



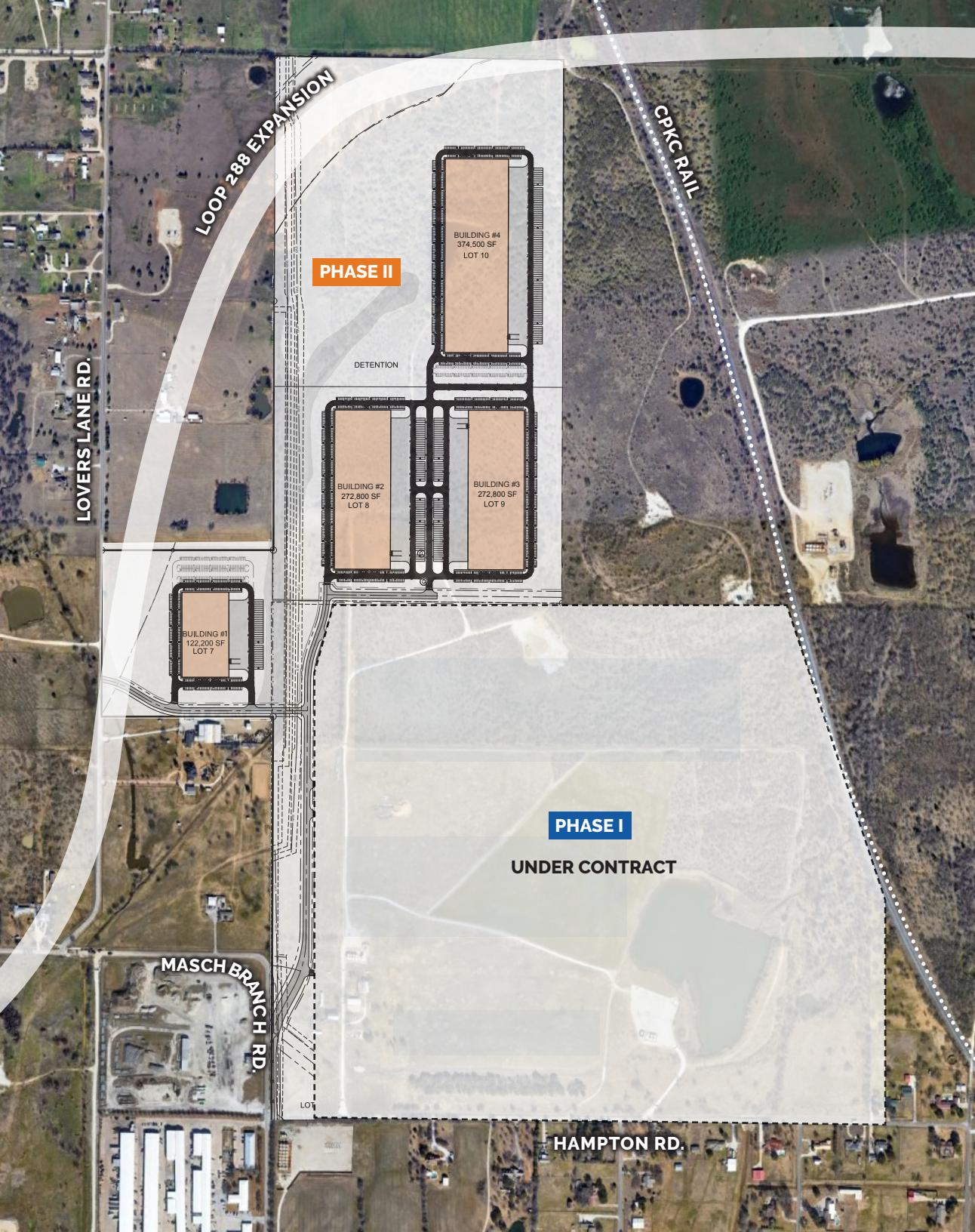
Denton, Texas

**125 Acres of Master-Planned, Class A Development:
Industrial & Manufacturing Land for Sale or Build-to-Suit**

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The Site

PROPERTY HIGHLIGHTS

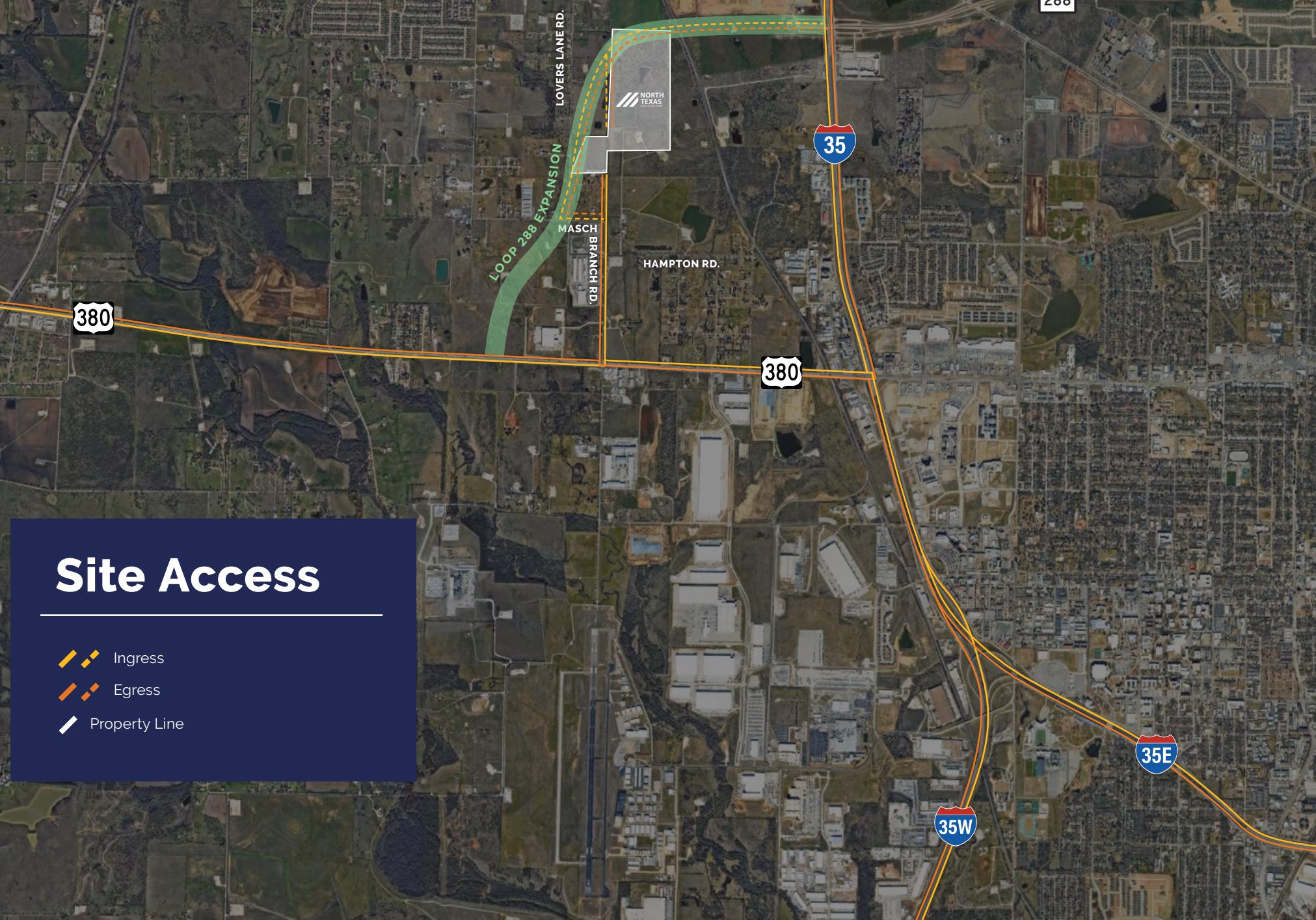
- Ownership is investing in significant road, water, and sewer infrastructure.
- Zoned LI – Light Industrial, allowing uses such as light manufacturing, assembly, fabrication, warehousing, distribution, indoor and outdoor storage, and a range of supporting commercial activities.
- Direct access to Masch Branch Road and US-380.
- Future Loop 288 expansion will deliver direct access to the site.
- Minutes from the I-35 convergence, servicing both the eastern and western sides of the metroplex.
- Located at the tip of the Texas Triangle, providing access to 25 million people within a 4.5-hour drive time.
- Power is serviced by Denton Municipal Electric.
- Denton County has low mill rates and is a triple freeport zone.

PHASE I

Under Contract

PHASE II

Building 1	122,200 SF
Building 2	272,800 SF
Building 3	272,800 SF
Building 4	374,500 SF



Site Access

- Yellow dashed line: Ingress
- Orange dashed line: Egress
- White line with diagonal: Property Line



Local Tenants



Location

DRIVE DISTANCES & TIMES

2 mi. / 5 min.
Interstate 35

25 mi. / 34 min.
BNSF Intermodal

4 mi. / 8 min.
Denton Airport

45 mi. / 50 min.
Dallas CBD

31 mi. / 32 min.
DFW Airport

38 mi. / 40 min.
Fort Worth CBD

21 mi. / 25 min.
Alliance Airport

DEMOGRAPHICS

Total Population	155,374
Total Workforce	75,601
Commuting Workforce	16,505 (22%)
Median Age	32
Diversity Index	76.1
Median Household Income	\$74,368
Per Capita Income	\$39,661

- 15% of jobs in Denton county are considered blue collar
- University of North Texas and Texas Woman's University establish Denton as a college town with strong culture and labor dynamics
- Denton is currently home to a cohort of 145 manufacturing businesses as of 2024



THE TEXAS TRIANGLE



The Texas Triangle is formed by the state's four main urban centers, Austin, Dallas-Fort Worth, Houston, and San Antonio. Located at the tip of the Texas Triangle, the location provides access to 18 million people in a 4-hour drive time via I-35, 287, I-45, and I-20. The Texas Triangle accounts for more than 66% of the population of Texas and 77% of the \$2.4 Billion GDP in the nation's second largest state. The Texas Triangle would rank in the top 23 economies in the world, and North Texas Logistics Hub access to major interstates makes it a significant regional and national distribution location.

Drive Times:

AUSTIN	3 Hours
HOUSTON	4 Hours
SAN ANTONIO	4.5 Hours
MONTERREY, MX	10 Hours



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