



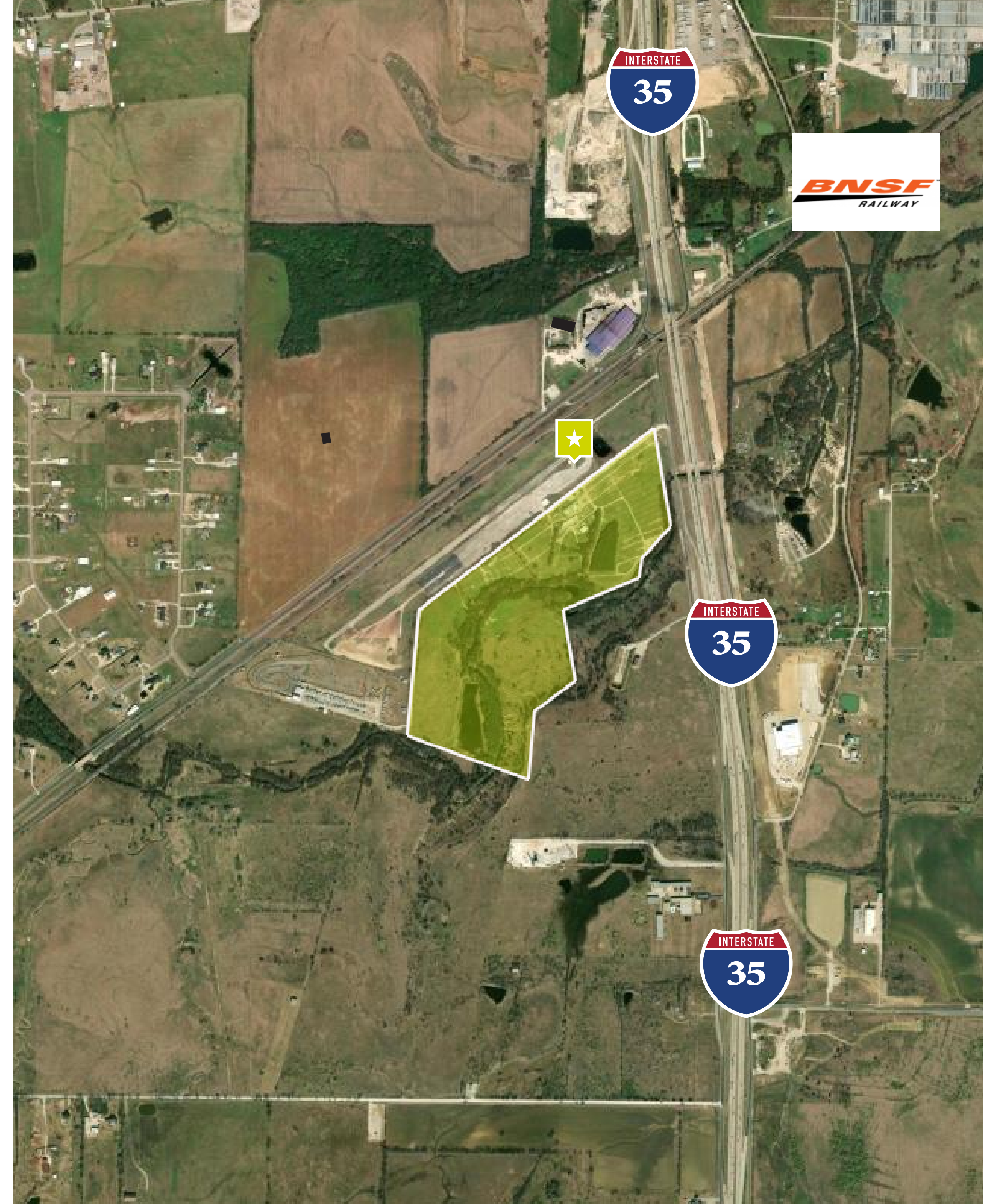
CTC Auto Ranch Land for Sale

3077 MEMORY LN DENTON, TX 76207

+/- 27- 68.0 ACRES AVAILABLE

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

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



Executive Summary

INVESTMENT SUMMARY & HIGHLIGHTS

LanCarte.com



INVESTMENT HIGHLIGHTS

+/- 27 - 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

No City Zoning
maximum use flexibility; no rezoning, no SUP, no entitlement fight

Ideal Usage
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 country — 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

PROPERTY FEATURES

LanCarte.com



TOTAL ACREAGE +/- 68 AC

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

Property Summary

VALUE-ADD CATALYSTS

LanCarte.com

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

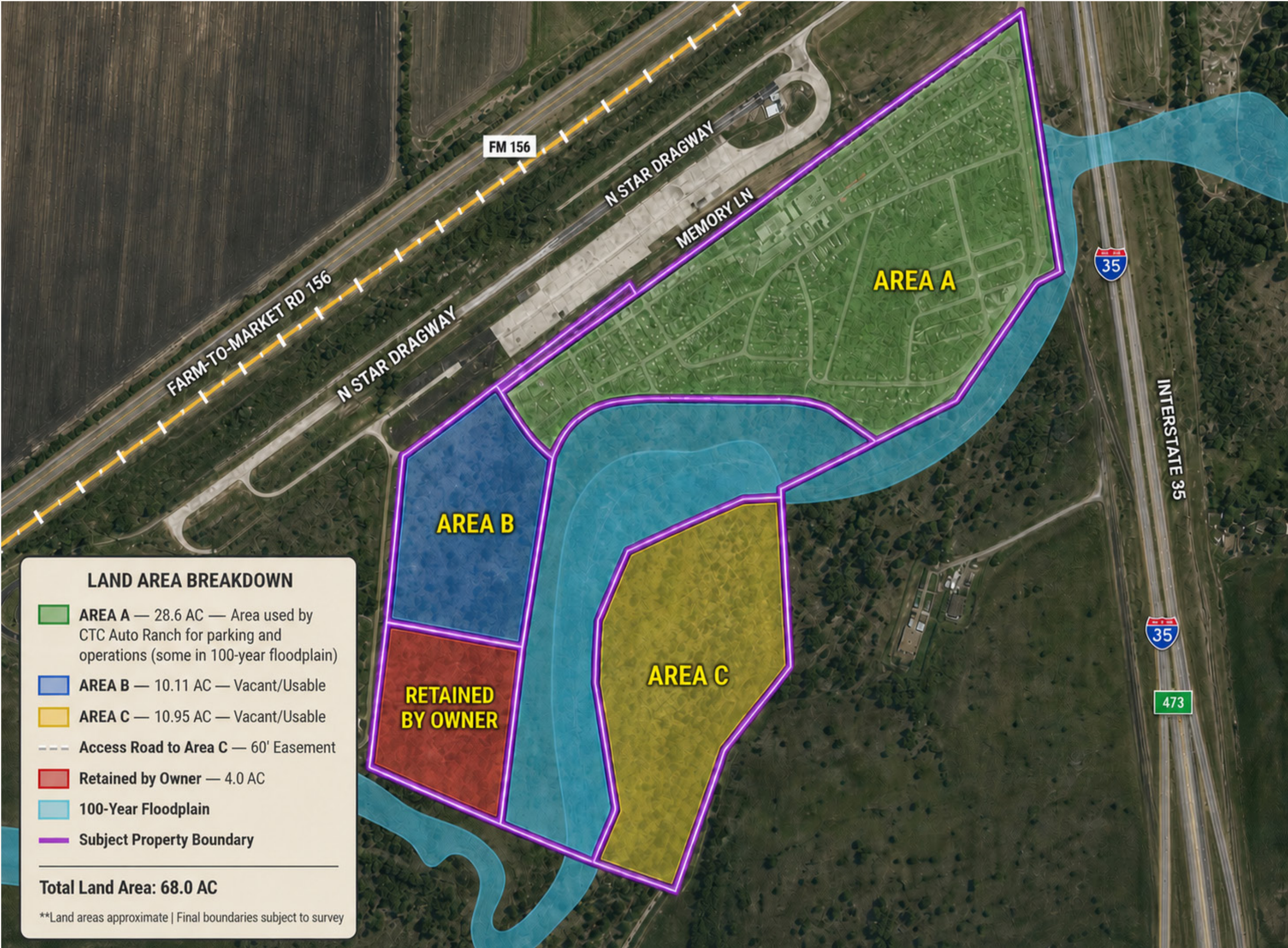
Denton County is one of the fastest-growing U.S. counties, and I-35 north from Denton to Gainesville is rapidly urbanizing due to population growth, corporate relocations, and DFW expansion northward.



Property Details

LAND BREAKDOWN

LanCarte.com



- Area A**
Operational footprint with hardened yard, structures and parking; portions lie within the 100-year floodplain but supported 35 years of historical outdoor operations.
- Areas B & C**
Approximately 21 acres of vacant and usable land available from day one.
- Access Easement**
60-foot access drive serving Area C directly from Memory Lane.
- Functional 100-Year Floodplain**
Affects portions of the property but did not materially impair historical surface use, parking or outdoor storage options.

Property Details

SALE BREAKDOWN

LanCarte.com



Divisible Offering
Available whole or as two independent portions, Front or Back, allowing site size and improvements to match the intended operation.

Front Portion (+/- 27.4 AC)
Improved, operational footprint with 17,000 SF of structures (warehouse/office, covered awning, storage shed).

Back Portion (+/- 40.92 AC)
Larger development tract with substantial raw, usable ground for phased build-out. Water well and dedicated entrance off Memory Lane.

Independent Access
Each portion has its own entrance and can operate as a stand-alone site.

Priced by Section
Front and back priced individually, with whole-property acquisition also available.

Property Details

DIRECT IH-35E FRONTAGE

LanCarte.com

- 01

Direct IH-35E Frontage

Direct IH-35E frontage enables efficient north-south truck circulation across Denton County and the broader DFW freight network..
- 02

Regional Connectivity

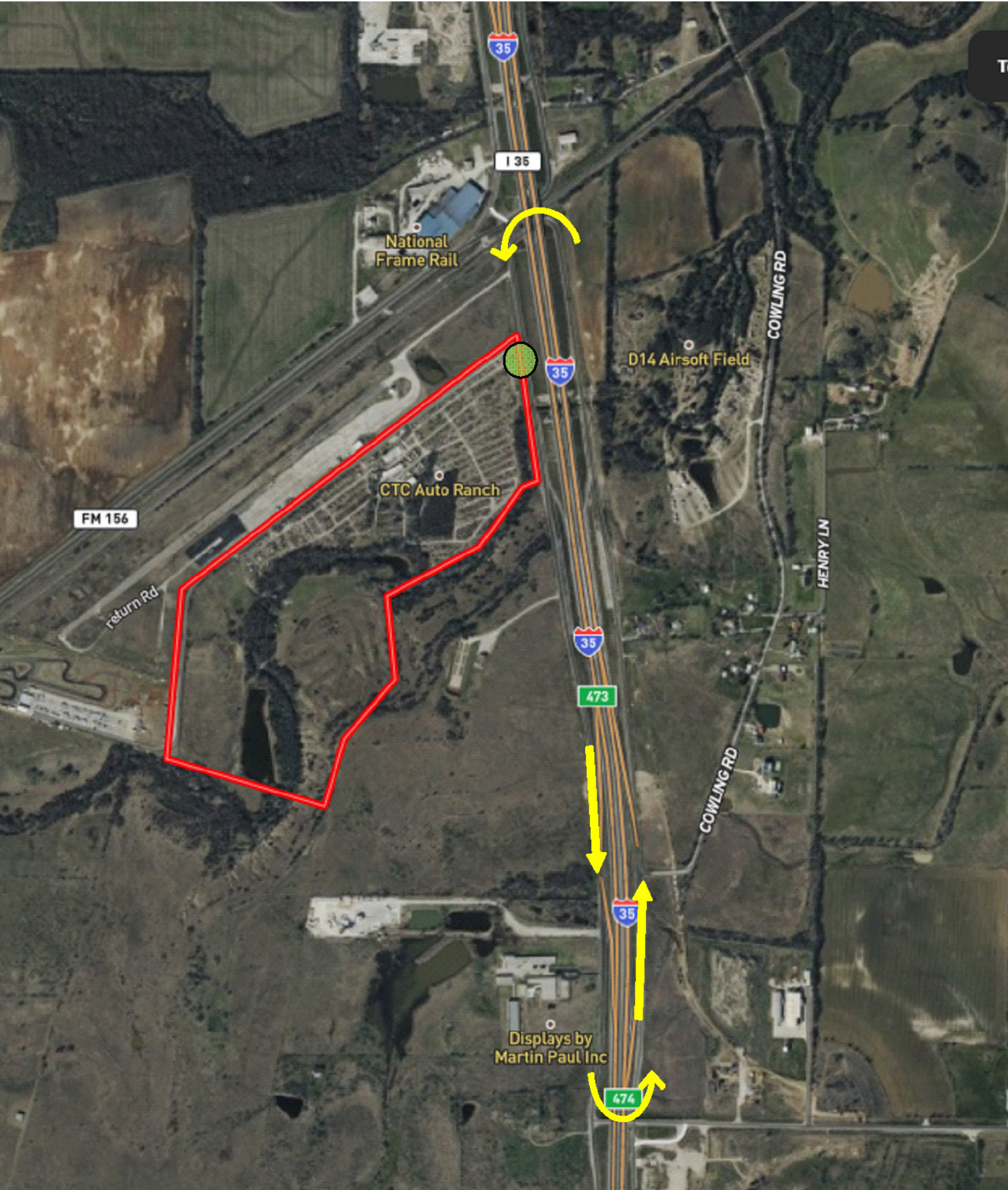
The site’s position near the IH-35 / IH-35W split expands regional reach to AllianceTexas, Denton, Fort Worth, and Oklahoma-bound traffic.
- 03

Multiple Points of Access

Multiple points of approach from the service road and Memory Lane support flexible truck, employee, and visitor circulation on site.
- 04

Frontage Road Improvements

Continuous frontage roads and planned interchange upgrades are expected to improve access efficiency for fleet, trailer, and outdoor storage users.



Approx. 900 LF of IH-35E service-road frontage with direct access to multiple interchanges.

Location Details

INFRASTRUCTURE & CORRIDOR INVESTMENT

LanCarte.com

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

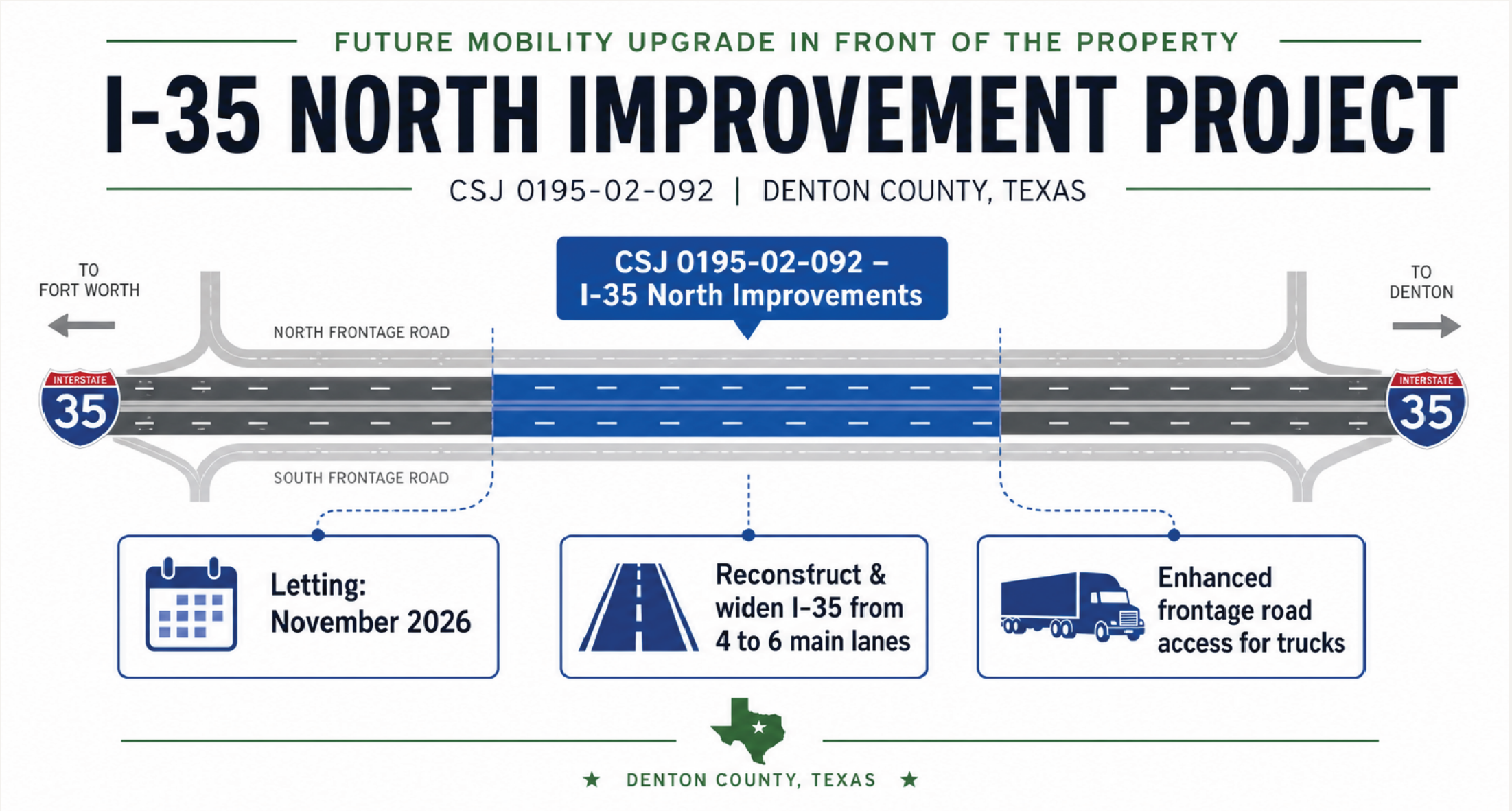
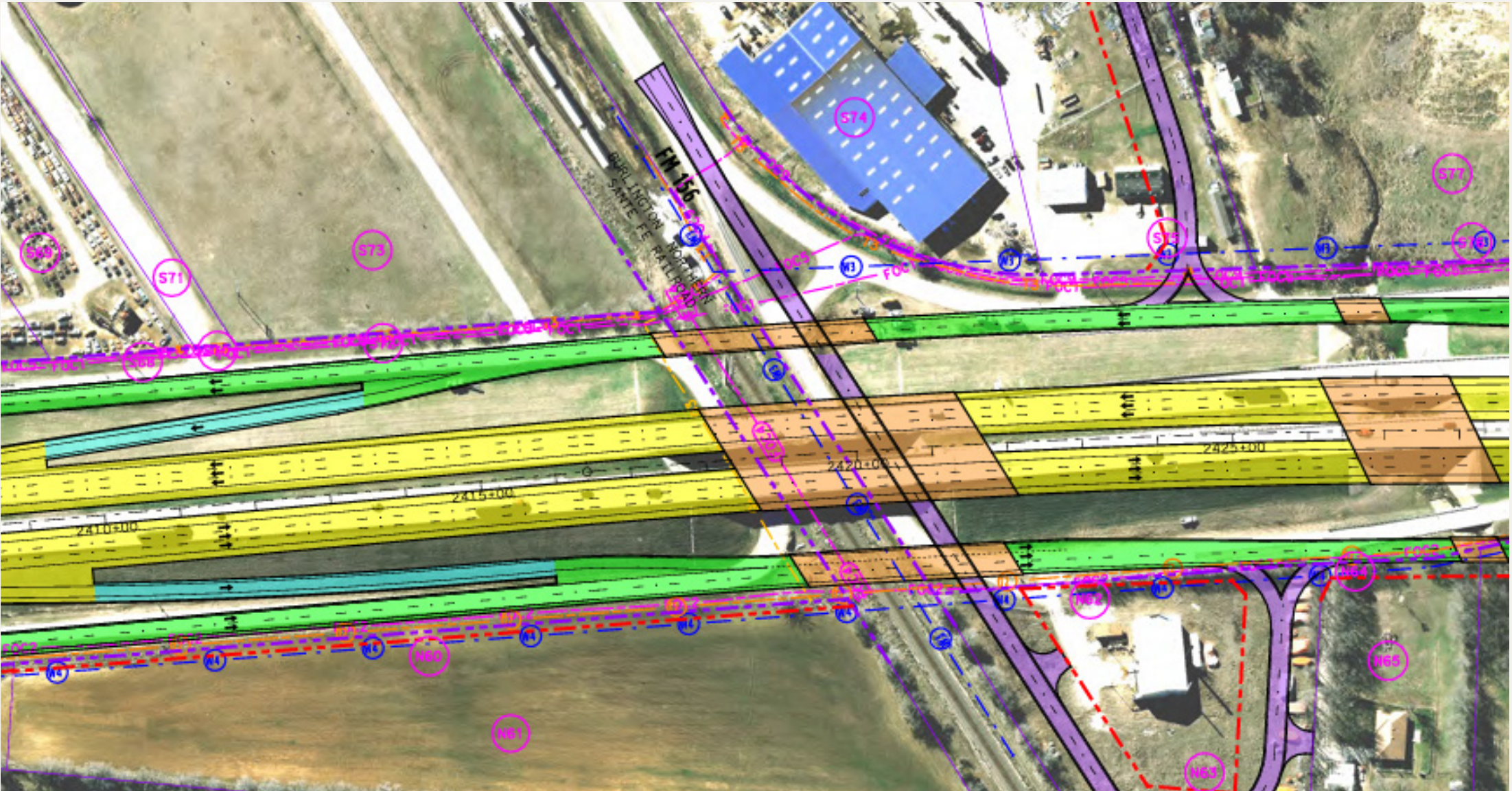
The projects affecting this corridor represent a generational upgrade to a primary trade artery serving the property — increasing capacity, improving access, and reinforcing long-term institutional confidence in this location.

\$1.25B+

COMMITTED TXDOT INVESTMENT

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



Location Overview

IH-35E - IH-35E/35W SPLIT

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

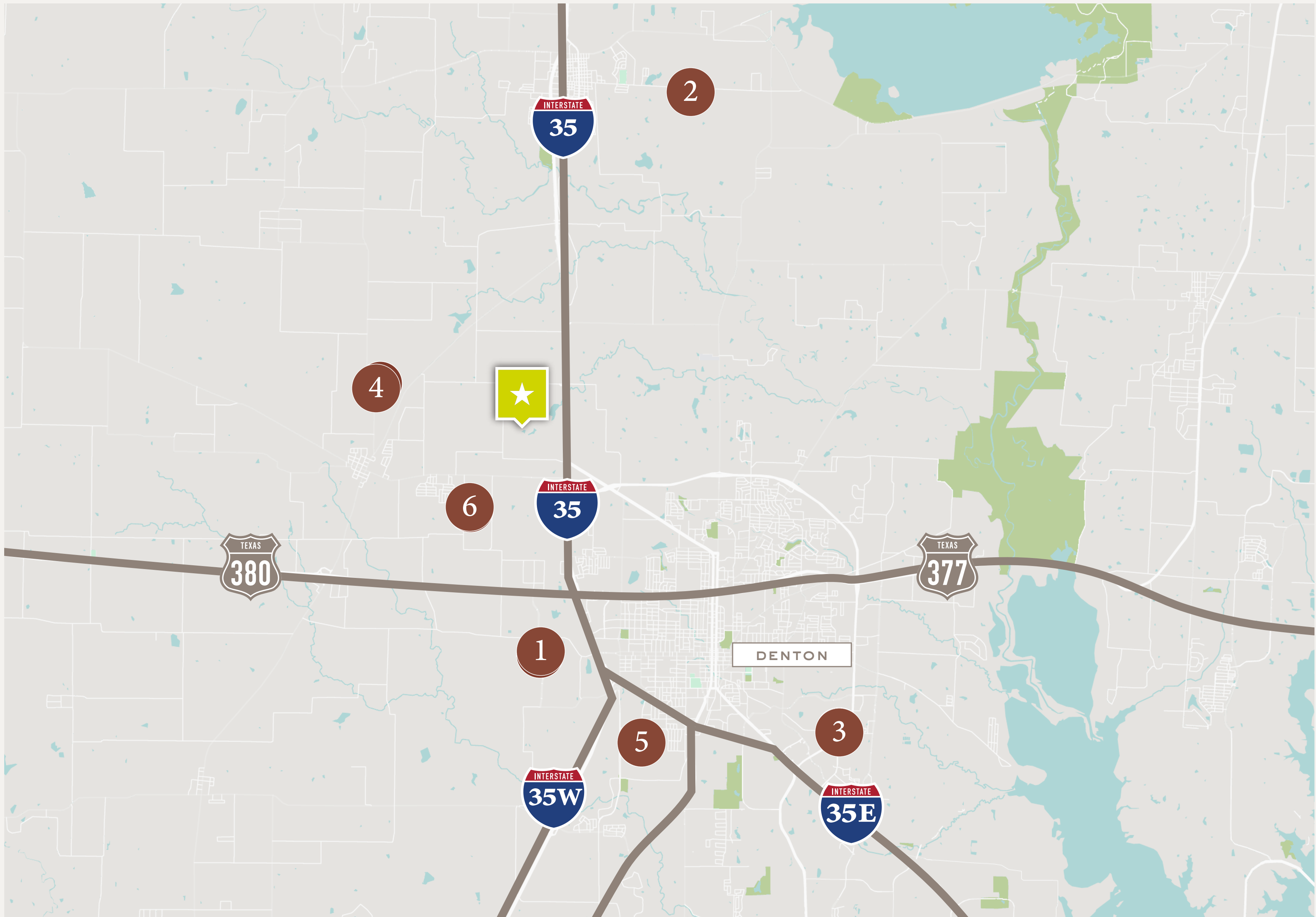
15 MIN

TO ALLIANCE TX

Location 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

Location Overview

DENTON COUNTY

LanCarte.com

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 YR POPULATION
GROWTH

+38.9%

2014–2024 cumulative
domestic migration driven

COUNTY
UNEMPLOYMENT

3.4%

Dec 2025: 582K employed
out of 603K labor force

WORKFORCE & ECONOMY

- 86 new residents move to Denton County every day
- \$187M TxDOT Reconstruction DFW has added nearly 86,000 residents since 2020
- #1 fastest-growing major metro in the U.S.
- 100 corporate headquarters relocated to DFW from 2018 - 2024
- 603,000 workers in Denton County's labor force
- Alliance, Texas supports 590 + companies and 66,000 + jobs
- Population growth is being fueled by domestic migration, driving continued demand across the region

DENTON’S ANCHOR EMPLOYERS



3,500
EMPLOYEES

Heavy-Truck Manufacturing HQ



570
EMPLOYEES

Aerospace Manufacturing



1,000
EMPLOYEES

Distribution & HQ



500
EMPLOYEES

Food Packaging Manufacturing



800
EMPLOYEES



60K+
EMPLOYEES

Location Overview

DENTON COUNTY - DEMOGRAPHICS

LanCarte.com

TRADE AREA SNAPSHOT

MEDIAN
HOUSEHOLD
INCOME

\$91,026

AVERAGE
HOUSEHOLD
INCOME

\$111,369

COUNTY MEDIAN
HOUSEHOLD
INCOME

\$108,185

CITY OF DENTON
POPULATION

150,000

2030
PROJECTIONS

200,000+

MEDIAN
AGE

32

AVERAGE
HOME VALUE

\$486,255

BACHELOR'S
DEGREE

42%

TOTAL
HOUSING
UNITS

69,295

17,000 PLANNED SINGLE-FAMILY HOME SITES

COLE RANCH
JOHNSON
DEVELOPMENT

4,365 Homes

3,169 AC

ROBSON RANCH (EXISTING)
ACTIVE-ADULT MASTER-
PLANNED COMMUNITY

1,200 left

LANDMARK BY HILLWOOD
FORMER HUNTER RANCH

6,000 Homes

\$10B

LANDMARK
APARTMENTS

3,000 Units

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

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

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