



SALE

Shovel Ready Small Bay Flex Warehouse Project

1700 COLORADO BLVD

Denton, TX 76205

PRESENTED BY:

NATHAN TUNE

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PROPERTY SUMMARY



City of Denton Development Services
“One-Stop-Shop”
One Place Serving Denton’s Development Needs

November 13, 2025
Aaron Moody
Kimley-horn & Associates
100 W Oak Street
Denton, TX 76201

PROJECT: 4pt Development Denton (bluebeam) - CEP25-0027
SUBJECT: Civil Engineering Plan (CEP) Approval Letter

4pt Development Denton (bluebeam) CEP25-0027 has been reviewed and approved by the City of Denton Development Services Department. Please make sure that all professional engineering stamps and notes are current. The approved plans have been stamped and uploaded in the attachment section of eTRAKIT. **If there has been no activity two-years from the approval of the CEPs, then the project will have to resubmit CEPs application for review and approval.**

SALE PRICE:	\$6,000,000
PRICE PSF:	\$9.50 psf
LOT SIZE:	14.5 Acres

PROPERTY DESCRIPTION

Introducing 1700 Colorado Blvd, Denton, TX, 76205 - an exceptional opportunity for industrial investors. This prime property is strategically zoned LI, offering immense potential for land and industrial development. Located in the thriving Denton area, this site presents a rare chance to capitalize on the city’s dynamic commercial landscape. Boasting a highly sought-after zoning designation and a strategic location, this property is primed for success in the industrial real estate market.

PROPERTY HIGHLIGHTS

- Zoned Light Industrial
- Civil Engineering permit approved
- Strategic location with great access and utilities
- Shovel Ready Industrial development
- Truck & Trailer Parking included
- Proximity to key amenities
- Accessibility to transportation routes

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REPRESENTATIVE BUILDING ELEVATIONS



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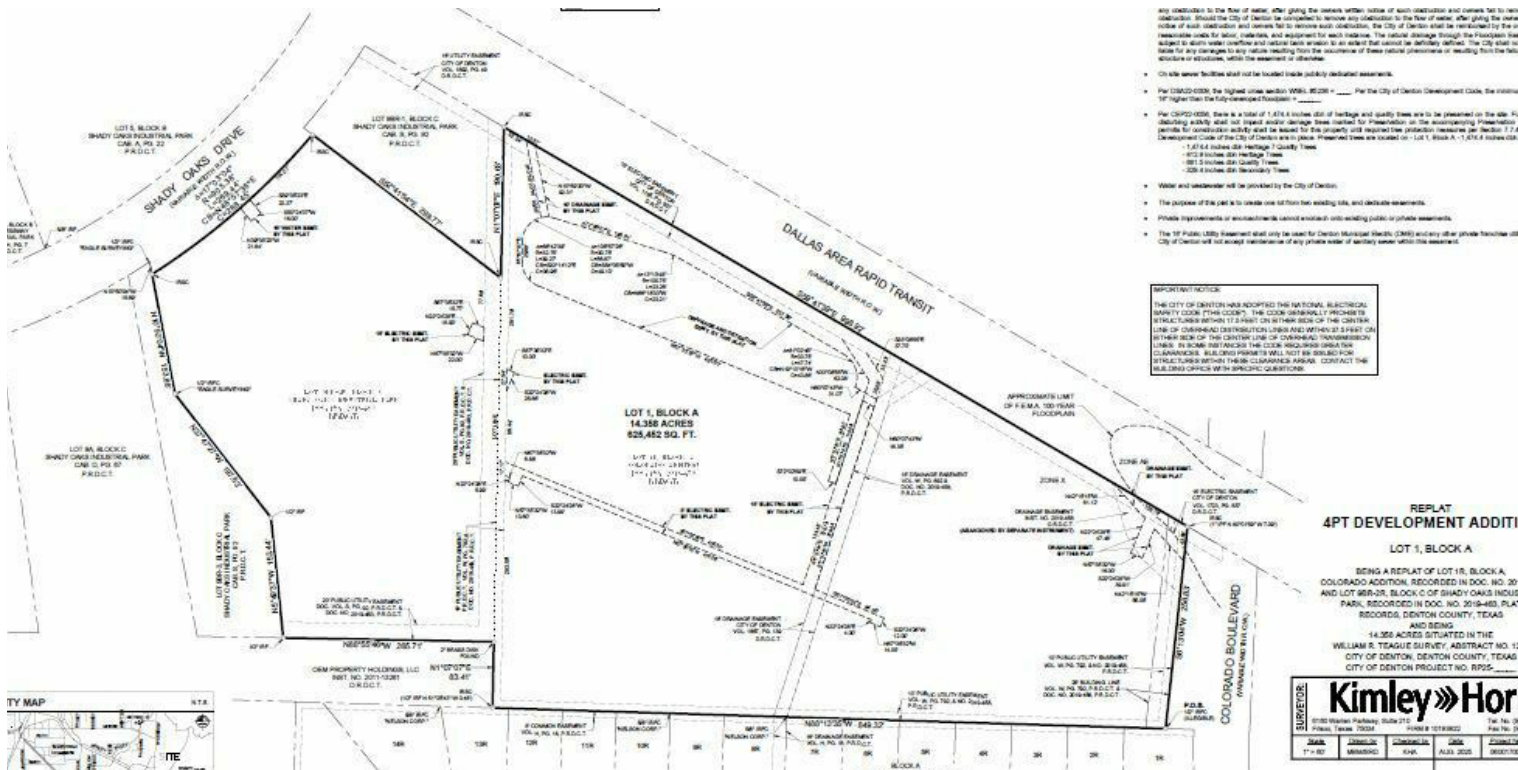
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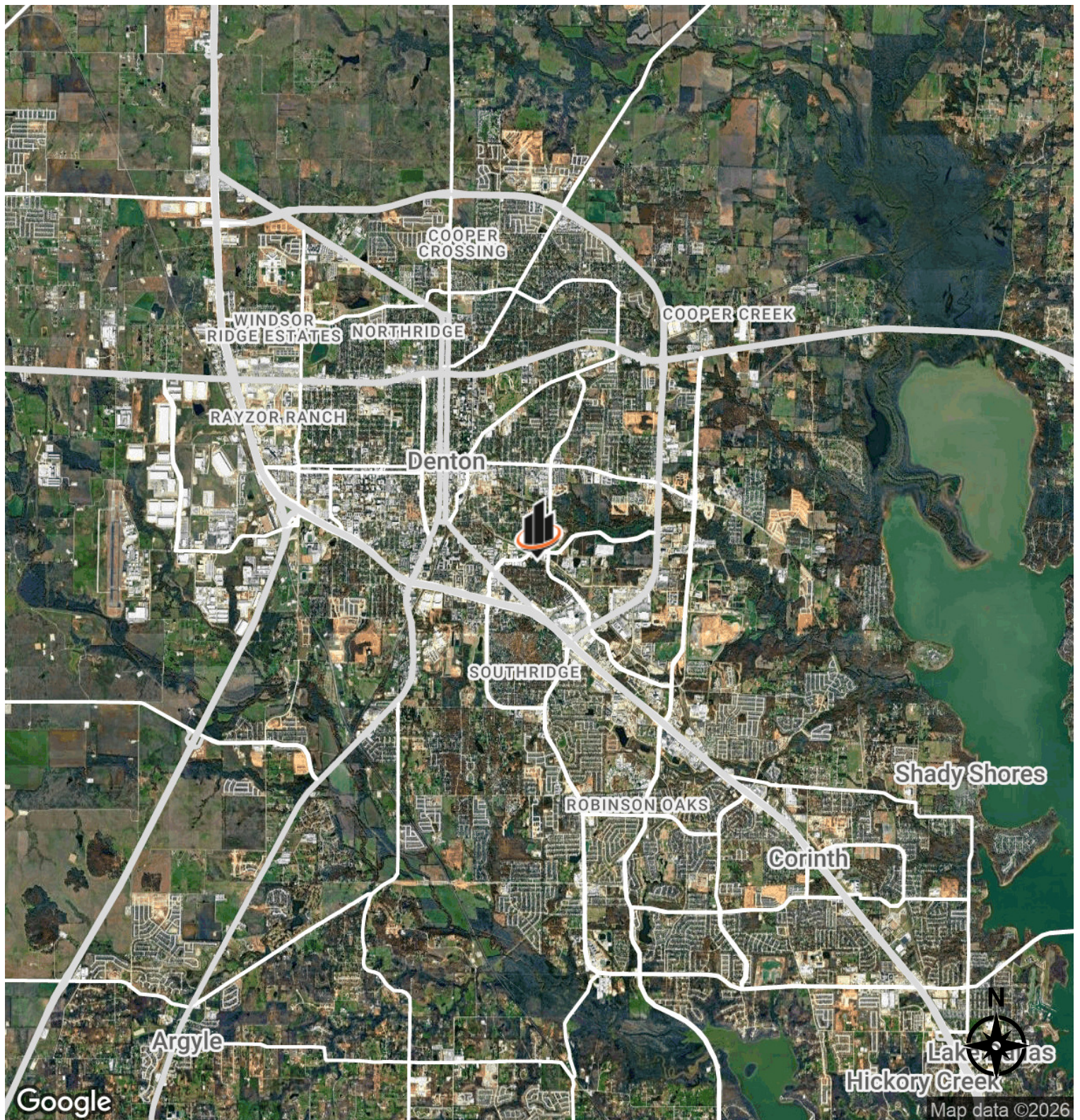
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SVN | VERUS COMMERCIAL 4

LOCATION MAP

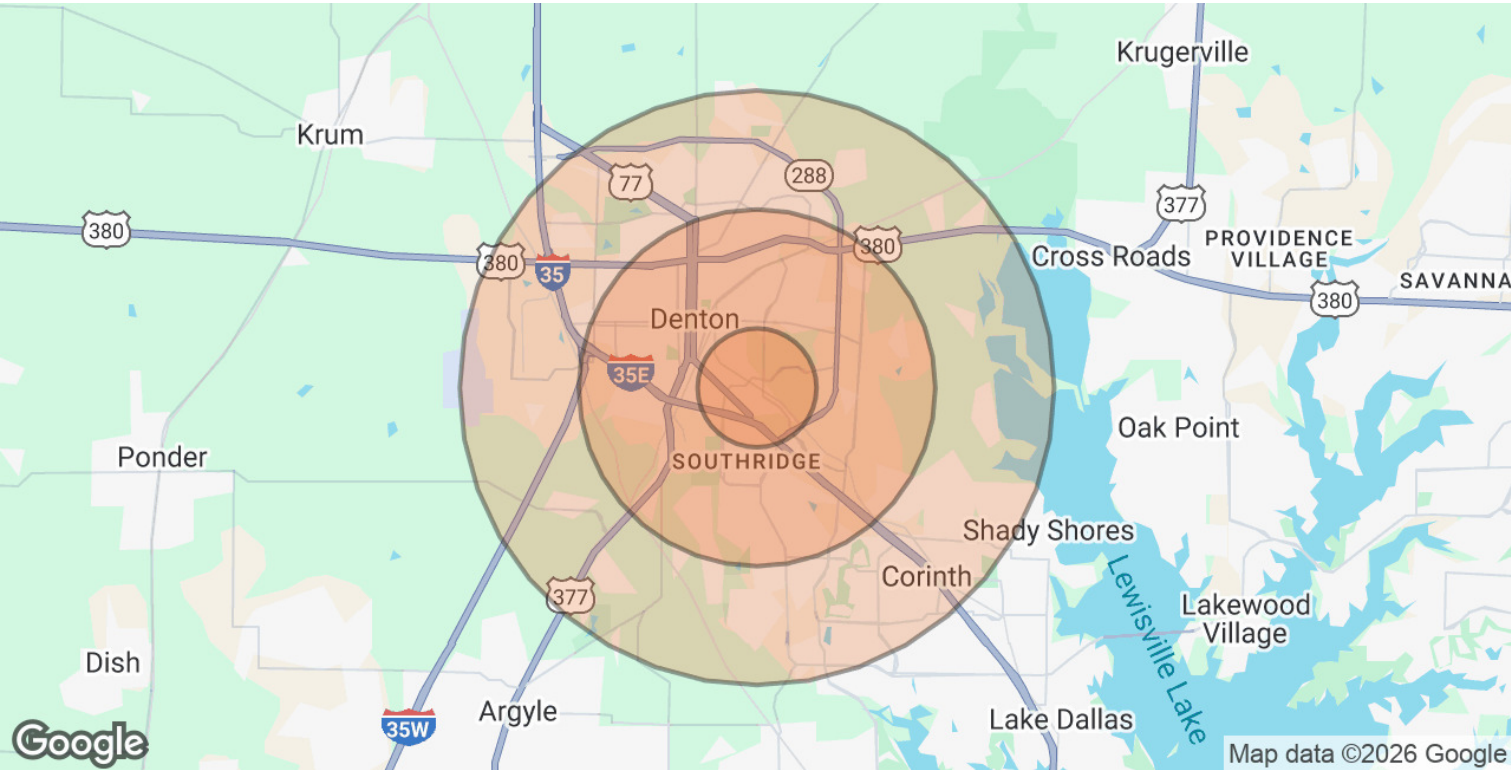


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,045	94,542	158,457
AVERAGE AGE	33	34	36
AVERAGE AGE (MALE)	32	34	35
AVERAGE AGE (FEMALE)	34	35	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,837	37,464	60,881
# OF PERSONS PER HH	2.3	2.5	2.6
AVERAGE HH INCOME	\$73,530	\$82,801	\$97,721
AVERAGE HOUSE VALUE	\$286,859	\$361,336	\$368,045

Demographics data derived from AlphaMap

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MEET THE TEAM



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