

Marcus & Millichap  
TAG INDUSTRIAL GROUP

1020 SHADY OAKS DRIVE

DENTON, TX 76205

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Texas Real Estate Commission  
P.O. Box 12188  
Austin, Texas 78711-2188  
(512) 936-3000

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

**Marcus & Millichap**  
TAG INDUSTRIAL GROUP

OFFICES THROUGHOUT THE U.S. AND CANADA  
[www.marcusmillichap.com](http://www.marcusmillichap.com)

1020 SHADY OAKS DRIVE  
DENTON, TX 76205

PRESENTED BY

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**Marcus & Millichap**  
TAG INDUSTRIAL GROUP





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# SECTION 1

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## INVESTMENT OVERVIEW

Marcus & Millichap

## OFFERING SUMMARY

- 21,855-Square-Foot Industrial Asset Situated on 1.08 Acres
  - Features 16' Clear Height, Four Dock-High Doors, One Grade-Level Door, and Three-Phase Power
    - Easy Access to Downtown Dallas/Fort Worth via Interstates 35 East and West
- Denton's Population Growth Up 24.6% 2010-2020, Increasing Industrial Demand and Business Growth
- 3.7% Vacancy Rate Among Comparables Under 50,000 Square Feet, Versus 5.9% for DFW Average

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 1020 Shady Oaks Drive in Denton, Texas. The subject property consists of approximately 21,855 square feet of warehouse space and is situated on 1.08 acres of land. The single-tenant asset features a clear height of 16', four dock-high doors, one drive-in door, metal construction, two HVAC units, and three-phase heavy power with 240 volts. Running along the property is a stormwater levy system that protects the property from flooding. Situated along U.S. Route 77, the property can access Downtown Dallas and Downtown Fort Worth respectively via Interstates 35 East and 35 West. This sale offers buyers the opportunity to invest in one of the fastest-growing large cities in America with high demand for industrial space. In the last Census Report, the city of Denton grew 24.6 percent from 2010 to 2020 (Denton Economic Development Partnership).

The mid-sized Denton submarket contains 24.2 million square feet of industrial space. In 2024, the Denton submarket recorded its highest year of industrial demand, clocking in 2.2 million square feet of net absorption. However, supply outpaced demand again with the second-highest level of net deliveries at 3.0 million square feet, following a record-high set in 2023. Due to the wave of speculative inventory, the vacancy rate increased from 4.0 percent at the end of 2022 to 20.2 percent by the end of 2024. Given that 96.5 percent of this new inventory was concentrated in properties 50,000 square feet and larger, availability among comparable properties has remained relatively low. The vacancy rate for industrial properties in Denton under 50,000 square feet actually fell 140 basis points to 3.7 percent in 2024, sitting lower than the 5.9 percent market average for comparable properties across Dallas-Fort Worth.

The Dallas-Fort Worth metroplex is the fourth-most populous metro in the nation, with a total of 8.1 million residents. It is composed of 13 counties stretching nearly 10,000 square miles. The city of Dallas houses 1.3 million people, followed by Fort Worth with nearly 980,000 residents. Strong job growth continually draws new residents to the region. To accommodate the additional traffic, the region's transportation network is evolving. Traffic flow is improved as freeways are expanded and miles are being added to tollways and turnpikes. The growth of the transportation network is vital to supporting commuters to the metro's numerous corporations and growing industries. Dallas/Fort Worth's population growth in recent years ranks among the highest in the U.S. for a major metro. The Metroplex is home to 24 Fortune 500 companies and many regional headquarters, drawing workers and residents. The area's extensive network of rail and highways, along with the International Inland Port of Dallas, ensure its status as a distribution hub (Marcus & Millichap).

## PROPERTY DETAILS

### 1020 SHADY OAKS DRIVE, DENTON, TX 76205

Number of Suites	1
Number of Buildings	1
Total Square Feet	21,855 SF
Warehouse Square Feet	19,855 SF
Office Square Feet	2,000 SF
Office Ratio	9.15%
Year Built	1973
Lot Size	1.08 Acres
Type of Ownership	Fee Simple
Clear Height	16'
Parking Surface	Asphalt
Building Class	C
Tenancy	Single-Tenant
Dock-High Doors	4
Construction	Metal
Power	3-Phase, 240V
Zoning	LI
Roof Type	Metal
Age/Condition of Roofs	2018
HVAC Units	2
Age/Condition of HVAC	2014/2015
Market	TX-Dallas/Fort Worth



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1020 SHADY OAKS DRIVE

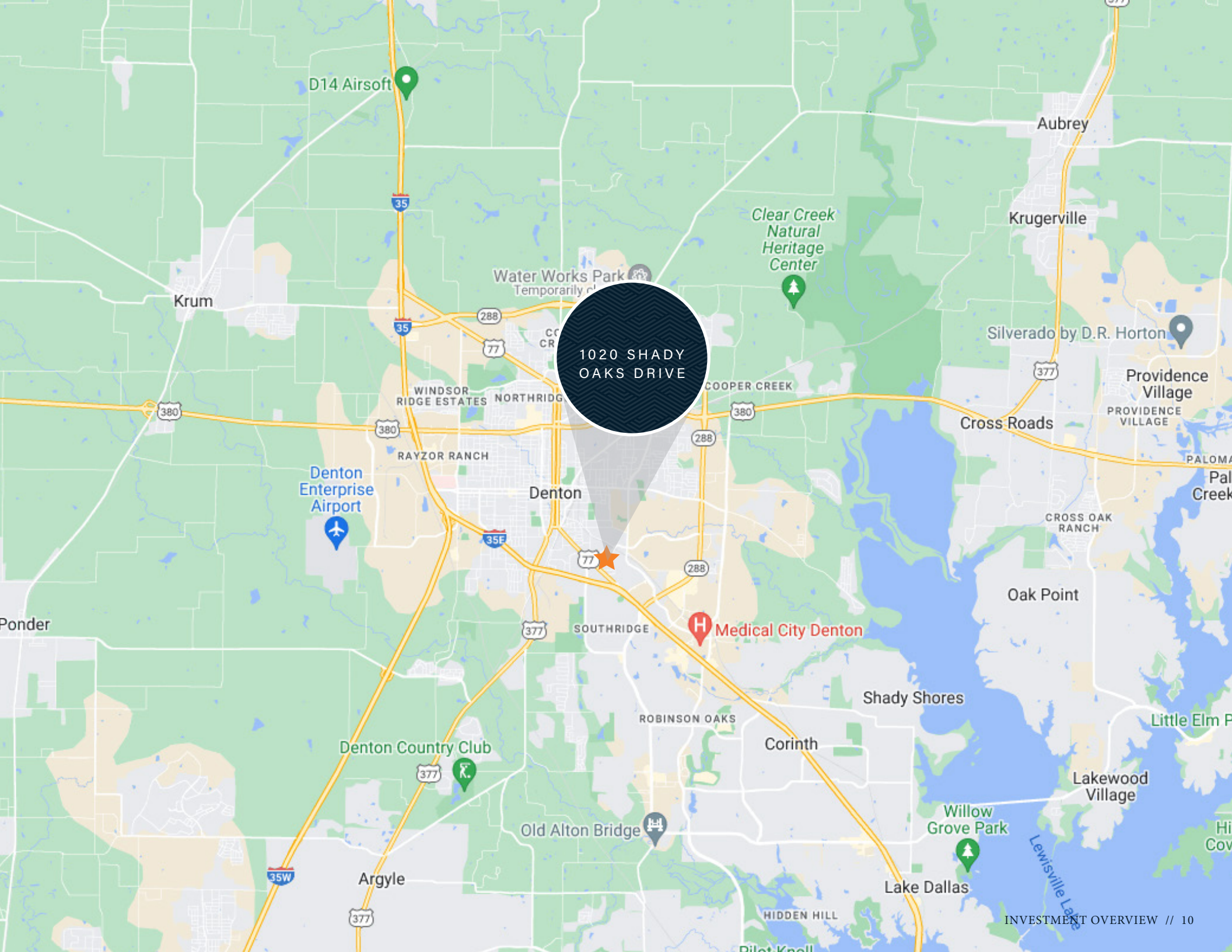
DENTON, TX 76205

OFFERING PRICE  
**\$3,050,000**

Offering Price	\$3,050,000
Price/SF	\$139.56
Total Square Feet	21,855
Tenancy	Owner-User
Occupancy	0.00%



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services of Nevada, Inc. © 2025 Marcus & Millichap. All rights reserved. (Activity ID: ZAG0060117)



1020 SHADY OAKS DRIVE

An aerial photograph of an industrial park. In the foreground, there are several large, white, rectangular industrial buildings with flat roofs. To the right of these buildings is a large, open lot containing various pieces of heavy machinery, including excavators and trucks. A road runs horizontally across the middle of the image. A callout bubble with a dark, textured background and a white border is positioned in the center, pointing to a specific building. The bubble contains the text "1020 SHADY OAKS DRIVE" and a small orange star icon. The background shows a residential area with houses and trees, and a clear blue sky.

1020 SHADY  
OAKS DRIVE



## CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage out 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 1,076 debt and equity financings in 2024



National platform operating within the firm's brokerage offices



\$6.7 billion total national volume in 2024



Access to more capital sources than any other firm in the industry

# WHY MMCC?

Optimum financing solutions to enhance value

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.

The background of the slide is a dark, blue-tinted photograph of an industrial interior. It shows a large, open space with a high ceiling, featuring a complex network of metal beams and pipes. Several large, white, dome-shaped pendant lights are suspended from the ceiling. In the lower-left corner, a large, white, segmented industrial door is visible. The overall atmosphere is clean and professional, typical of a modern manufacturing or warehouse environment.

## SECTION 2

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### MARKET OVERVIEW

Marcus & Millichap

# DALLAS-FORT WORTH TEXAS

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The Dallas-Fort Worth Metroplex is the fourth-most populous metro in the nation, with an aggregate of 7.9 million residents. It is composed of 13 counties, stretching nearly 10,000 square miles. The core cities of Dallas and Fort Worth house approximately 1.4 million and 990,000 residents, respectively. Strong corporate relocations and the resulting job gains continue to draw new residents to the region, which has added more than 315,000 more people since the onset of the COVID-19 health crisis. In keeping with historical trends, Collin, and Denton counties have received the majority of growth. To accommodate the additional roadway traffic, the region's transportation network is continually evolving. The expansion of the transportation network is vital to supporting the substantial developments in housing, retail and industrial, allowing commuters to access the metro's numerous corporations and expanding array of industries.



LARGE CORPORATE  
BASE



SUBSTANTIAL  
POPULATION GAINS



MAJOR DISTRIBUTION  
CENTER

# METROPLEX GROWTH

## 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 4.2 million jobs at the onset of 2023. The local labor force has doubled since 1990. The region is home to numerous Fortune 500 companies in a variety of sectors, including American Airlines Group, Southwest Airlines, Fluor, AT&T, Tenet Healthcare, Kimberly-Clark, and D.R. Horton. The area was forecasted to add the second-highest number of new positions in 2023, behind only New York. Economic expansion will be further fueled by a rise in financial services and high-tech companies.



**7%**  
MANUFACTURING



**18%**  
PROFESSIONAL AND  
BUSINESS SERVICES



**11%**  
GOVERNMENT



**10%**  
LEISURE AND HOSPITALITY



**9%**  
FINANCIAL  
ACTIVITIES



**22%**  
TRADE, TRANSPORTATION,  
AND UTILITIES



**5%**  
CONSTRUCTION



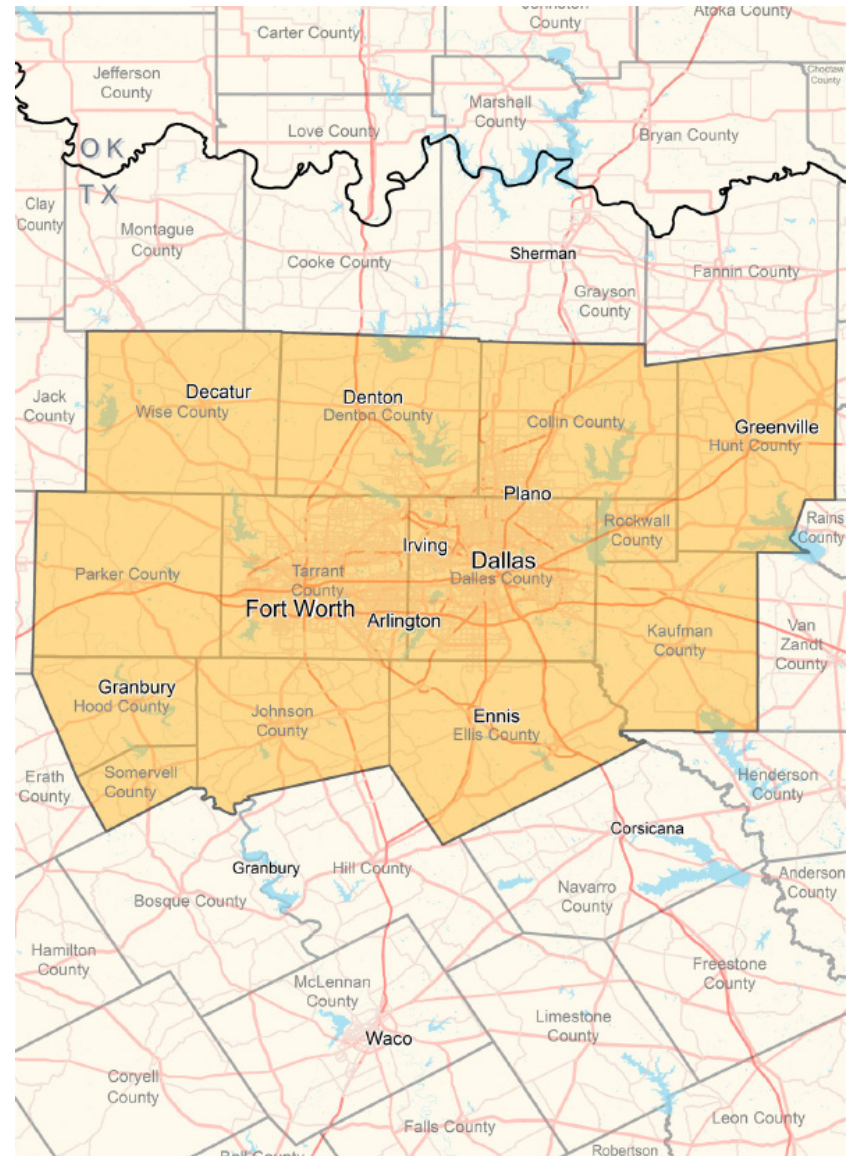
**12%**  
EDUCATION AND  
HEALTH SERVICES



**2%**  
INFORMATION



**3%**  
OTHER SERVICES





## METROPLEX GROWTH

### 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 12 surrounding cities, consisting of buses and a light rail system. Trinity Railway Express and Amtrak 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 Houston Port, and Highways 20 and 45, the International Inland Port of Dallas connects the region to global markets and trade. 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.



### QUALITY OF LIFE

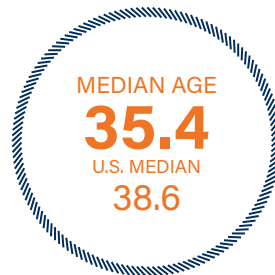
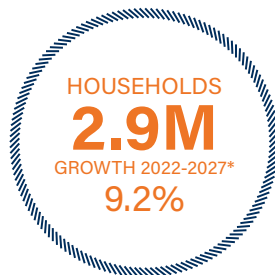
The Metroplex provides residents with an unparalleled lifestyle at a reasonable cost. The region continually ranks high for its affordability, when compared with other large metros. A temperate climate provides ample opportunities for outdoor enthusiasts to enjoy. The region has many golf courses and 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.



# METROPLEX GROWTH

## DEMOGRAPHICS

Roughly 679,400 new people are expected through 2027, fueled by robust job growth, natural increases and north-to-south migration. The Metroplex is projected to add 266,800 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. Almost 34 percent of residents ages 25, and older have at least a bachelor's degree, exceeding the U.S. average. The median income is \$6,800 above the national level. Given the market's younger median age, approximately 60 percent of residents owned their homes in 2020 — providing a vibrant rental market.



## DEMOGRAPHICS



**156,415**

Total Population  
Within 5 Miles



49.2%



50.8%



**\$88,810**

Average Household Income  
Within 5 Miles



**118,416**

Employees  
Within 1 Mile

# DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2028 Projection</b>			
Total Population	12,800	99,927	173,287
<b>2023 Estimate</b>			
Total Population	12,166	90,873	156,415
<b>2020 Census</b>			
Total Population	11,285	86,202	148,839
<b>2010 Census</b>			
Total Population	10,424	76,649	127,003
<b>Daytime Population</b>			
2023 Estimate	21,042	166,670	218,391
<b>HOUSEHOLDS</b>			
<b>2028 Projection</b>			
Total Households	5,426	40,867	67,892
<b>2023 Estimate</b>			
Total Households	5,137	36,876	60,823
Average (Mean) Household Size	2.2	2.3	2.5
<b>2020 Census</b>			
Total Households	4,938	34,333	56,335
<b>2010 Census</b>			
Total Households	4,177	29,236	46,872

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2023 Estimate</b>			
\$200,000 or More	4.0%	4.4%	6.0%
\$150,000-\$199,999	3.1%	4.3%	7.1%
\$100,000-\$149,999	9.8%	12.3%	16.2%
\$75,000-\$99,999	8.8%	10.9%	13.4%
\$50,000-\$74,999	17.0%	17.4%	17.5%
\$35,000-\$49,999	11.7%	11.1%	10.2%
\$25,000-\$34,999	14.2%	12.2%	9.3%
\$15,000-\$24,999	13.2%	11.9%	9.0%
Under \$15,000	18.2%	15.5%	11.2%
Average Household Income	\$64,046	\$71,499	\$88,810
Median Household Income	\$40,309	\$48,857	\$63,323
Per Capita Income	\$27,792	\$29,969	\$35,128
<b>POPULATION PROFILE</b>			
<b>Population By Age</b>			
2023 Estimate Total Population	12,166	90,873	156,415
Under 20	17.6%	22.7%	23.9%
20 to 34 Years	51.8%	39.4%	32.0%
35 to 39 Years	5.2%	5.7%	6.3%
40 to 49 Years	7.6%	9.0%	11.1%
50 to 64 Years	9.9%	12.6%	15.1%
Age 65+	7.9%	10.6%	11.6%
Median Age	25.7	27.9	31.1
<b>Population 25+ by Education Level</b>			
2023 Estimate Population Age 25+	6,435	52,523	97,118
Elementary (0-8)	4.6%	5.3%	4.4%
Some High School (9-11)	8.5%	6.4%	5.6%
High School Graduate (12)	19.7%	19.4%	19.0%
Some College (13-15)	26.3%	24.9%	24.3%
Associate Degree Only	6.0%	6.2%	7.2%
Bachelor's Degree Only	20.7%	23.8%	25.2%
Graduate Degree	14.3%	14.1%	14.3%
<b>Travel Time to Work</b>			
Average Travel Time to Work in Minutes	23.0	24.0	27.0



# 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.

**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.

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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date

# 1020 SHADY OAKS DRIVE DENTON, TX 76205

PRESENTED BY

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