



**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.

<b>SALE PRICE:</b>	\$6,000,000
<b>PRICE PSF:</b>	\$9.50 psf
<b>LOT SIZE:</b>	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

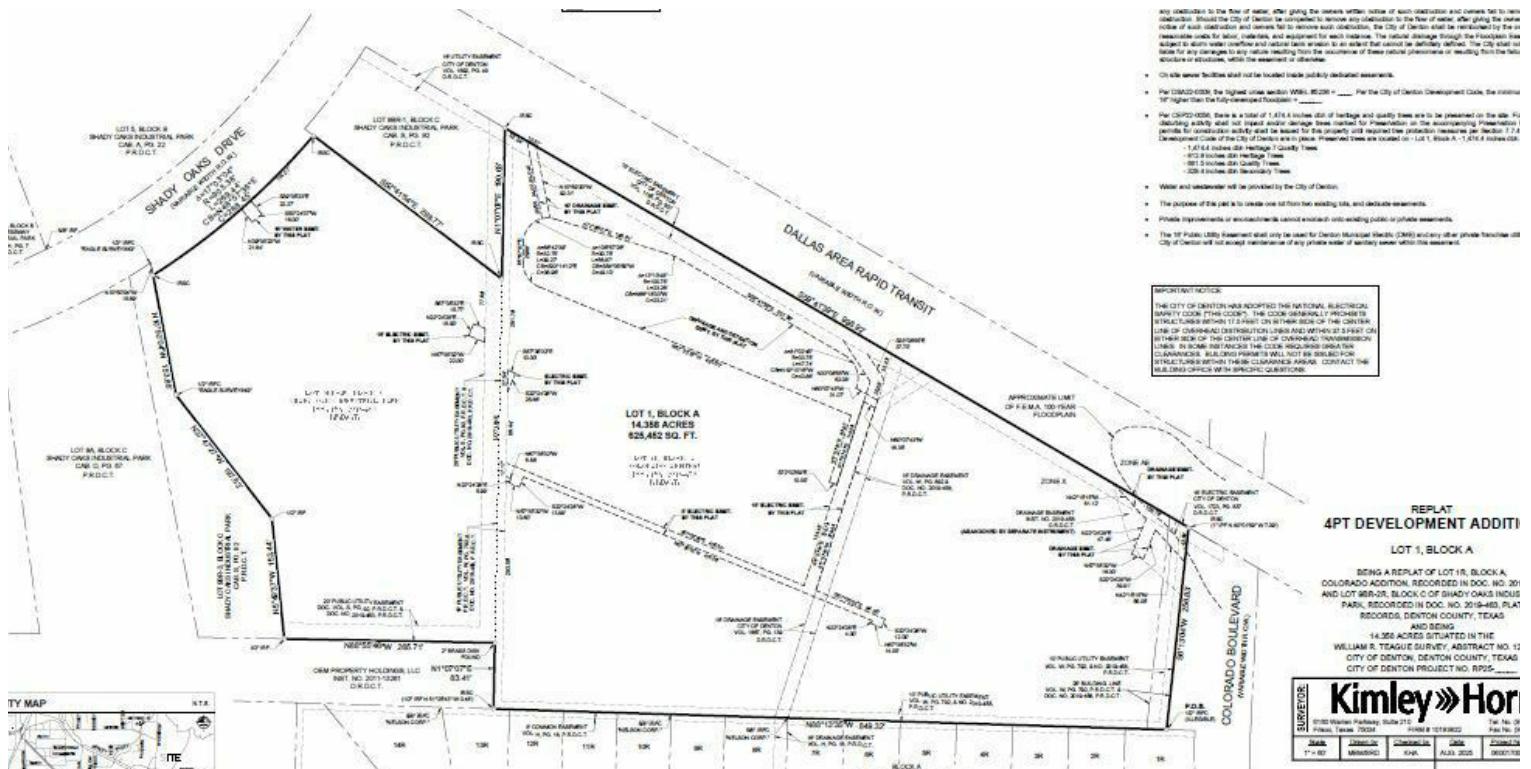
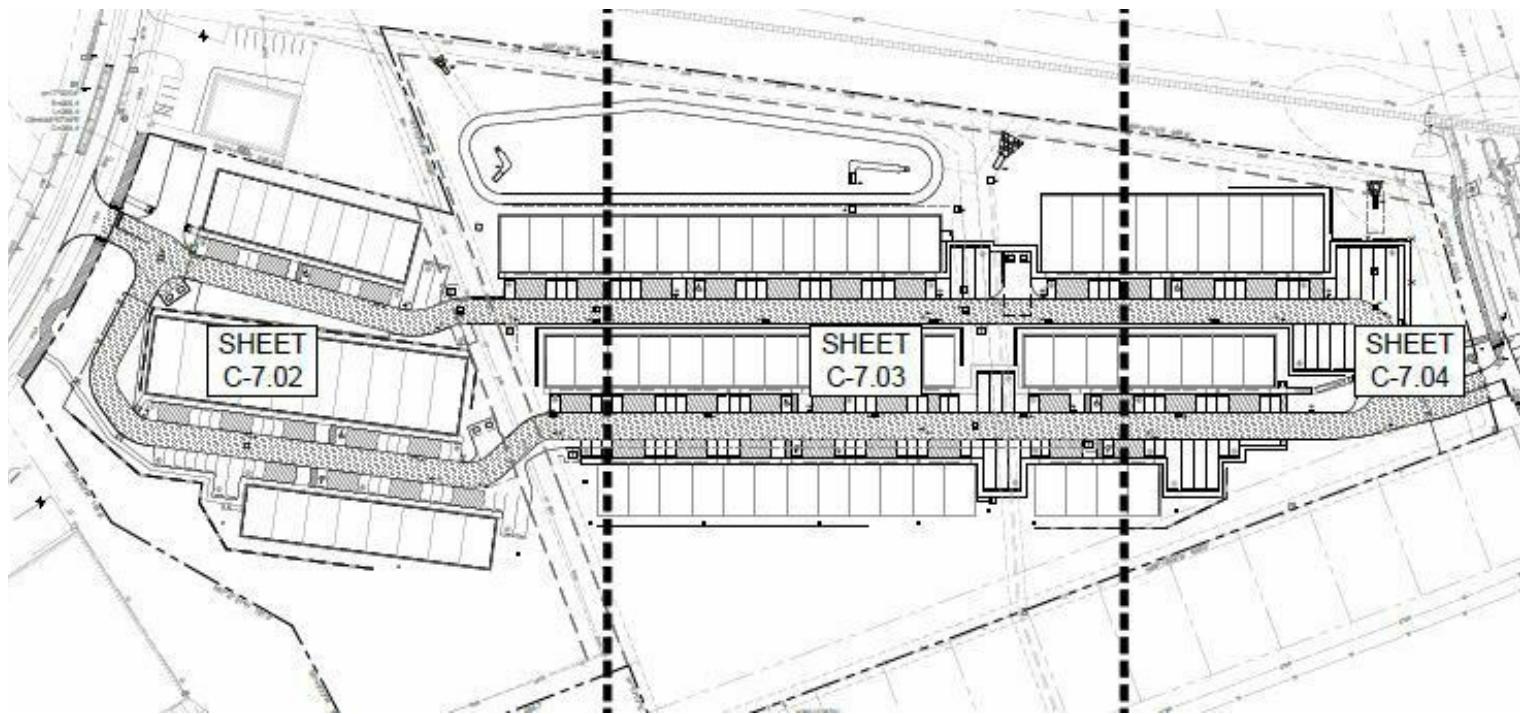


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# SITE PLAN & PLAT

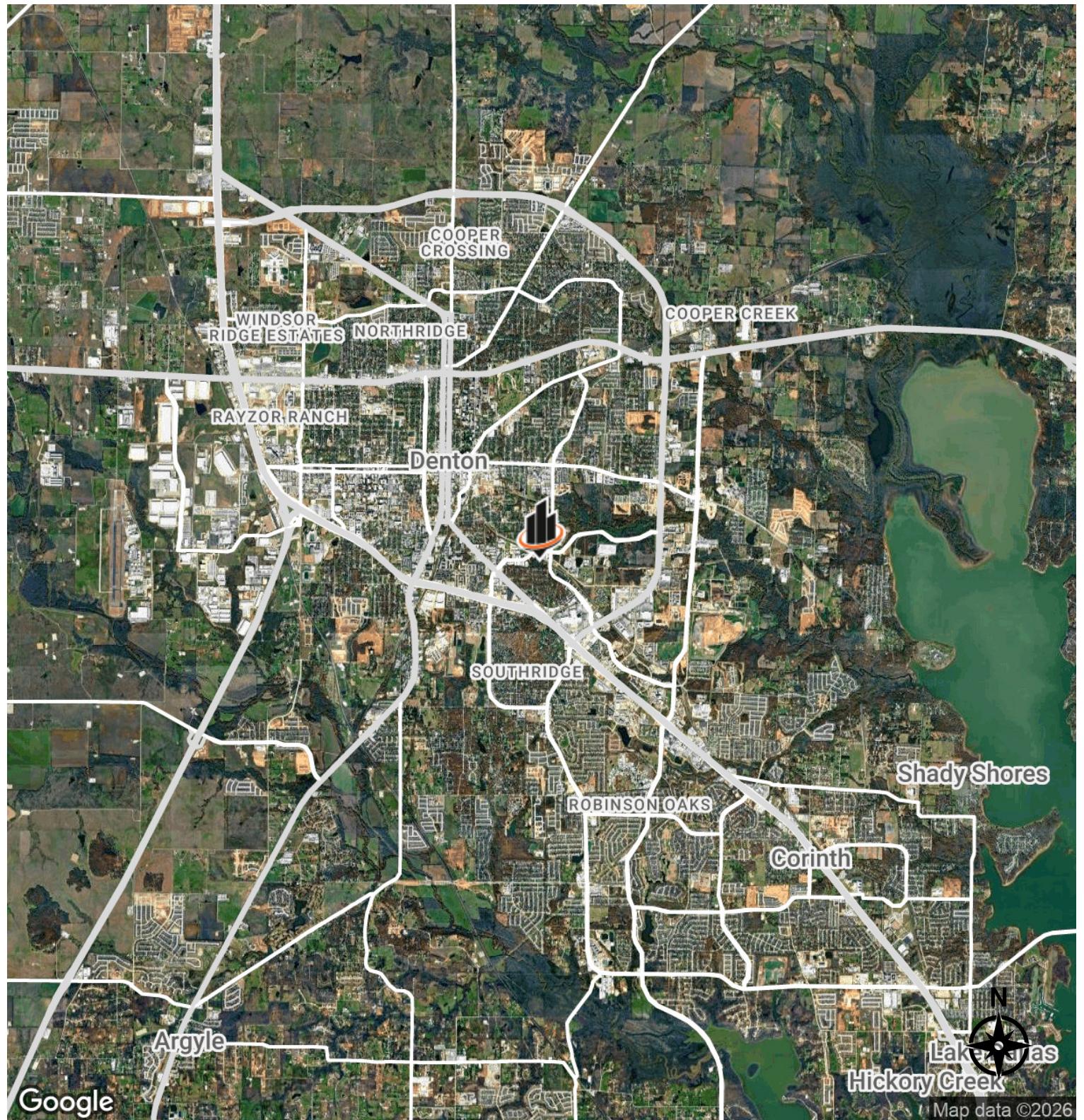


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## LOCATION MAP

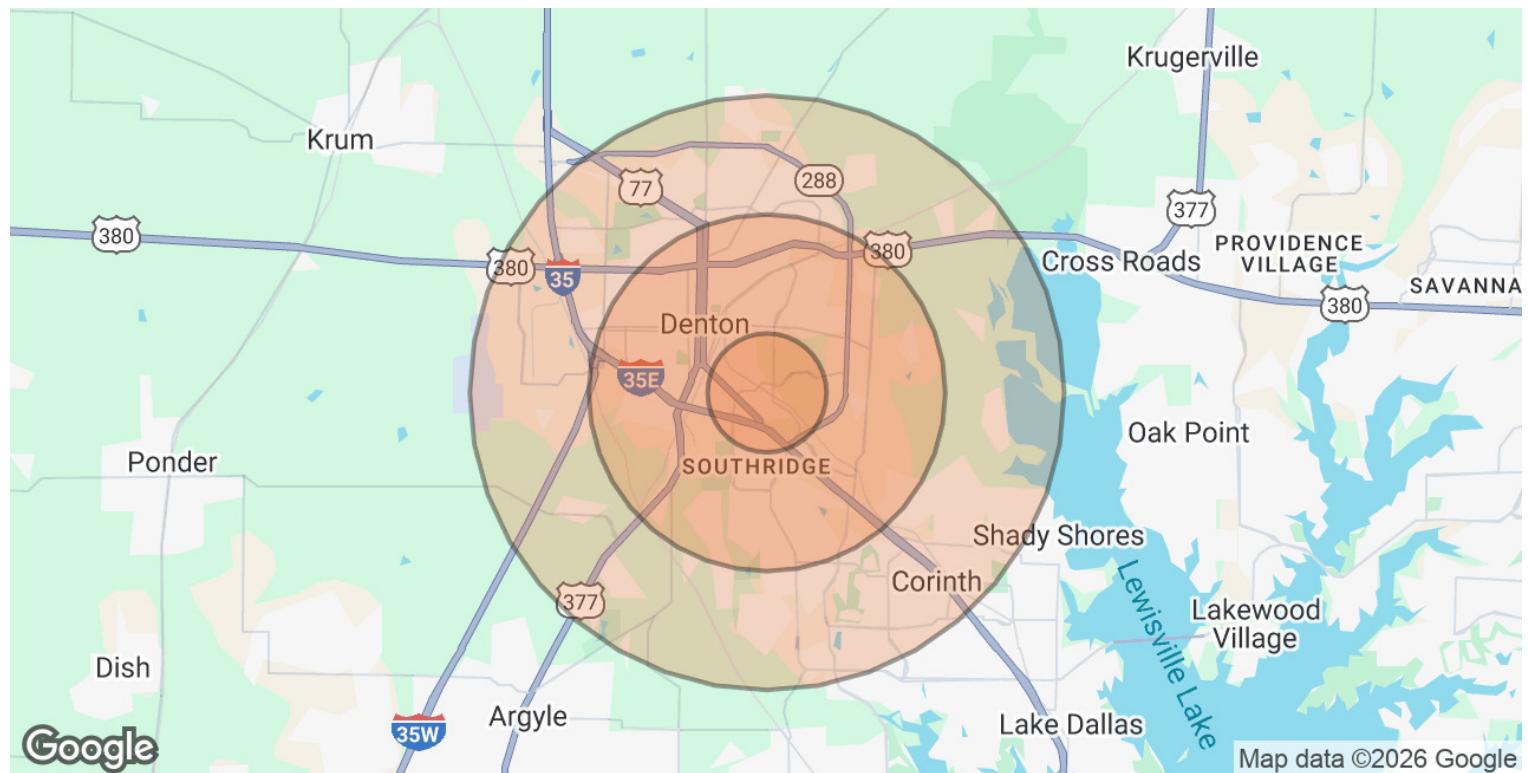


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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	11,045	94,542	158,457
<b>AVERAGE AGE</b>	33	34	36
<b>AVERAGE AGE (MALE)</b>	32	34	35
<b>AVERAGE AGE (FEMALE)</b>	34	35	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	4,837	37,464	60,881
<b># OF PERSONS PER HH</b>	2.3	2.5	2.6
<b>AVERAGE HH INCOME</b>	\$73,530	\$82,801	\$97,721
<b>AVERAGE HOUSE VALUE</b>	\$286,859	\$361,336	\$368,045

Demographics data derived from AlphaMap

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## MEET THE TEAM



### NATHAN TUNE

Senior Advisor

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