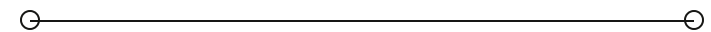


**SALE**

# Loop 288 Opportunity Zone Retail Land

**100 N.LOOP 288**

Denton, TX 76208



**PRESENTED BY:**

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

1 to 13 acre commercial lots located in Opportunity Zone.

PROPERTY HIGHLIGHTS

- Frontage on 3 major thoroughfares
- Mayhill Road widened from US 380 to I-35E and FM 2499
- 2 signalized intersections
- Full service median break on Loop 288
- Cross Access easement to existing driveways to hard corner
- 2 Proposed new interior road (Mills Street, Blake Street)

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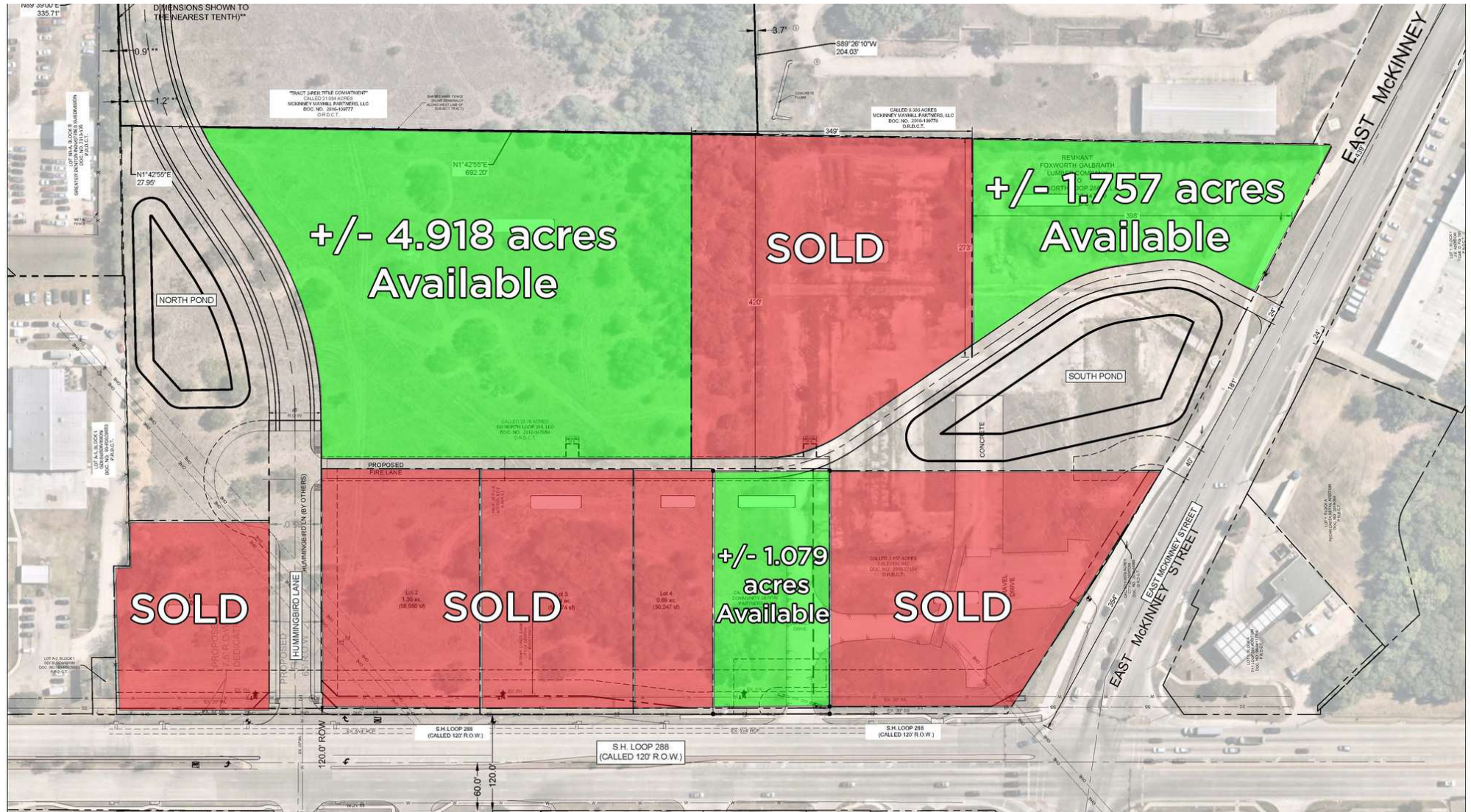


OFFERING SUMMARY

SALE PRICE:	Call for pricing
LOT SIZE:	69 Acres
	1 to 13.35 Acres



## ADDITIONAL PHOTOS



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Home > Government > Strategic Initiatives > Improving Denton > Capital Improvement Program > Mayhill Road

# MAYHILL ROAD

## PROJECT STATUS



Construction is currently underway to widen the existing two-lane roadway to a four-lane divided roadway from north Edwards to US 380 and from the intersection to Gayla.

## PROJECT BACKGROUND

As Denton has grown over the years, so has the congestion on Mayhill Road. Since 2017, the City has been working to expand Mayhill from a two-lane undivided roadway to a four-lane divided roadway to accommodate traffic. Construction will continue throughout 2019, and is planned for completion in spring 2020. Once complete, Mayhill Road will be able to handle the continued growth in the area and serve as an alternate route to Loop 288.

## PROJECT UPDATES

**February 24:** Beginning, Monday, March 4, there will be a change in traffic direction on Mayhill Road from just south of Spencer Road to E. McKinney Street. Traffic will be shifted to the new northbound lane while crews continue improvements in the southbound lane. Signage is posted to alert motorists of the traffic switch, please use caution in the construction zone and obey all warning signs.

## PROJECT INFORMATION

- Budget:** \$57.3 Million
- Sponsoring Division:** Streets
- Funding Source:** 2012 and 2014 Bond Programs
- Project Location:** US 380 and Edwards Rd.
- Contact Information:**  
Robbin Webber  
(940) 349-7146  
[Robbin.webber@cityofdenton.com](mailto:Robbin.webber@cityofdenton.com)



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## AERIAL VIEW



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## MAYHILL ROAD PROJECT OVERVIEW



Section of Mayhill 1/2 mile south of site



Section of Mayhill just south of McKinney Street

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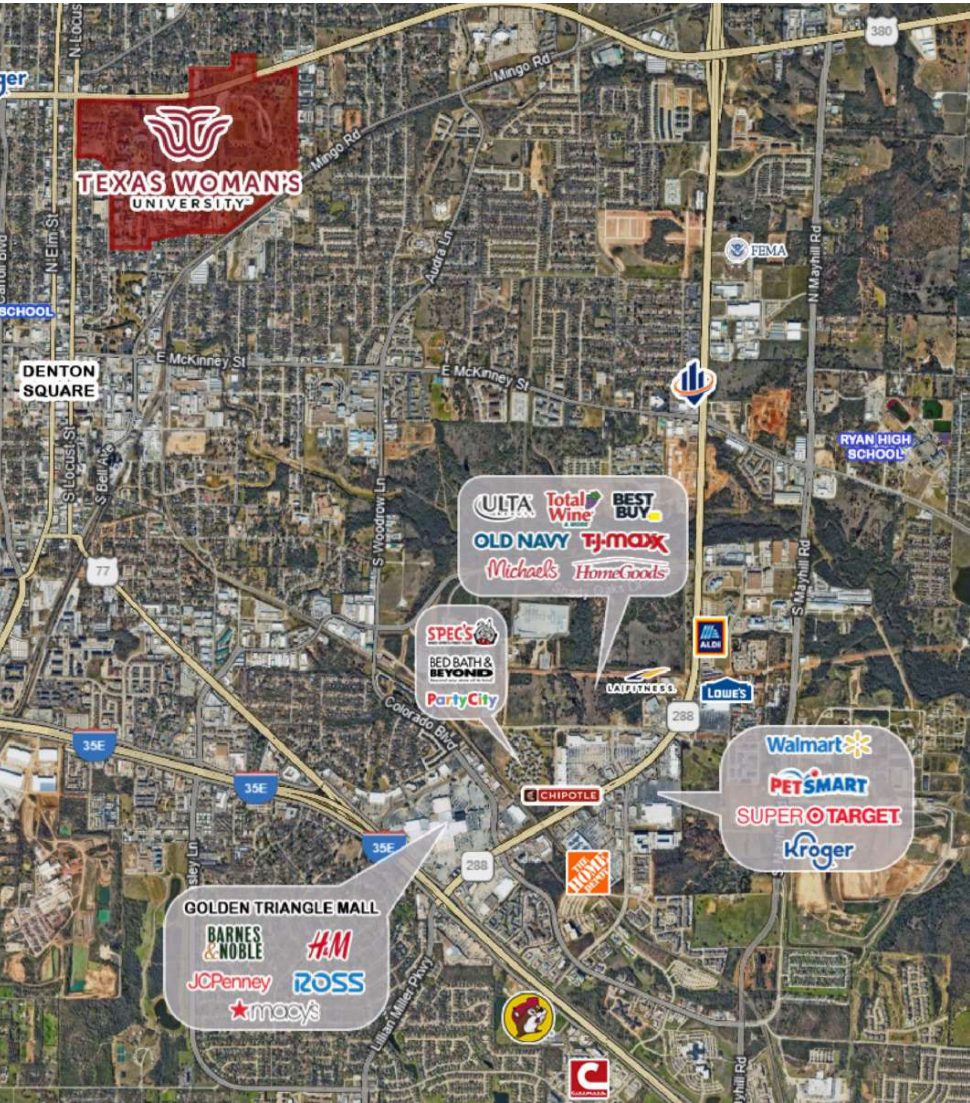
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DENTON CITY INFO



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LOCATION DESCRIPTION

Explore the lively atmosphere of Denton, TX, where the energy of a college town meets the charm of a historic downtown. In the heart of Denton, the Historic Downtown Denton Square is the hub of eclectic shops, boutiques, local eateries, and entertainment venues that draw individuals and families from all over. The unique mix of businesses and popular attractions remains a vital part of the city.

LOCATION DETAILS

COUNTY	Denton
--------	--------

LOCATION BENEFITS

- Denton is one of the fastest-growing cities in Texas, with strong population and business expansion trends.
- This strategic North Texas city is positioned at the intersection of I-35, offering easy access to the DFW Metroplex, major highways, and regional markets.
- Home to two state universities, the University of North Texas and Texas Woman's University, bringing a dynamic workforce, talent pool, and built-in customer base.
- Denton is known for its lively music scene and frequent community events, driving local engagement and out-of-town visitors year-round.
- Downtown Denton features pedestrian-friendly streets, public transportation options, and proximity to the A-train commuter rail.

# DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE3 MILES5 MILES

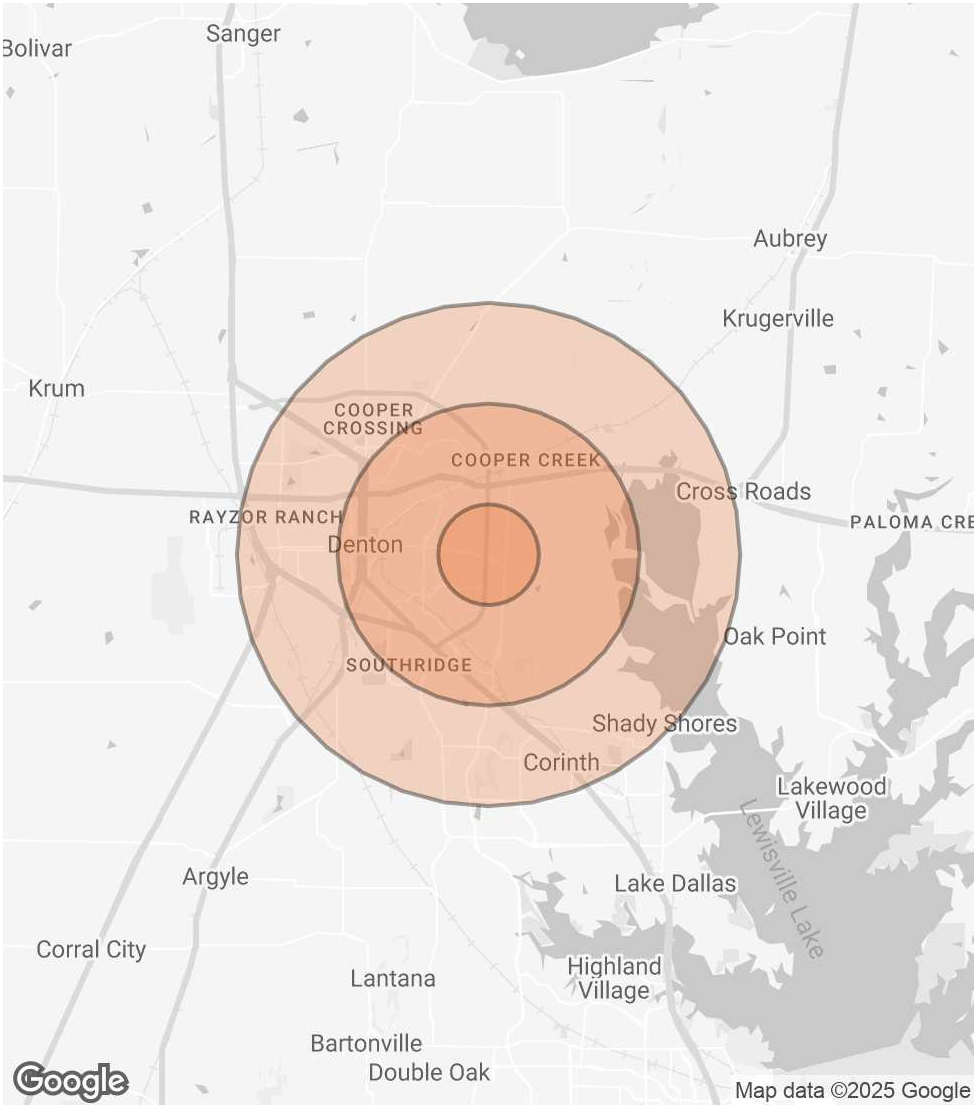
TOTAL POPULATION	8,652	74,499	153,345
AVERAGE AGE	33	35	36
AVERAGE AGE (MALE)	32	34	35
AVERAGE AGE (FEMALE)	35	36	37

HOUSEHOLDS & INCOME

1 MILE3 MILES5 MILES

TOTAL HOUSEHOLDS	3,215	29,817	59,247
# OF PERSONS PER HH	2.7	2.5	2.6
AVERAGE HH INCOME	\$61,164	\$85,342	\$96,557
AVERAGE HOUSE VALUE	\$289,760	\$347,779	\$363,904

Demographics data derived from AlphaMap



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MEET THE TEAM



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