
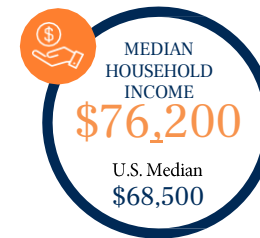
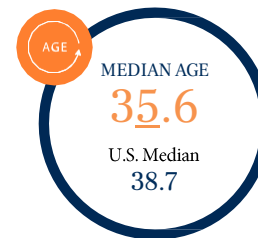
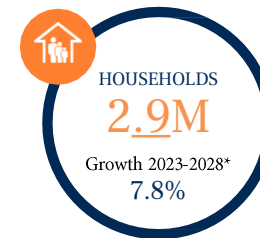
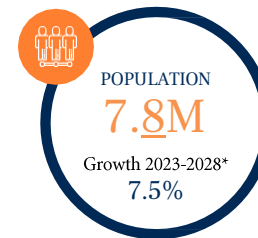
3%

OTHER SERVICES

## DEMOGRAPHICS

- Roughly 585,000 new people are expected through 2028, fueled by robust job growth, natural increases and north-to-south migration.
- The Metroplex is projected to add 225,000 households during the same period, generating the need for additional housing options.
- A younger population resides in the Metroplex, indicated by a median age that is below that of the U.S. measure.
- An educated populace translates to a skilled labor pool and higher incomes. Roughly 35 percent of residents ages 25 and older have at least a bachelor's degree, exceeding the U.S. average. The median income is \$77,700 above the national level.
- Given the market's younger median age, approximately 60 percent of residents owned their homes in 2022 — providing a vibrant rental market.

### QUICK FACTS



\* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau



QUALITY OF LIFE

The Metroplex provides residents with an unparalleled lifestyle at a reasonable cost. The region continually ranks high for its affordability, when compared with other large metros. A temperate climate provides ample opportunities for outdoor enthusiasts to enjoy. The region has many golf courses and activities at the metro’s several reservoirs. Dallas-Fort Worth hosts professional teams in baseball, football, hockey and basketball.

Numerous educational institutions contribute to a continued supply of educated workers. The University of Texas at Dallas, University of North Texas, Texas Woman’s University, Denton, Southern Methodist University, Texas Christian University, and the University of Texas at Arlington are among the numerous higher education institutions in the region. Metroplex residents are proximate to nationally-recognized health centers, including Parkland Memorial Hospital, Baylor University Medical Center and Texas Health Harris Methodist Hospital Fort Worth. Four medical schools also contribute to Dallas-Fort Worth’s excellent health care network.

\$379,800

MEDIAN HOME PRICE

150+

VARIOUS MUSEUMS  
AND ART GALLERIES

150+

PUBLIC AND PRIVATE  
GOLF COURSES

SPORTS

Baseball	MLB	TEXAS RANGERS
Football	NFL	DALLAS COWBOYS
Basketball	NBA	DALLAS MAVERICKS
Ice Hockey	NHL	DALLAS STARS
Soccer	MLS	FC DALLAS
Basketball	WNBA	DALLAS WINGS

EDUCATION

- UNIVERSITY OF TEXAS AT DALLAS
- UNIVERSITY OF NORTH TEXAS AT DALLAS
- SOUTHERN METHODIST UNIVERSITY
- TEXAS CHRISTIAN UNIVERSITY
- UNIVERSITY OF DALLAS
- TEXAS WOMAN’S UNIVERSITY, DENTON

ARTS & ENTERTAINMENT

- PEROT MUSEUM OF NATURE AND SCIENCE
- THE MODERN ART MUSEUM OF FORT WORTH
- KIMBELL ART MUSEUM
- DALLAS ZOO

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody’s Analytics; U.S. Census Bureau

## Denton Industrial Land // DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2028 Projection</b>			
Total Population	6,513	81,319	170,330
<b>2023 Estimate</b>			
Total Population	6,135	74,275	154,507
<b>2020 Census</b>			
Total Population	6,401	70,325	147,337
<b>2010 Census</b>			
Total Population	5,659	62,062	124,442
<b>Daytime Population</b>			
2023 Estimate	7,258	146,011	215,495
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2028 Projection</b>			
Total Households	3,001	33,112	66,535
<b>2023 Estimate</b>			
Total Households	2,822	30,059	59,865
Average (Mean) Household Size	2.2	2.3	2.5
<b>2020 Census</b>			
Total Households	2,710	28,118	55,635
<b>2010 Census</b>			
Total Households	2,388	23,469	45,807

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2023 Estimate</b>			
\$250,000 or More	5.1%	3.2%	3.9%
\$200,000-\$249,999	4.4%	2.5%	3.0%
\$150,000-\$199,999	5.1%	5.1%	7.4%
\$125,000-\$149,999	5.8%	5.3%	7.3%
\$100,000-\$124,999	6.7%	7.3%	9.2%
\$75,000-\$99,999	12.3%	10.8%	13.2%
\$50,000-\$74,999	18.2%	15.8%	17.1%
\$35,000-\$49,999	9.2%	9.8%	9.7%
\$25,000-\$34,999	10.4%	11.8%	9.3%
\$15,000-\$24,999	10.2%	11.9%	8.8%
Under \$15,000	12.7%	16.4%	11.1%
Average Household Income	\$92,343	\$77,367	\$92,000
Median Household Income	\$57,146	\$49,960	\$64,861
Per Capita Income	\$42,504	\$32,406	\$36,242



## DEMOGRAPHICS // Denton Industrial Land

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2023 Estimate	6,135	74,275	154,507
0 to 4 Years	3.9%	3.9%	4.7%
5 to 14 Years	7.0%	8.3%	10.6%
15 to 17 Years	2.0%	3.0%	3.5%
18 to 19 Years	4.1%	7.6%	5.1%
20 to 24 Years	25.1%	21.8%	14.2%
25 to 29 Years	14.1%	11.8%	10.2%
30 to 34 Years	7.5%	6.9%	7.6%
35 to 39 Years	5.1%	5.3%	6.3%
40 to 49 Years	8.2%	9.4%	11.1%
50 to 59 Years	8.7%	9.0%	10.7%
60 to 64 Years	3.9%	3.5%	4.4%
65 to 69 Years	3.2%	2.7%	3.4%
70 to 74 Years	2.8%	2.5%	3.0%
75 to 79 Years	1.9%	1.7%	2.2%
80 to 84 Years	1.4%	1.2%	1.5%
Age 85+	1.1%	1.3%	1.5%
Median Age	27.4	26.9	31.0

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population 25+ by Education Level</b>			
2023 Estimate Population Age 25+	3,551	41,111	95,579
Elementary (0-8)	3.6%	4.7%	4.2%
Some High School (9-11)	4.5%	5.7%	5.2%
High School Graduate (12)	19.5%	18.7%	18.6%
Some College (13-15)	23.6%	24.9%	24.4%
Associate Degree Only	5.7%	6.3%	7.2%
Bachelor's Degree Only	26.2%	25.6%	26.0%
Graduate Degree	17.0%	14.1%	14.5%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
<b>Occupied Units</b>			
2028 Projection	3,246	35,874	71,446
2023 Estimate	3,060	32,566	64,193
Owner Occupied	917	10,660	30,003
Renter Occupied	1,905	19,399	29,862
Vacant	238	2,507	4,327
<b>Persons in Units</b>			
2023 Estimate Total Occupied Units	2,822	30,059	59,865
1 Person Units	35.6%	34.9%	29.8%
2 Person Units	35.5%	31.5%	31.4%
3 Person Units	13.7%	14.6%	16.0%
4 Person Units	10.4%	12.4%	14.0%
5 Person Units	2.9%	4.1%	5.4%
6+ Person Units	1.8%	2.5%	3.3%



### POPULATION

In 2023, the population in your selected geography is 154,507. The population has changed by 24.16 since 2010. It is estimated that the population in your area will be 170,330 five years from now, which represents a change of 10.2 percent from the current year. The current population is 49.3 percent male and 50.7 percent female. The median age of the population in your area is 31.0, compared with the U.S. average, which is 38.7. The population density in your area is 1,967 people per square mile.



### EMPLOYMENT

In 2023, 117,126 people in your selected area were employed. The 2010 Census revealed that 61.7 percent of employees are in white-collar occupations in this geography, and 16.4 percent are in blue-collar occupations. In 2023, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 26.00 minutes.



### HOUSEHOLDS

There are currently 59,865 households in your selected geography. The number of households has changed by 30.69 since 2010. It is estimated that the number of households in your area will be 66,535 five years from now, which represents a change of 11.1 percent from the current year. The average household size in your area is 2.5 people.



### HOUSING

The median housing value in your area was \$264,158 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 22,947.00 owner-occupied housing units and 22,862.00 renter-occupied housing units in your area.



### INCOME

In 2023, the median household income for your selected geography is \$64,861, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 26.75 since 2010. It is estimated that the median household income in your area will be \$75,914 five years from now, which represents a change of 17.0 percent from the current year.

The current year per capita income in your area is \$36,242, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$92,000, compared with the U.S. average, which is \$100,106.



### EDUCATION

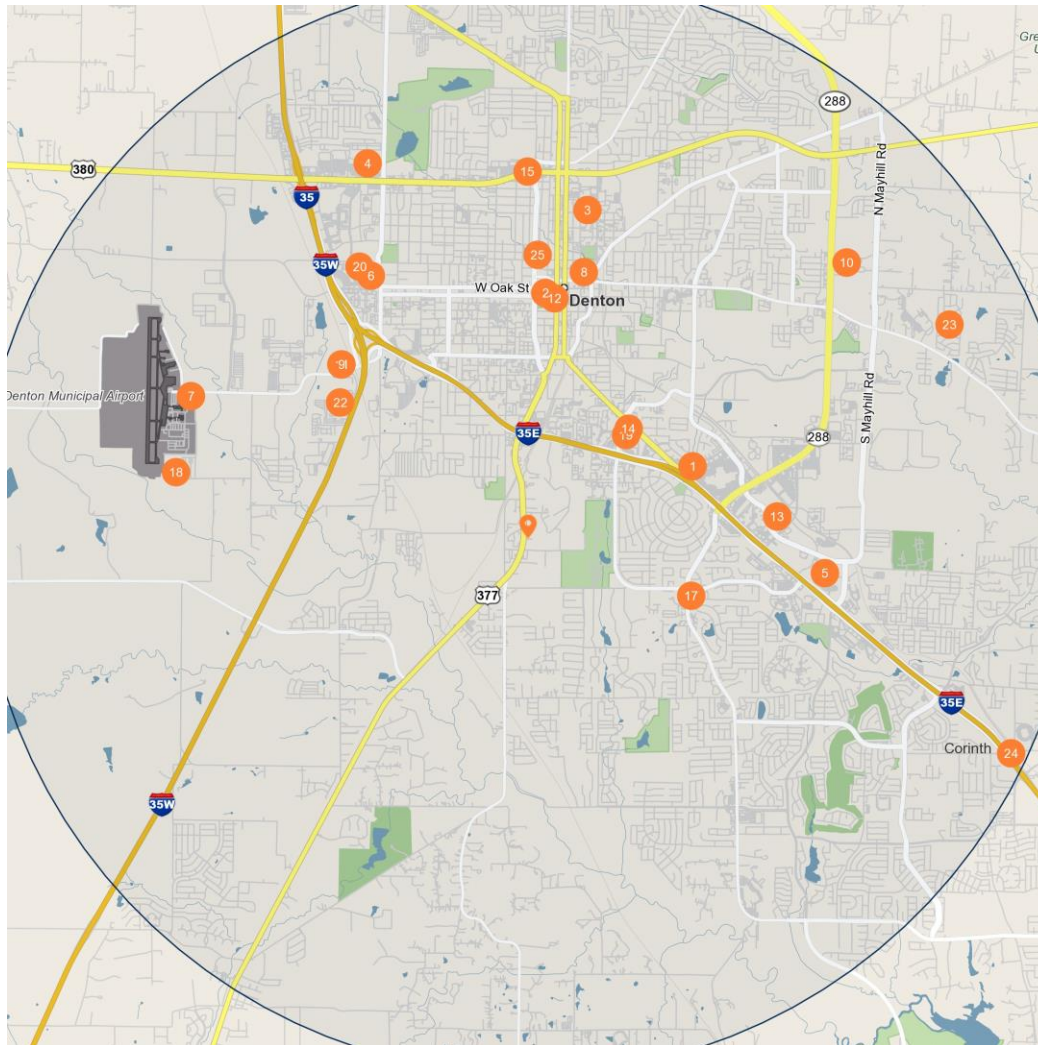
The selected area in 2023 had a higher level of educational attainment when compared with the U.S. averages. 14.5 percent of the selected area's residents had earned a graduate degree compared with the national average of only 12.7 percent, and 26.0 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was lower than the nation's at 7.2 percent vs. 8.5 percent, respectively.

The area had fewer high-school graduates, 18.6 percent vs. 26.9 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 24.4 percent in the selected area compared with the 20.1 percent in the U.S.



## DEMOGRAPHICS // Denton Industrial Land

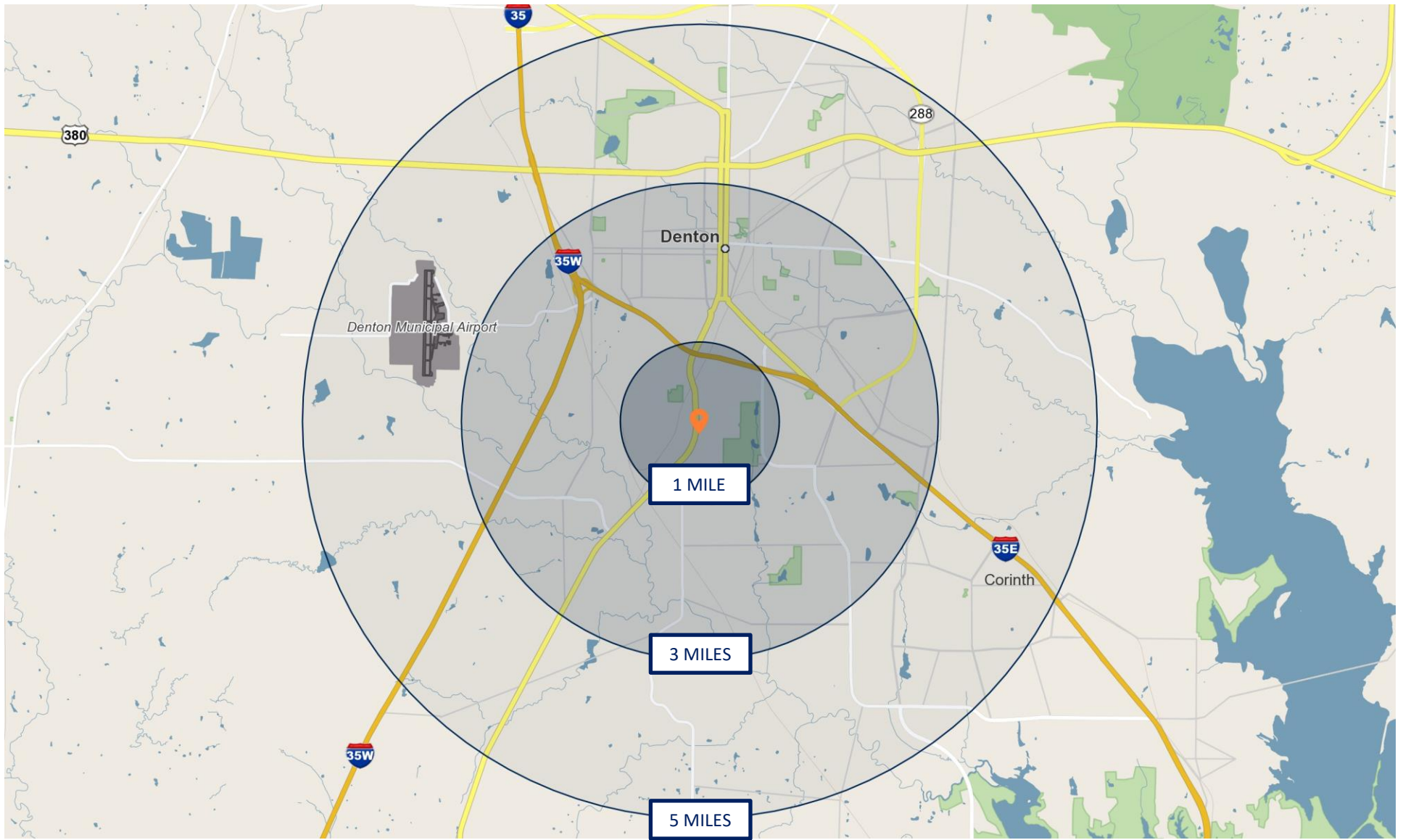


### Major Employers

### Employees

1	Burlington Coat Factory	3,526
2	Supermedia Inc-Verizon	1,595
3	Texas Womans University	1,000
4	Kin Inc-Kohls	999
5	Columbia Med Ctr Dnton Sbsid L-Medical City Denton	900
6	Tthr Limited Partnership-Presbyterian Hospital Denton	794
7	Imperial Group Mfg Inc	700
8	City of Denton-City of Denton Texas	662
9	Victor Technologies Group Inc-Tweco	606
10	Safran Elec & Pwr USA LLC	600
11	Victor Equipment Company-Victor Technologies	564
12	Readyrosie LLC	539
13	Sally Beauty Holdings Inc	526
14	Veracity Research Co LLC-Vrc	515
15	Holloman Corporation	476
16	Labinal Salisbury LLC	439
17	Cook Childrens Medical Center	375
18	Titus Transport Holdings LLC	347
19	University North Texas System	308
20	Denton County Mhmr Center	300
21	Sally Beauty Supply LLC-Strawberry Leopard Hair	300
22	Healthtrackrx Inc	295
23	Ashli Oaks	285
24	Geico General Insurance Co-Geico	281
25	E-Giants Technologies LLC	280

## Denton Industrial Land // DEMOGRAPHICS





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We leverage our prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



**Closed 1,994  
debt and equity  
financings  
in 2019**



**National platform  
operating  
within the firm's  
brokerage offices**



**\$ 7.18 billion  
total national  
volume in 2019**



**Access to more  
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any other firm in the  
industry**

## **Duke Dennis**

**Director Capital Markets**

**(817) 932-6172**

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**Marcus & Millichap  
Capital Corporation**

## **WHY MMCC?**

**Optimum financing solutions to  
enhance value**

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investor qualification support**

**Enhanced control through  
MMCC's ability to qualify  
investor finance contingencies**

**Enhanced control through  
quickly identifying potential  
debt/equity sources,  
processing, and closing  
buyer's finance alternatives**

**Enhanced control through  
MMCC's ability to monitor  
investor/due diligence and  
underwriting to ensure timely,  
predictable closings**



## 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.

11-2-2015

### 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.

### 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 or subagent by the buyer or buyer's agent.

**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.

**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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	Tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
Mark McCoy	663460	mark.mccoy@marcusmillichap.com	817-932-6100
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



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TEXAS REAL ESTATE COMMISSION  
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AUSTIN, TEXAS 78711-2188  
(512) 936-3000

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