

0 US Highway 380, Ponder, TX



14,000 SF Light Industrial

3-15 AC of Outside Storage

Build-to-Suit Option

Located Outside of City Limits

Frontage Along Highway 380

Main Contact

Cody Rollins

First Vice President
cody.rollins@mdcregroup.com
972.322.3388

Chris Hargrave

First Vice President
chris.hargrave@mdcregroup.com
972.765.2432



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Property Overview

M&D CRE offers 14k SF light industrial for Sale/Lease in the rapidly growing community of Ponder, TX.

Listed By:
Cody Rollins | 972.322.3388



Property Overview

M&D CRE is pleased to offer this 14,000 square-foot light industrial space for sale/lease in the expanding area of Ponder, TX. Located outside city limits with no zoning restrictions, it's perfect for a range of uses with a build-to-suit option and the flexibility of three to 15 acres of outside storage or additional development needs.

Located on US Highway 380 with over 16,000 VPD, the site offers excellent visibility and direct access to major highways, including I-35W. Just 20 minutes from Denton and the broader Dallas-Fort Worth metroplex, the property is equipped with water, septic, and electricity, and benefits from dual access points for added flexibility.

With its prime location, versatile infrastructure, and development potential, this property is an ideal choice for investors or businesses looking to grow in North Texas.

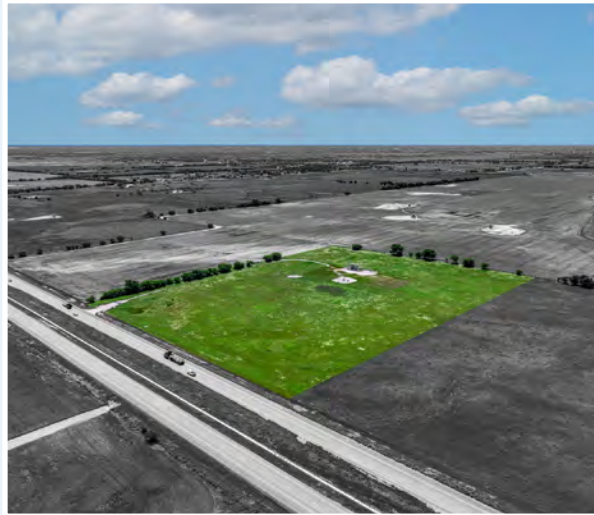
For more information, please contact Cody Rollins: 972.322.3388.

Size	14,000 SF
Acres	3-15 Acres
Zoning	Outside City Limits
Utilities	Water, Septic, & Electric
Access	Dual Access
Flood Zone	None
Traffic Counts	+16,000 VPD
Frontage	±300 Feet



Listed By:
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Highlights

14,000 SF

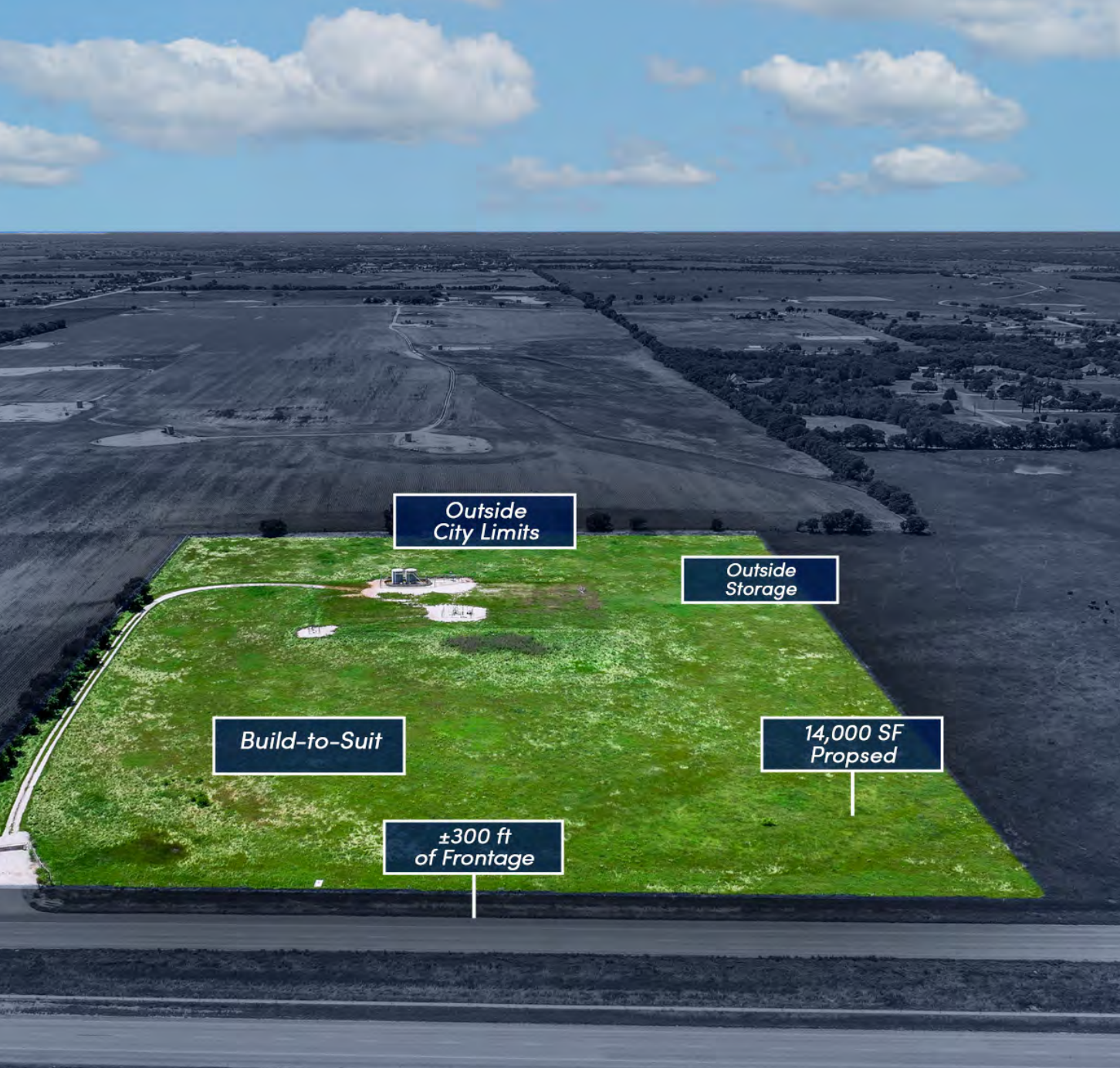
BTS Option

3-15 Acres Available

One Curb Cut

Outside of City Limits

±300 ft of Highway Frontage



Listed By:
Cody Rollins | 972.322.3388



Location Overview

Strategically located just 20 minutes from Denton and outside city limits, this property offers flexible zoning potential and convenient access to major highways

Listed By:
Cody Rollins | 972.322.3388



Positioned for Commercial Growth

Ponder, TX Overview

Located in Denton County just 20 minutes from Denton and under an hour from the Dallas–Fort Worth metroplex, Ponder, TX offers a compelling opportunity for commercial investment. With a steadily growing population of 3,000 and an annual growth rate of over 3% since 2020, Ponder is attracting new residents and businesses alike. The community features a strong economic profile and is known for its rural character and open land. Ponder appeals to developers seeking large tracts with flexible potential, especially outside city limits where zoning is minimal. Its proximity to major highways, including US-380 and I-35W, ensures easy access to regional markets, distribution networks, and workforce hubs. As growth from surrounding cities like Denton and Fort Worth continues to radiate outward, Ponder stands out as a prime location for forward-thinking commercial ventures.

2,588

2022
Population
(Ponder EDC)

3,282

2029 Projected
Population
(STDB)

410.50%

Pop. Growth
2000–2022
(Ponder EDC)

31,694

Full-Time
Students (UNT)
(Ponder EDC)





Population	1 Mile	3 Mile	5 Mile
2020 Total Population	131	2,211	5,429
2024 Total Population	134	3,066	6,985
2029 Projected Total Population	145	3,282	7,424
Households	1 Mile	3 Mile	5 Mile
Average HH Size	2.63	2.96	2.99
2024 Total Daytime Population	120	1,925	5,509
Housing Units	1 Mile	3 Mile	5 Mile
2024 Median HH Income	\$77,353	\$85,439	\$92,063
2024 Average HH Income	\$92,331	\$103,158	\$108,698
Employment	1 Mile	3 Mile	5 Mile
2024 Total Employed Population	66	1,491	3,498
White Collar	36.4%	46.1%	53.5%
Blue Collar	31.8%	30.1%	25.8%

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chris.hargrave@mdcregroup.com
972.765.2432

Office Information:

2701 Sunset Ridge Dr #109, Rockwall, TX 75032
info@mdcregroup.com
972.772.6025





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.

2-10-2025



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.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

M&D CRE,LLC	9010586	danny@mdregroup.com	(972) 772-6025
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Perez	0656355	danny@mdregroup.com	(972) 772-6025
Designated Broker of Firm	License No.	Email	Phone
Danny Perez	0656355	danny@mdregroup.com	(972) 772-6025
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Cody Rollins	0821652	cody.rollins@mdcregroup.com	972-322-3388
Sales Agent/Associate's Name	License No.	Email	Phone
<div></div> <div></div> <div></div> <div></div>	Date		
Buyer/Tenant/Seller/Landlord Initials			



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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Perez	0656355	danny@mdregroup.com	(972) 772-6025
Designated Broker of Firm	License No.	Email	Phone
Danny Perez	0656355	danny@mdregroup.com	(972) 772-6025
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Chris Hargrave	0794595	chris.hargrave@mdcregroup.com	972-765-2432
Sales Agent/Associate's Name	License No.	Email	Phone
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