

Trails of Jordan
921 Lots

Jackson Rd

Proposed
Grocer

Billy & Jean
Family
314 Lots

Hickey Tract
1,010 Proposed Lots

21,136 VPD-25

SITE

Meadow Park
1,587 Total Lots

Hickory Grove
2,000 Lots

Owned by
D.R. Horton

Proposed
Grocer

Tabor Ranch
±3,000 Lots

Sanctuary Estates
2,438 Lots

Old Stoney Rd

George Owens Rd

Rosebrook
1,205 Lots

PROPOSAL

The Meadows Commercial

1812 FARM TO MARKET ROAD 156

Krum, TX 76249

PRESENTED BY:

GREG JOHNSON

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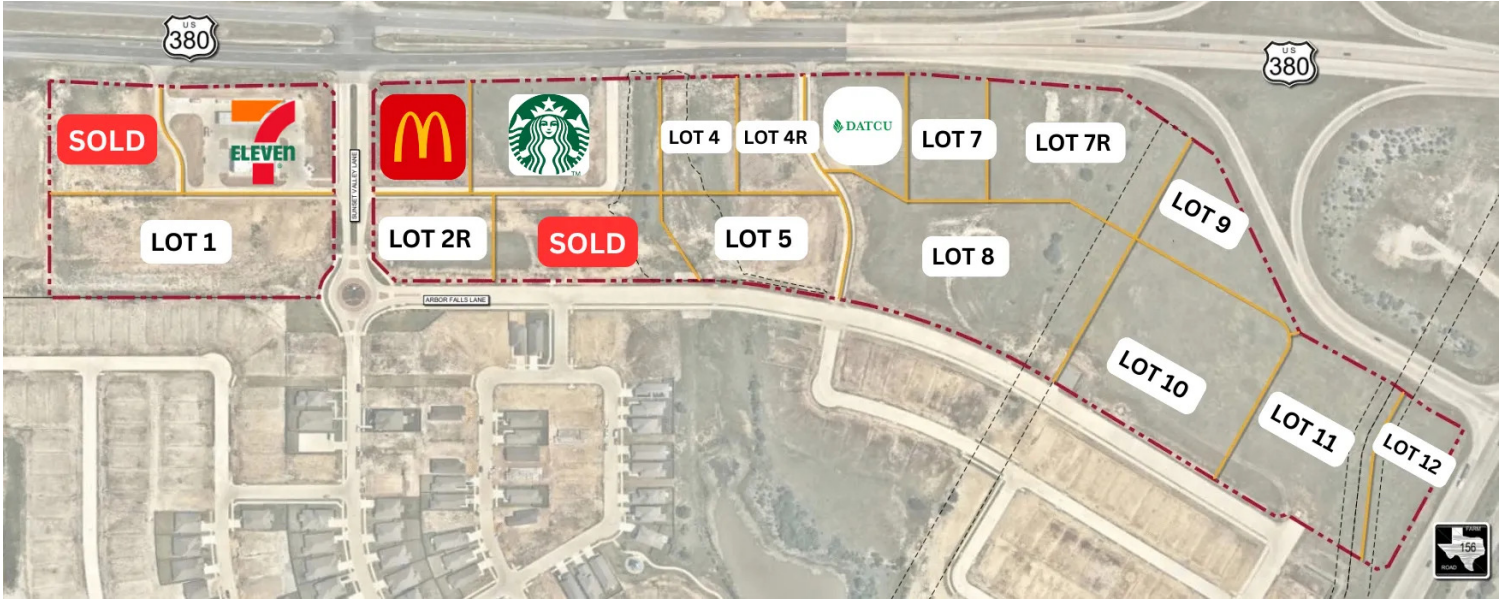
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$18-\$24 PSF
LOT SIZE:	0.64 - 3.73 ACRES

PROPERTY HIGHLIGHTS

- +/- 23.8 Acres
- Pad Sites
- +/- 15,000 New Homes
- 30,000 VPD
- Southwest Corner of 380 & 156
- Detention Already Accounted For

PROPERTY DESCRIPTION

Meadows 380 Retail is a strategically positioned retail development located along U.S. Highway 380 in Krum, Texas, offering highly visible retail pad sites within a growing residential corridor. The project is anchored by established national users, including 7-Eleven, McDonald's, and DATCU, with additional pad sites already under contract. The growing tenant lineup provides built-in customer draw and establishes the development as an emerging retail destination. Available pad sites range from approximately 0.64 acres to 4.73 acres, accommodating a variety of potential retail, restaurant, and commercial users. The property is surrounded by existing and developing residential neighborhoods, providing a growing customer base immediately adjacent to the retail corridor.

LAND LOTS

OF LOTS 12 | TOTAL LOT SIZE 0.64 - 3.73 ACRES | PSF \$18-\$24 |

STATUS	LOT #	SIZE	LOT RESTRICTIONS
Available	1	3.48 Acres	No Convenience Store/Fuel Facility No Financial Institution
Available	2R	1.22 Acres	No Burger Predominant Fast Food Restaurant No Financial Institution
Available	4	0.64 Acres	No Burger Predominant Fast Food Restaurant No Financial Institution
Available	4R	1.05 Acres	No Burger Predominant Fast Food Restaurant No Financial Institution
Available	5	1.5 Acres	No Burger Predominant Fast Food Restaurant No Financial Institution
Available	7	1.07 Acres	No Financial Institution
Available	7R	2.18 Acres	No Financial Institution
Available	8	3.71 Acres	No Financial Institution
Available	9	1.46 Acres	No Financial Institution
Available	10	3.73 Acres	No Financial Institution
Available	11	2.76 Acres	No Financial Institution
Available	12	1.1 Acres	No Financial Institution

LOTS 1R, 2, 3, 3R, 5R, and 6 are SOLD

CONFIRMED RETAILERS



MCDONALDS

- Globally recognized restaurant brand with more than \$139 billion in systemwide sales in 2025.
- High-frequency, drive-thru-oriented use expected to generate consistent morning, lunch, dinner and weekend traffic.
- McDonald's commitment provides strong national-brand validation for the site and reinforces the intersection as an emerging commercial destination.



DATCU

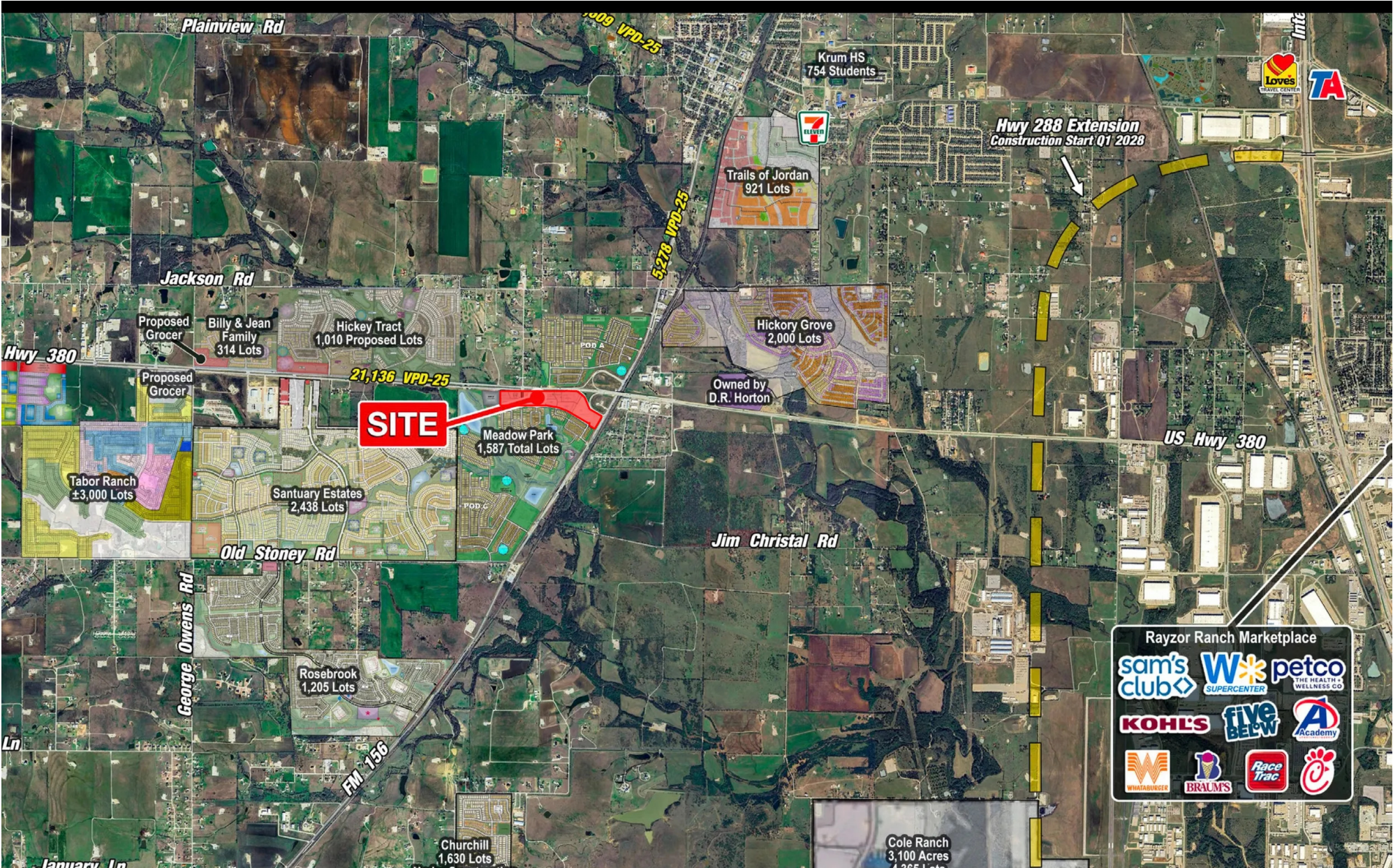
- Established North Texas financial institution serving more than 113,000 members with over \$1.7 billion in assets.
- Operates 15 branch locations throughout North Texas, with a strong existing presence across Denton County and surrounding communities.
- DATCU's investment in Krum demonstrates confidence in the area's continued residential and commercial growth and adds a strong local customer base to the development.



7-ELEVEN

- One of the world's largest and most recognizable convenience retailers, with more than 13,000 locations in the U.S. and Canada and over 86,000 worldwide.
- Convenience and fuel uses generate high-frequency, all-day customer traffic from commuters, residents and travelers.
- 7-Eleven's presence further establishes the development as a high-visibility retail destination capable of attracting major national brands.

ADDITIONAL PHOTOS



MEET THE TEAM



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