

**\pm 5 Acre For Sale
Fort Worth Dr. / US Hwy 377
Highly Desirable Denton, Texas**



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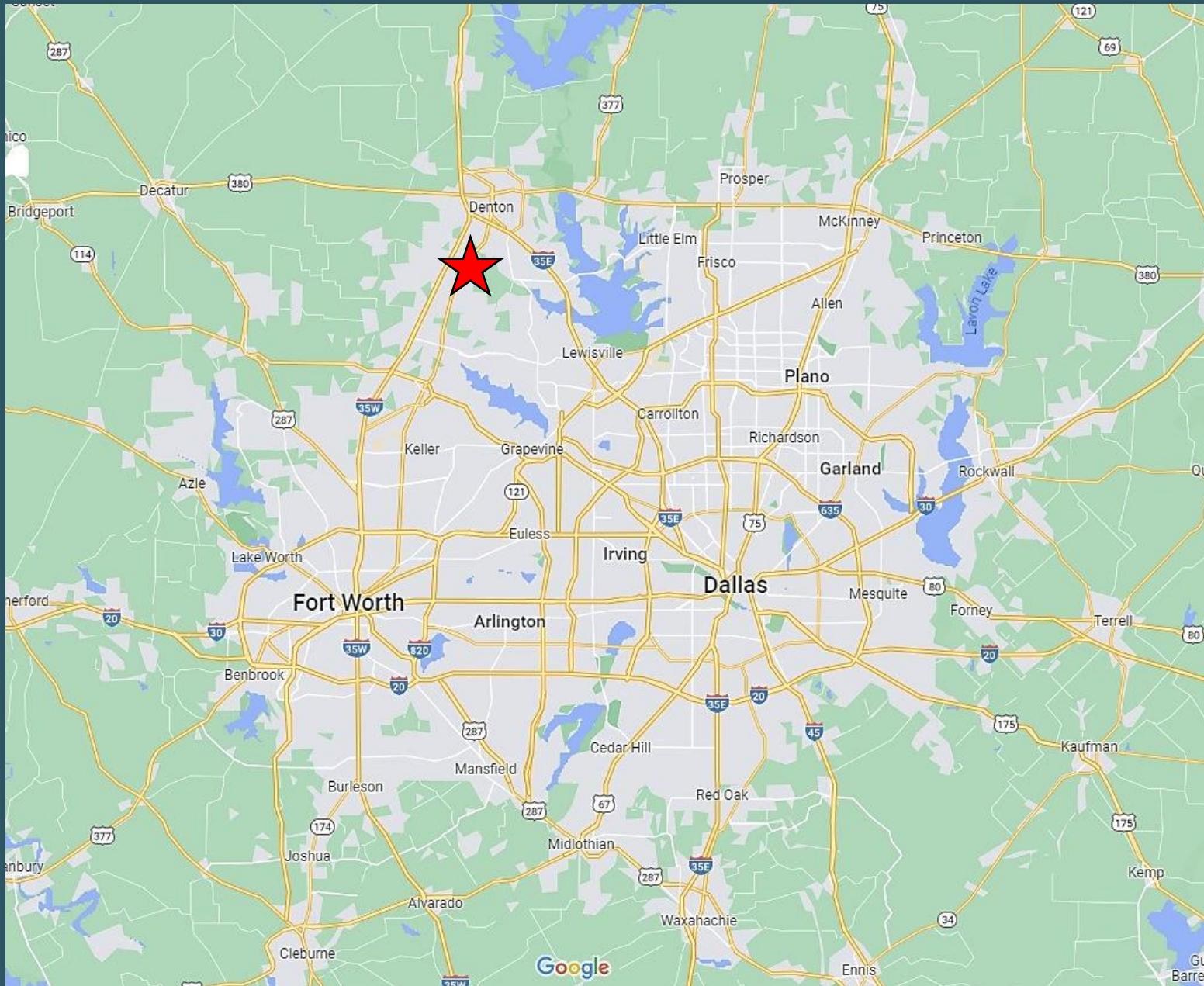
Property Highlights

- Zoning: R-7
- 500' frontage on US Hwy 377
- Traffic count - 9,400 VPD
- Water and sewer to property
- Denton County, Argyle ISD
- Perfect site for mixed use





Highly Travelled US Hwy 377 Corridor





Economic Characteristics

City

\$81,792 - Median Family Income
\$29,538 - Per Capita Income

County

\$112,068 - Median Family Income
\$43,172 - Per Capita Income

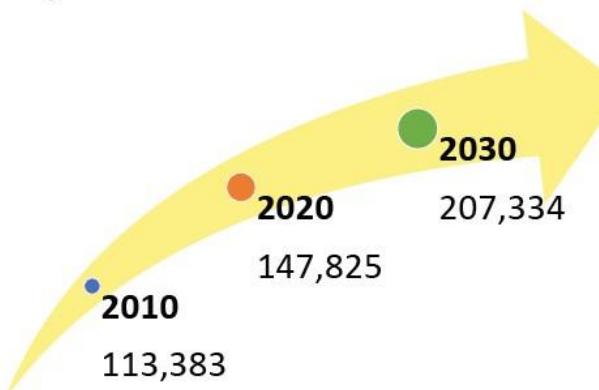
State

\$76,727 - Median Family Income
\$32,267 - Per Capita Income

Businesses and residents alike are drawn to Denton's authenticity and opportunities. Characterized by a vision for smart growth and business investment, Denton has a friendly, small-town feel paired with big-city amenities, two thriving state universities, and a sustainability commitment.

Denton offers a favorable business climate, exceptional livability, and a diversity of choices in employment, lifestyle, and neighborhoods.

Population Forecast 2010 - 2030



Age and Economic Characteristics

Entity	Median Age	65 and Over	Median Family Income	Per Capita Income
City of Denton	29.5	11.4%	\$81,792	\$29,538
Denton County	36.0	10.6%	\$112,068	\$43,172
State of Texas	35.1	12.9%	\$76,727	\$32,267