

17549 W US-380 | Ponder, TX



±4,800 SF Shell Industrial Warehouse
Large Two-Acre Versatile Lot
Yard Storage Capability
No Zoning – Max Flexibility
Access from US-380 Frontage

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Property Overview

M&D CRE is pleased to present a ±4,800-SF shell warehouse on ±2.0 acres at 17549 W US-380 in Ponder, TX, offering a flexible industrial opportunity in Denton County's high-growth US-380 corridor in the DFW Metroplex. The vacant metal building is ready for build-out with utilities in place and finish-out options available, making it ideal for warehouse, contractor, or flex industrial users.

Listed By:
Zach Strickland | 682.229.9100



Property Summary

M&D CRE is pleased to present a highly flexible industrial opportunity at 17549 W US-380 in Ponder, Texas, featuring a ±4,800-SF shell warehouse on ±2.0 acres along the rapidly expanding US-380 growth corridor in Denton County. The property is vacant and ready for immediate occupancy or build-out, allowing a buyer to tailor the facility to specific operational needs.

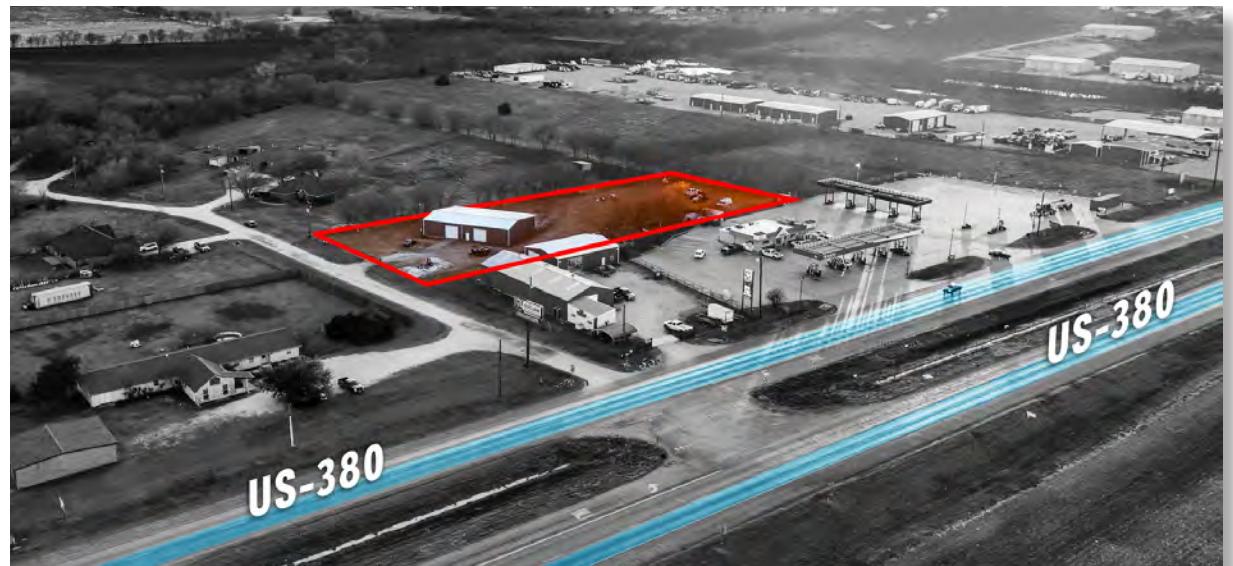
The metal and steel building on a slab foundation provides a clean, adaptable footprint ideal for warehouse, distribution, contractor operations, equipment storage, or flex industrial use. Ownership is willing to negotiate tenant improvement allowances or finish-out options, enabling customization while preserving upfront capital.

The ±2-acre site offers generous on-site yard space for parking, equipment, and trailer circulation, supported by electric service, water, and septic, with gas also available, making it well suited for service, logistics, and contractor-oriented users.

Positioned along US-380, the property benefits from frontage road access, efficient truck circulation, and strong regional connectivity to Denton, I-35W, and the broader DFW Metroplex. With no zoning restrictions, buyers have maximum freedom to pursue the highest-and-best-use in this fast-growing corridor.

For more information, please contact Zach Strickland at 682.229.9100.

Size	±4,800 SF Shell Warehouse
Land	±2.00 Acres (87,120 SF)
Zoning	No Zoning (Denton County)
Type	Industrial / Flex Warehouse
Yard Area	Large Fenced & Gated Yard
Utilities	Full Utilities
Access	Just Off US-380 Frontage
Parcel ID	R67256



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M&CRE



Highlights

- ±2.0 Acres Fenced, Usable Land
- ±4,800 SF Flexible Structure
- Open Shell Warehouse Enables Value-Add Build-Out Strategy
- ±10 Miles to I-35
- ±5 Miles to FM 156
- Premier Location & Market Advantages
- No Zoning Restrictions for Maximum Flexibility
- Rapid Access to DFW

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Location Overview

Ponder, TX is located along the high-growth US-380 corridor in the DFW Metroplex, offering direct access to Denton and I-35W. Lower land costs and fewer restrictions than nearby markets make it attractive for industrial, warehouse, and flex users.

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Ponder, TX— A Strategic DFW Industrial Hub

Ponder, TX Overview

Ponder, Texas sits in the heart of the rapidly expanding DFW Metroplex, offering business owners a strategic alternative to the rising costs of Frisco, Plano, and Prosper while remaining fully connected to the region's major commercial and logistics networks. Positioned along the high-growth US-380 corridor between Denton and the booming Collin County markets, Ponder provides direct access to regional transportation routes, a growing workforce, and expanding residential rooftops that drive demand for service, warehouse, and industrial users. With its business-friendly environment, flexible development climate, and accelerating commercial momentum, Ponder is emerging as a prime destination for warehouse operators, contractors, and owner-users seeking long-term value in a market that is still affordable but rapidly appreciating.

\$552,972
Average
Home Value
(STDB: 10 Miles)

130,601
2025 Total
Daytime Pop
(STDB: 15 Miles)

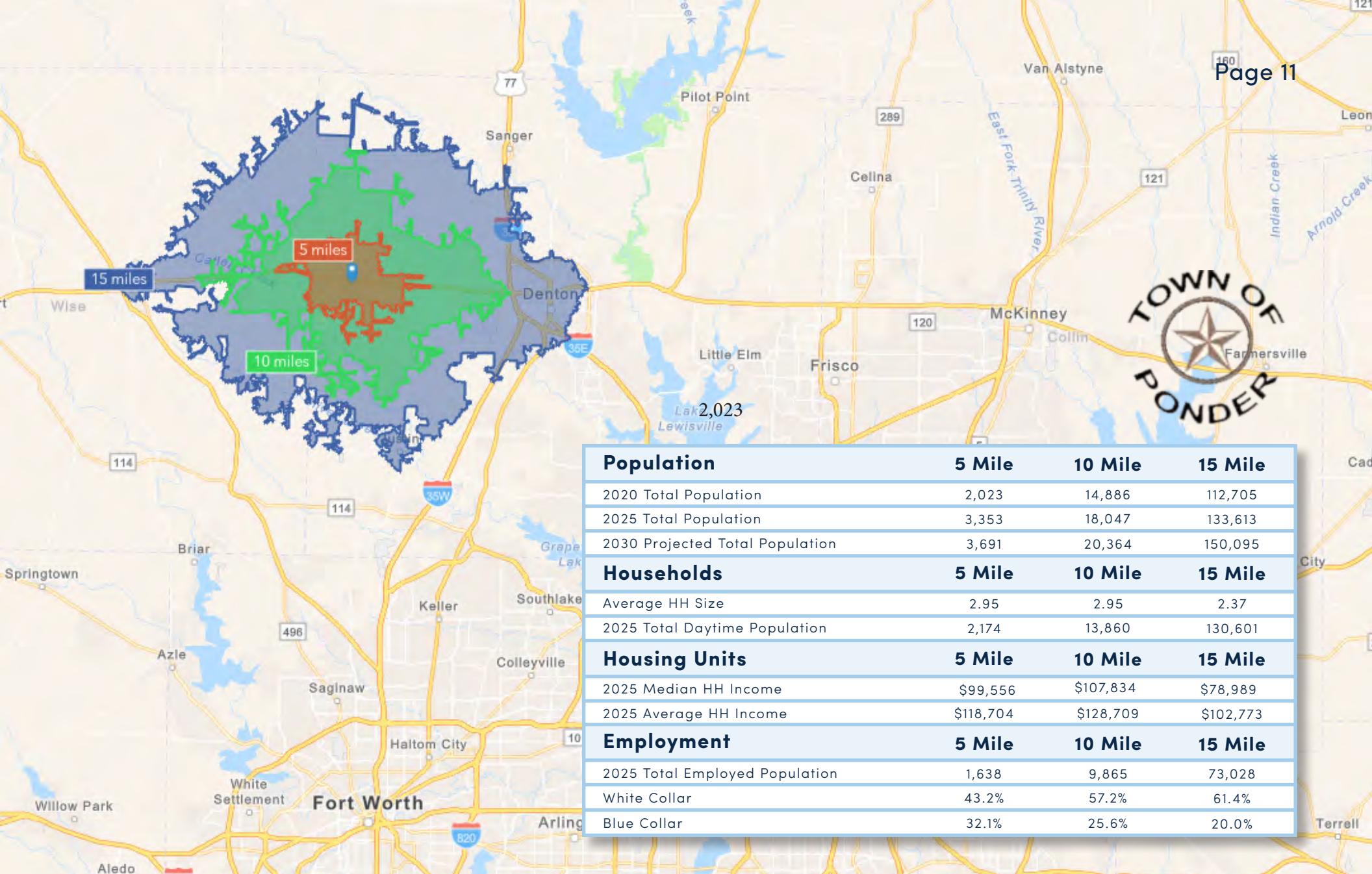
27,710
VPD
Traffic Count
(TxDot)

73,028
2025 Employed
Population
(STDB: 15 Miles)



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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.

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Buyer/Tenant/Seller/Landlord Initials		Date	