



SALE

Shovel Ready Small Bay Flex Warehouse Project

1700 COLORADO BLVD

Denton, TX 76205

PRESENTED BY:

NATHAN TUNE

O: 940.381.2220

nathan.tune@svn.com



PROPERTY SUMMARY



City of Denton Development Services
"One-Stop-Shop"
One Place Serving Denton's Development Needs

November 13, 2025
Aaron Moody
Kimley-horn & Associates
100 W Oak Street
Denton, TX 76201

PROJECT: 4pt Development Denton (bluebeam) - CEP25-0027
SUBJECT: Civil Engineering Plan (CEP) Approval Letter

4pt Development Denton (bluebeam) CEP25-0027 has been reviewed and approved by the City of Denton Development Services Department. Please make sure that all professional engineering stamps and notes are current. The approved plans have been stamped and uploaded in the attachment section of eTRAKIT. **If there has been no activity two-years from the approval of the CEPs, then the project will have to resubmit CEPs application for review and approval.**

SALE PRICE:	\$5,500,000
PRICE PSF:	\$8.70 psf
LOT SIZE:	14.5 Acres

PROPERTY DESCRIPTION

Introducing 1700 Colorado Blvd, Denton, TX, 76205 - an exceptional opportunity for industrial investors. This prime property is strategically zoned LI, offering immense potential for land and industrial development. Located in the thriving Denton area, this site presents a rare chance to capitalize on the city's dynamic commercial landscape. Boasting a highly sought-after zoning designation and a strategic location, this property is primed for success in the industrial real estate market.

PROPERTY HIGHLIGHTS

- Zoned Light Industrial
- Civil Engineering permit approved
- Strategic location with great access and utilities
- Shovel Ready Industrial development
- Truck & Trailer Parking included
- Proximity to key amenities
- Accessibility to transportation routes

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REPRESENTATIVE BUILDING ELEVATIONS



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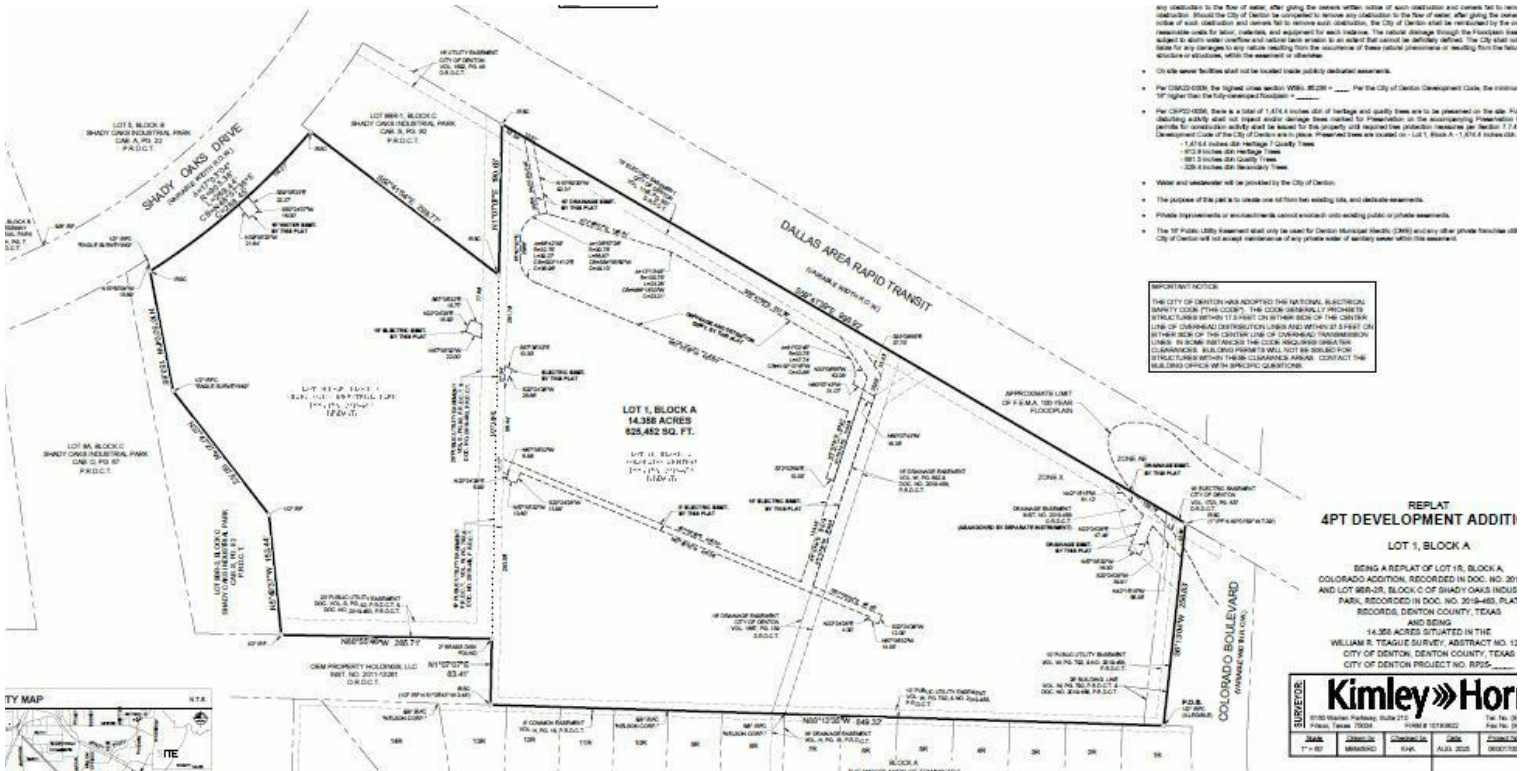
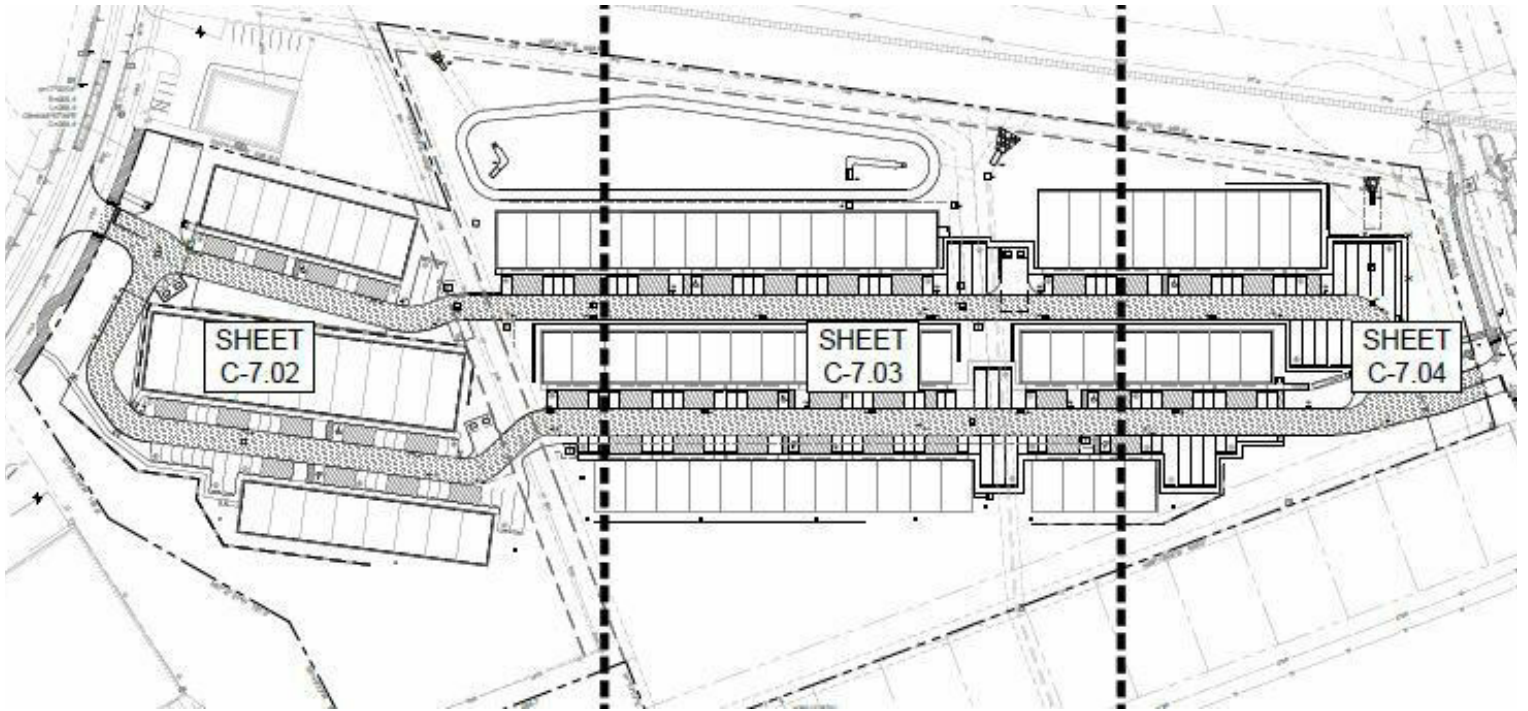
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SITE PLAN & PLAT



- Any condition to the flow of water after giving the means within the lot of each subdivision and means for its own protection should the City of Denton be constrained to remove any obstruction to the flow of water after giving the owner notice of such condition and means for its removal and collection. The City of Denton shall be indemnified by the subdivision owner for all such conditions, and equipment for such notice. The surface drainage through the subdivision shall be subject to storm water overflow and natural rain runoff to an extent that cannot be suitably defined. The City shall not be liable for any damage to any structure resulting from the occurrence of these natural processes or resulting from the failure of structure, within the easement or otherwise.
- On site sewer facilities shall not be located inside publicly dedicated easements.
- The DMS20200000, the highest lines section W86, R2020 + _____ Per the City of Denton Development Code, the minimum 10' Right of Way for Public Utilities Easement.
- Per CSDP 0306, there is a total of 1,474.4 inches (122.87 feet) of heritage and quality trees to be preserved on the site. 40 trees are to be preserved with a minimum diameter of 4 inches DBH. The remaining 1,434.4 inches (119.53 feet) of heritage and quality trees are to be preserved on the site. 1,474.4 inches (122.87 feet) of heritage and quality trees are to be preserved on the site. 40 trees are to be preserved with a minimum diameter of 4 inches DBH. The remaining 1,434.4 inches (119.53 feet) of heritage and quality trees are to be preserved on the site. 40 trees are to be preserved with a minimum diameter of 4 inches DBH. The remaining 1,434.4 inches (119.53 feet) of heritage and quality trees are to be preserved on the site.
- Water and wastewater will be provided by the City of Denton.
- The purpose of the plat is to create one lot from two existing lots, and dedicate easements.
- Private improvements or encroachments cannot exist on collecting public utility easements.
- The 10' Public Utility Easement shall only be used for Electric, Gas, Water, Sewer, and Storm Drainage. Other utility lines shall not be located within the 10' Public Utility Easement. Any private utility easement shall be shown on the plat.

IMPORTANT NOTICE
 THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (NEC) THIS CODE. THE CODE REQUIRES ALL ELECTRICAL STRUCTURES WITHIN ITS PART OR EITHER SIDE OF THE CENTER LINE OF OVERHEAD TRANSMISSION LINES OR EITHER SIDE OF THE CENTER LINE OF OVERHEAD TRANSMISSION LINES TO BE BUILT WITHIN THE CLEAR SPACE REQUIREMENTS. CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR ELECTRICAL STRUCTURES WITHIN THESE CLEARANCES. CONTACT THE BUILDING OFFICE WITH SPECIFIC QUESTIONS.

REPLAT
4PT DEVELOPMENT ADDITI
LOT 1, BLOCK A

BEING A REPLAT OF LOT 1R, BLOCK A, COLORADO ADDITION, RECORDED IN DOC. NO. 201 AND LOT 98R-2R, BLOCK C OF SHADY OAKS INDUS PARK, RECORDED IN DOC. NO. 2019-483, PLAT RECORDED, DENTON COUNTY, TEXAS, AND BEING 14.336 ACRES SITUATED IN THE WILLIAM S. TEGALE SURVEY, ADSTRACT NO. 11 CITY OF DENTON, DENTON COUNTY, TEXAS CITY OF DENTON PROJECT NO. RPS-14336

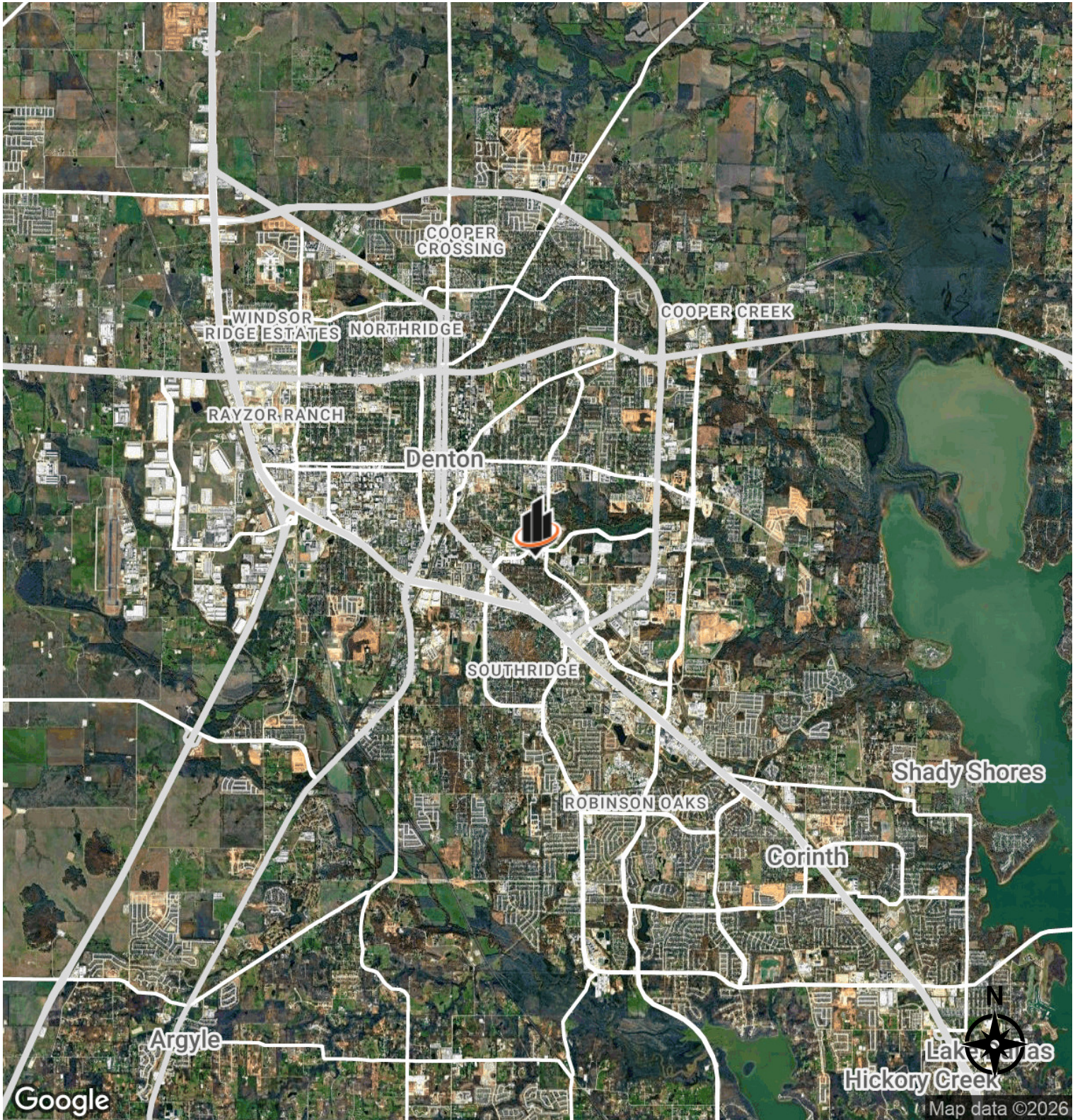
Kimley»Hor

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DATE	ISSUED	CHANGES	DATE	PROJECT NO.
11-20-20	ISSUED	001	AUG 2020	0801100

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LOCATION MAP

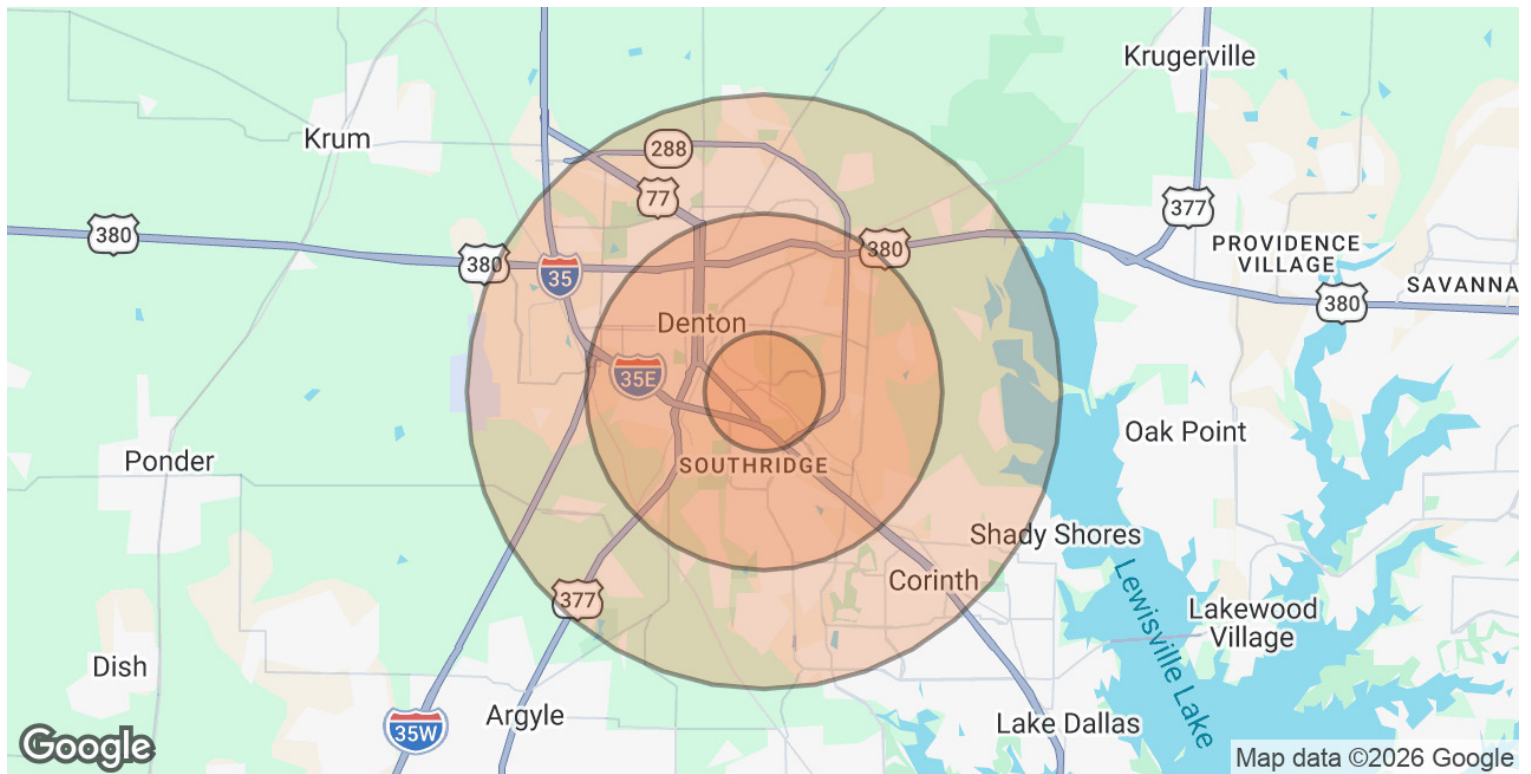


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,045	94,542	158,457
AVERAGE AGE	33	34	36
AVERAGE AGE (MALE)	32	34	35
AVERAGE AGE (FEMALE)	34	35	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,837	37,464	60,881
# OF PERSONS PER HH	2.3	2.5	2.6
AVERAGE HH INCOME	\$73,530	\$82,801	\$97,721
AVERAGE HOUSE VALUE	\$286,859	\$361,336	\$368,045

Demographics data derived from AlphaMap

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MEET THE TEAM



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