

OFFERING MEMORANDUM
**Oak Vista Finished Lot
Development**

S MOCKINGBIRD LN

Denton, TX 76209

PRESENTED BY:

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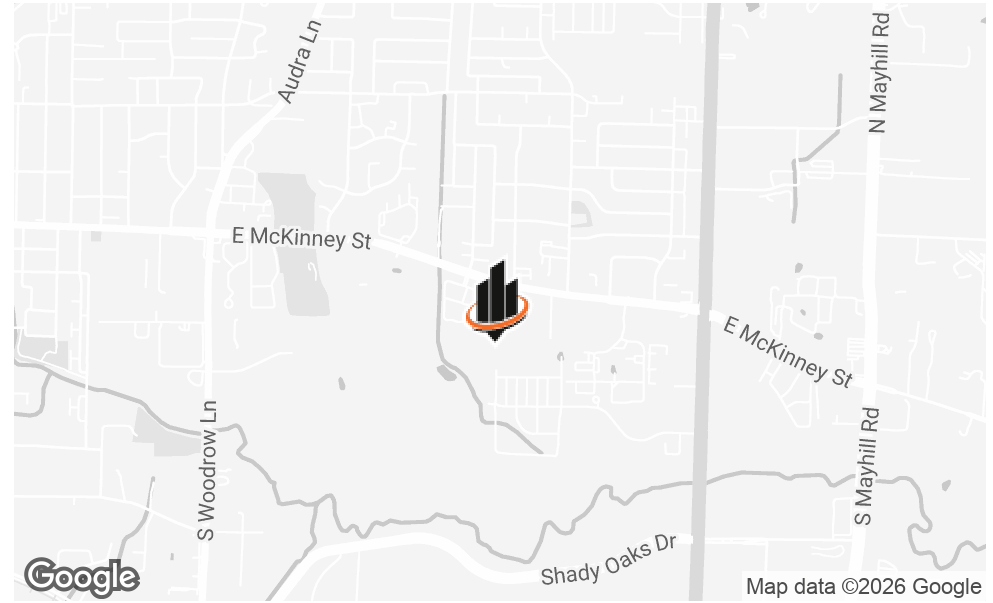
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$8,960,000
NUMBER OF LOTS:	64
LOT SIZE:	15.64 Acres
PRICE / ACRE:	\$572,890
APN:	35430

PROPERTY OVERVIEW

The ±15.64-acre property just off Loop 288 in Denton, TX, benefits from its proximity to Denton’s highly regarded educational hub. Nearby public schools include Hodge Elementary School (Pre-K-5), located just under 2 miles away, Strickland Middle School (Grades 6-8), approximately 3 miles from the site, and Ryan High School (Grades 9-12), situated about 4.5 miles away. These schools offer a comprehensive academic curriculum and a range of extracurricular activities. For higher education, the property is ideally located just 4 miles from Texas Woman’s University and 6 miles from the University of North Texas—two major institutions offering undergraduate, graduate, and research programs. North Central Texas College’s Denton campus is also nearby, providing additional vocational and continuing education opportunities. This strong educational network enhances the site’s appeal for family-oriented residential development.

PROPERTY HIGHLIGHTS

- Finished lot development
- 64 duplex lots



Aerial Photos

AERIAL PHOTOS



AERIAL PHOTOS





SECTION 2
Additional
Information

NEARBY DEVELOPMENTS



STARK FARMS

- Beazer Homes - Finished Development
- Homes starting at \$370,000
- Homes sizes from 1,518-2,854 sq. ft.
- 94 Home Community

AGAVE RANCH

- Mattamy Homes - Under Construction
- Pricing not available but estimated to start at \$330,000
- Homes will range up to 3,400 sq. ft.
- 239 Home Community
- Sales expected to begin in Spring of 2026

STUART RIDGE

- DR Horton - Under Construction
- Homes starting at \$317,000
- Homes sizes from 1,294-2,591 sq. ft.
- 561 Home Community
- Phase 1 is a final plat for 163 homes

DENTON CITY INFO



LOCATION DESCRIPTION


Explore the lively atmosphere of Denton, TX, where the energy of a college town meets the charm of a historic downtown. In the heart of Denton, the Historic Downtown Denton Square is the hub of eclectic shops, boutiques, local eateries, and entertainment venues that draw individuals and families from all over. The unique mix of businesses and popular attractions remains a vital part of the city.

LOCATION DETAILS

COUNTY	Denton
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LOCATION BENEFITS

- Denton is one of the fastest-growing cities in Texas, with strong population and business expansion trends.
- This strategic North Texas city is positioned at the intersection of I-35, offering easy access to the DFW Metroplex, major highways, and regional markets.
- Home to two state universities, the University of North Texas and Texas Woman's University, bringing a dynamic workforce, talent pool, and built-in customer base.
- Denton is known for its lively music scene and frequent community events, driving local engagement and out-of-town visitors year-round.
- Downtown Denton features pedestrian-friendly streets, public transportation options, and proximity to the A-train commuter rail.



SECTION 3
Nearby
Destinations

RAYZOR RANCH



PROPERTY DESCRIPTION

Rayzor Ranch is a 412-acre, \$850 million master-planned development that includes existing retail, dining, hotel, office, and healthcare facilities. Designed to evolve into a vibrant open-air “town center,” it will ultimately feature a mix of single- and multi-family residential units, public parks, museums, and entertainment spaces. Dunaway played a key role by delivering site planning, civil engineering, surveying, and landscape architecture services for the entire development, while also coordinating with entities such as the City of Denton and TxDOT on behalf of the owner, developer, and retail lot purchasers. A major component of Rayzor Ranch is the Marketplace—a 100-acre retail hub slated for 800,000 square feet of major and specialty retailers, including Walmart, Sam’s Club, and Kohl’s—where Dunaway implemented one of Denton’s first integrated stormwater management systems (iSWM). Complementing this is the 230-acre Town Center, comprised of a central 100-acre mixed-use core and 130 acres of high-density residential and medical facilities, for which Dunaway also provided planning and entitlement services.

DENTON SQUARE



PROPERTY DESCRIPTION

Denton Square serves as the vibrant heart of Denton, Texas, blending historical charm with a lively cultural scene. At its center stands the iconic Denton County Courthouse-on-the-Square, a Romanesque Revival masterpiece completed in 1897, now housing a museum that delves into the county's rich history. Encircling the courthouse are a variety of local businesses, including independent shops, eateries, and music venues, contributing to the area's dynamic atmosphere. Notable establishments like Recycled Books, Records, & CDs, and Beth Marie's Old Fashioned Ice Cream add to the Square's unique character. The Square also hosts numerous community events and festivals, such as the Denton Arts and Jazz Festival, reflecting the city's commitment to arts and culture. With its blend of historic architecture, local businesses, and cultural activities, Denton Square remains a central gathering place that embodies the spirit of the community.

LOCATION DESCRIPTION

SVN Verus Commercial, on behalf of the ownership, is proud to present a premier ± 15.64-acre development opportunity in Denton, Texas. Situated just off Loop 288, this property offers significant potential for growth within one of North Texas's most dynamic expansion corridors.

Ideally located in Denton's flourishing northern growth sector, the site is close to a surge of new development and infrastructure investment. The property is also conveniently located just 7 miles from Texas Woman's University and 5 miles from the University of North Texas.

GOLDEN TRIANGLE MALL



PROPERTY DESCRIPTION

Golden Triangle Mall is Golden Triangle Mall, located at 2201 S Interstate 35 in Denton, Texas, has been a central shopping destination since its opening on September 9, 1980. As Denton County's first enclosed mall, it initially featured major retailers like Sears, Dillard's, JCPenney, and Montgomery Ward. Over the years, the mall has undergone several transformations, including a significant \$60 million renovation completed in 2015, which introduced a modern façade, updated entrances, a new food court, and enhanced common areas. Today, Golden Triangle Mall houses over 60 stores and restaurants, including anchors such as H&M, Barnes & Noble, Ross Dress for Less, and Fitness Connection. Despite facing challenges like the closure of Sears in 2018 and Macy's in 2021, the mall continues to adapt, with new tenants like Floor & Decor occupying former anchor spaces. With its blend of national retailers and local businesses, Golden Triangle Mall remains a vital part of Denton's retail landscape.

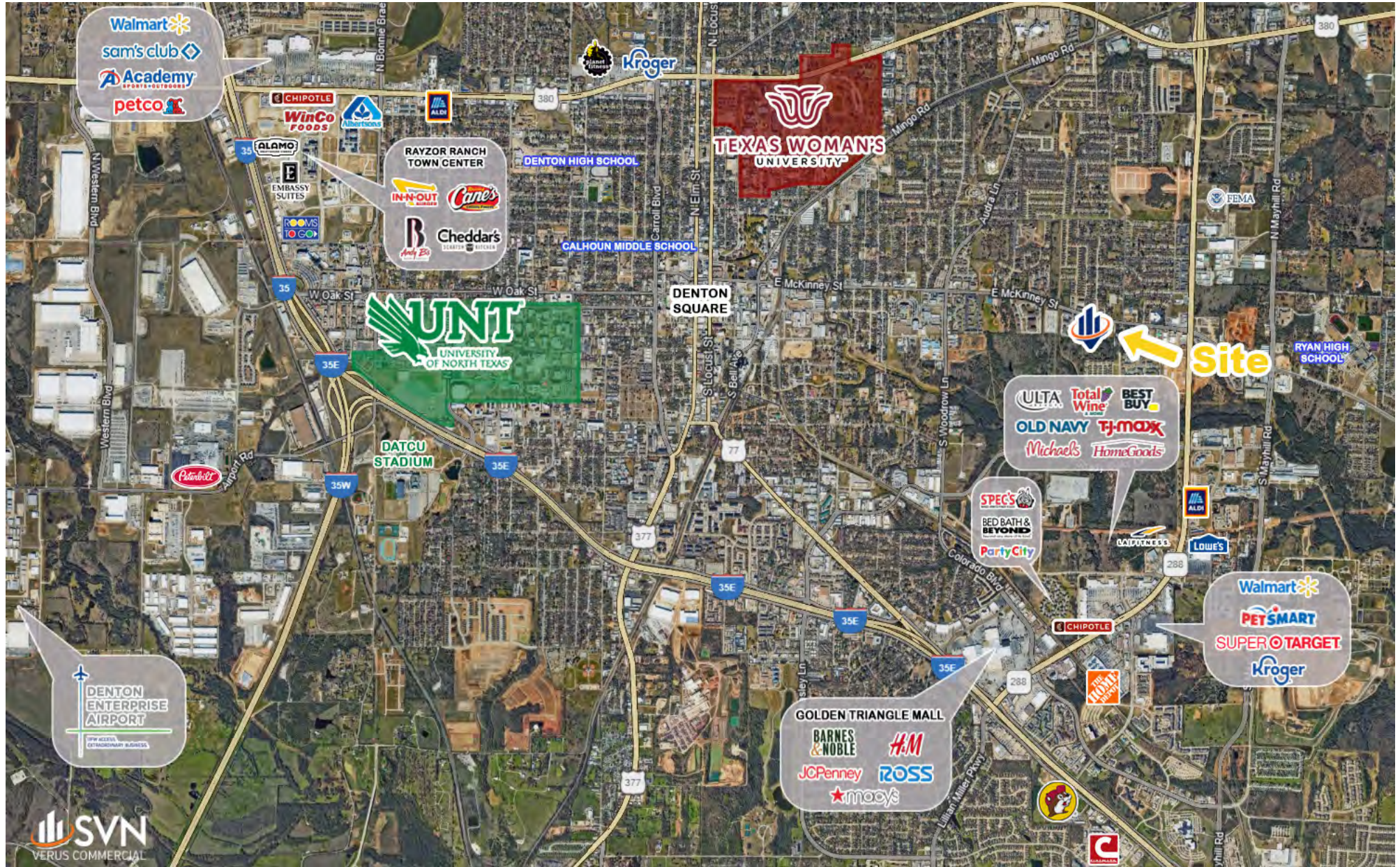


SECTION 4
Maps

TOPOGRAPHY MAP



DENTON MAP



DEMOGRAPHICS MAP & REPORT

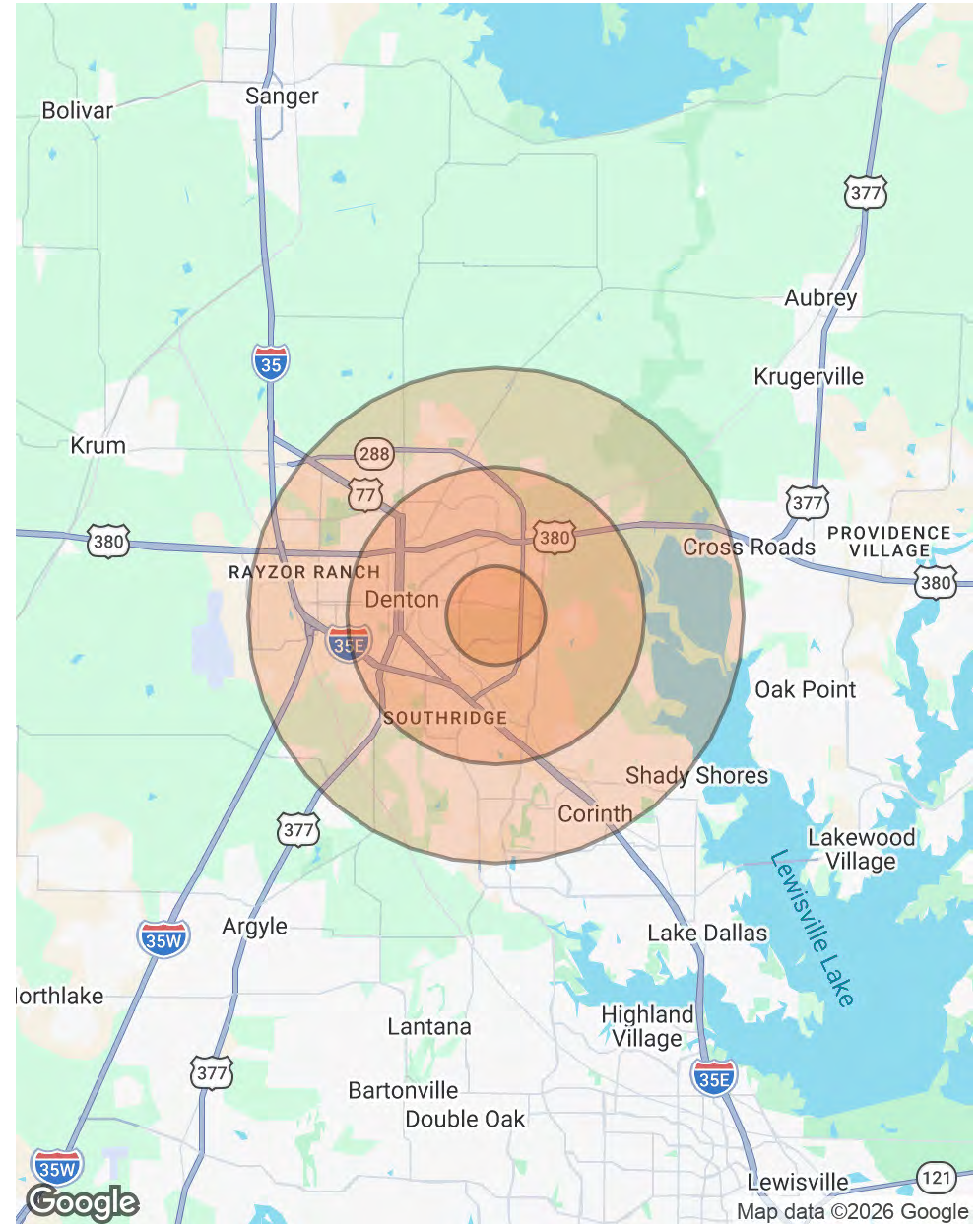
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,273	85,045	159,158
AVERAGE AGE	33	35	36
AVERAGE AGE (MALE)	32	34	35
AVERAGE AGE (FEMALE)	35	36	37

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,892	34,009	61,057
# OF PERSONS PER HH	2.6	2.5	2.6
AVERAGE HH INCOME	\$60,688	\$82,618	\$96,970
AVERAGE HOUSE VALUE	\$328,692	\$344,374	\$362,468



MEET THE TEAM



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