

*Property Summary*



**DAILY TRAFFIC CONDITIONS**

| TRAFFIC COUNT | DAILY TRAFFIC       |
|---------------|---------------------|
| COUNT         | 29,574              |
| STREET        | West University Dr. |
| COUNT 2       | 83,935              |
| STREET 2      | I-35                |

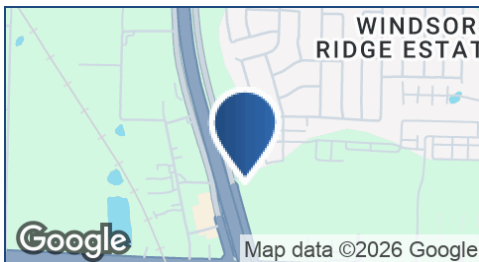
**DEMOGRAPHICS - 2025**

| DEMOGRAPHICS         | 3 MILE   | 5 MILE   | 7 MILE    |
|----------------------|----------|----------|-----------|
| Estimated Population | 52,516   | 113,028  | 160,637   |
| Average HH Income    | \$78,542 | \$92,210 | \$105,296 |
| Estimated Households | 23,829   | 47,367   | 64,998    |

**PROPERTY HIGHLIGHTS**

- ±0.91 & ±1.26 AC lots available for sale
- Located adjacent to The Home Depot
- Part of Rayzor Ranch Mixed Use Development with over 1.4M SF of Retail, Restaurant, Entertainment, and Embassy Suites Denton Convention Center
- Zoning: RRO (Rayzor Ranch Overlay)
- Denton County is one of the fastest growing counties in the country
- Home to the University of North Texas and Texas Women's University with over 50,000 students combined
- Highly visible Interstate locations

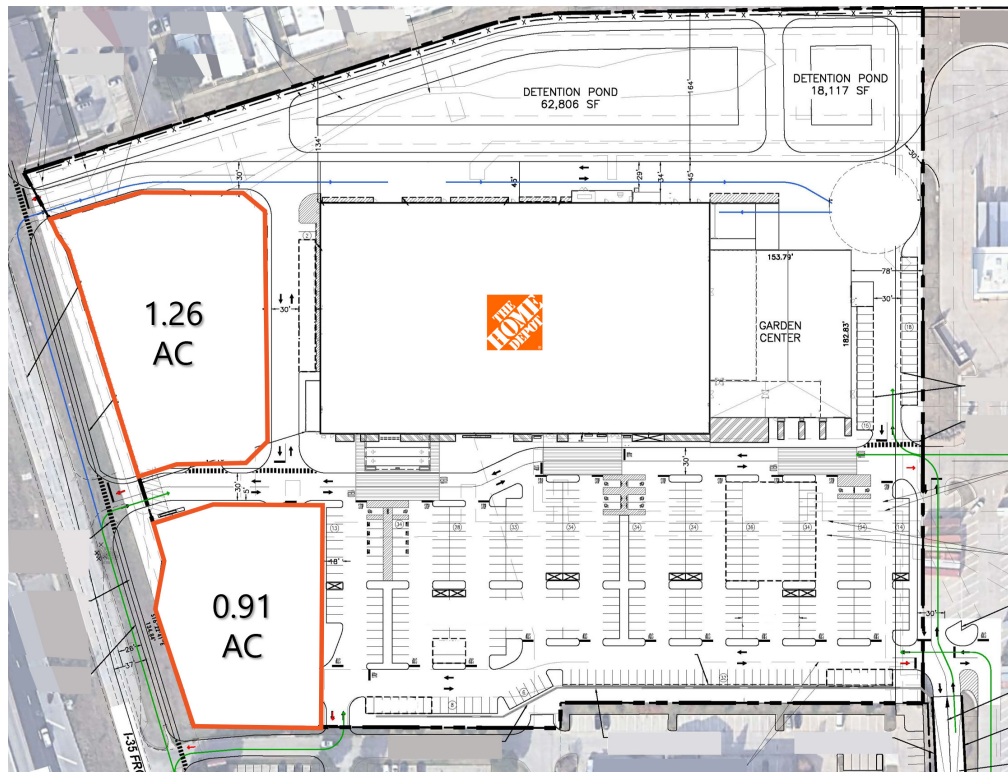
\* Figures shown represent estimates



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*Location Map*



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