

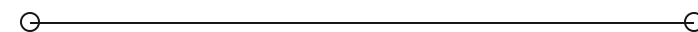


LEASE

7420 Fm 2449

7420 FM 2449

Ponder, TX 76259



PRESENTED BY:

BRYSON HUDGENS

O: 940.381.2220

bryson.hudgens@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$10.00 - 12.50 SF/yr (NNN)
NUMBER OF UNITS:	7
AVAILABLE SF:	5,915 - 17,189 SF
LOT SIZE:	494,688 SF
BUILDING SIZE:	56,934 SF

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PROPERTY DESCRIPTION

Now available for lease at 7420 FM 2449 in Ponder, TX, this well-positioned industrial park offers a rare combination of warehouse and high-end office space in the fast-growing North Denton County market with convenient access to I-35W and Denton.

The property features three buildings available for lease:

Two (2) open warehouse buildings consisting of approximately 5,915 SF each, ideal for contractors, storage, distribution, and light industrial users seeking functional, straightforward warehouse space.

One (1) 17,189 SF two-story building offering approximately 5,000 SF of warehouse space with the balance comprised of high end office finish-out, providing an exceptional opportunity for users needing a strong office presence paired with a small warehouse component.

This park is well-suited for a variety of uses including contractor operations, light manufacturing, service/industrial users, and office-flex tenants, with strong visibility and access from FM 2449.

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	5,915 - 17,189 SF	LEASE RATE:	\$10.00 - \$12.50 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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Building 1	17,189 SF	NNN	\$12.50 SF/yr	Two-stories of office finish (±12,189 SF) with ±5,000 SF attached warehouse.
Building 6	5,915 SF	NNN	\$10.00 SF/yr	5,915 SF warehouse with ±425 SF office (2 offices + restroom) and (2) grade-level overhead doors.
Building 7	5,915 SF	NNN	\$10.00 SF/yr	5,915 SF warehouse with ±425 SF office (2 offices + restroom) and (2) grade-level overhead doors.

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BUILDING 1 PHOTOS

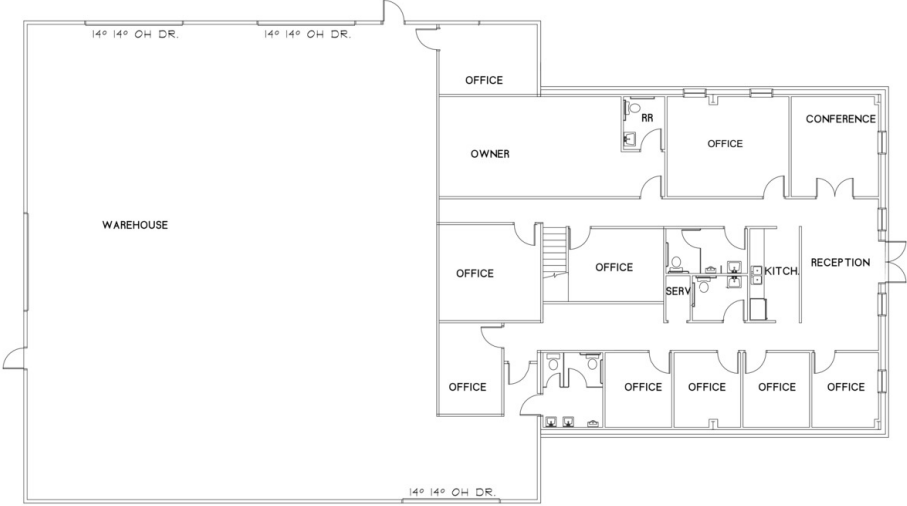


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SVN | VERUS COMMERCIAL 4

BUILDING 1 PLANS



FIRST FLOOR PLAN



SECOND FLOOR PLAN

BRYSON HUDGENS
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bryson.hudgens@svn.com

BUILDING 6 AND 7 PHOTOS

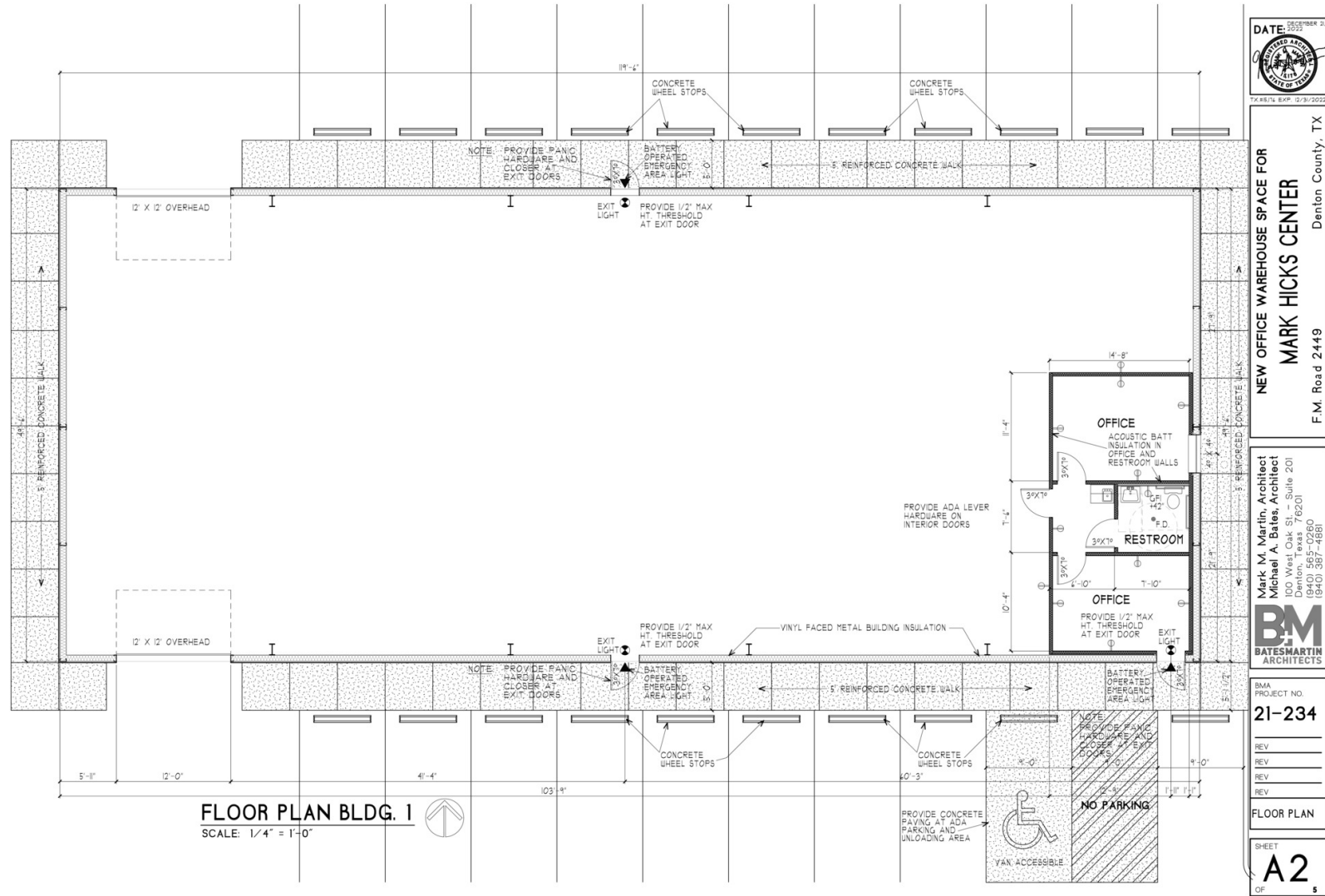


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O: 940.381.2220
bryson.hudgens@svn.com

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SVN | VERUS COMMERCIAL 6

BUILDING 6 AND 7 PLANS

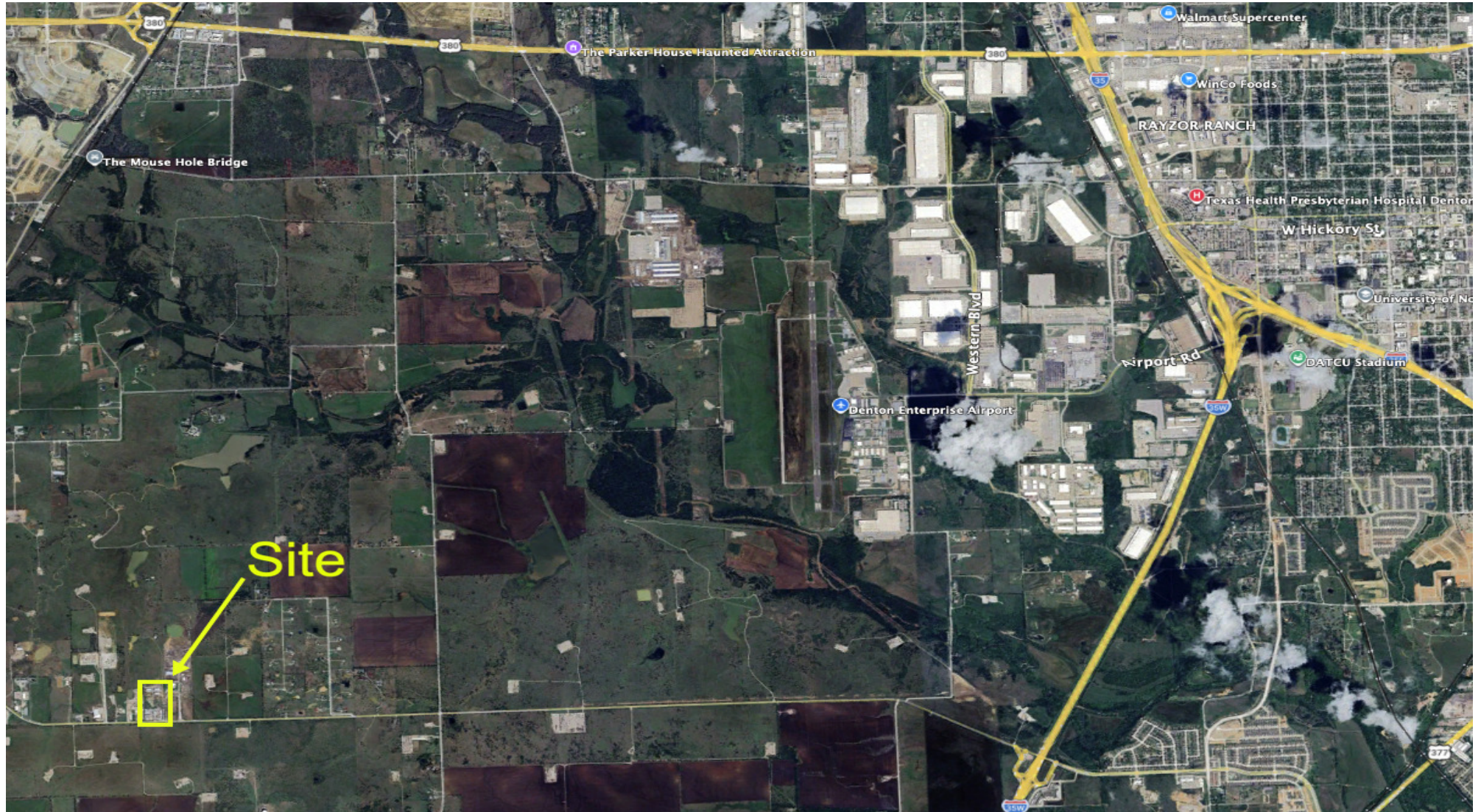


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LOCATION MAP



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SVN | VERUS COMMERCIAL 8

DEMOGRAPHICS MAP & REPORT

POPULATION

3 MILES5 MILES7 MILES

TOTAL POPULATION	4,392	12,091	34,718
AVERAGE AGE	41.8	47.8	41.3
AVERAGE AGE (MALE)	40.9	47.3	41.5
AVERAGE AGE (FEMALE)	42.4	48.3	41.5

HOUSEHOLDS & INCOME

3 MILES5 MILES7 MILES

TOTAL HOUSEHOLDS	1,665	4,841	12,748
# OF PERSONS PER HH	2.6	2.5	2.7
AVERAGE HH INCOME	\$122,441	\$138,693	\$144,943
AVERAGE HOUSE VALUE	\$414,601	\$442,613	\$439,779

2023 American Community Survey (ACS)



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