

PROPERTY OVERVIEW



LOCATION

878 S Woodrow Ln
Denton, TX 76205



ACREAGE

Gross: ± 13.24
Net: ± 6.36



ZONING

LI



PROPOSED USE

Industrial / Commercial



UTILITIES

Water: To Site
Sewer: To Site



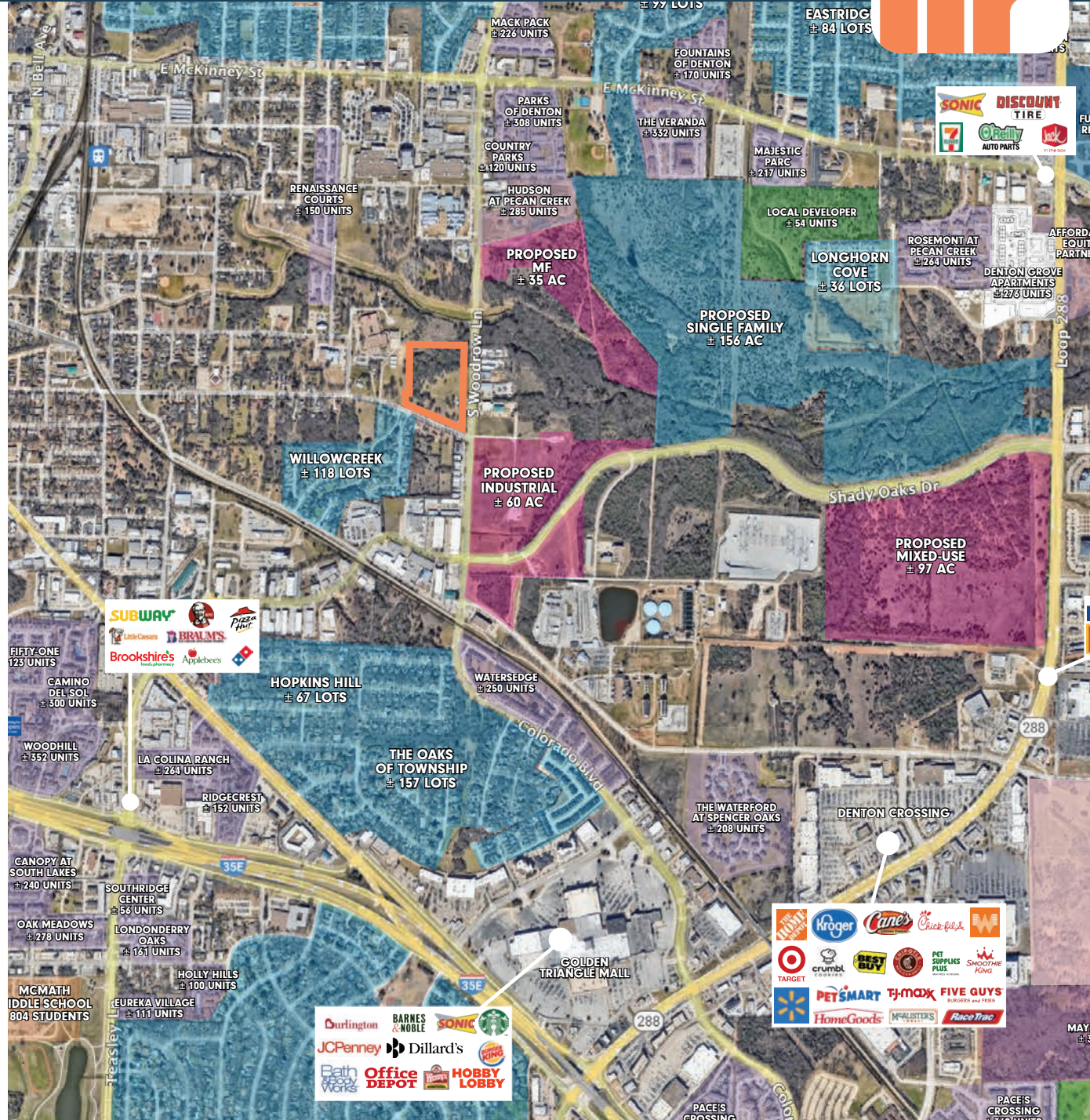
ISD

Denton ISD



VPD

S Woodrow Ln: ±19,856





PROPOSED DENTON OUTER LOOP

PLANNED LOOP 288 EXTENSION
(BEGINNING IN 2028)

KRUM

KRUM HIGH SCHOOL
± 631 STUDENTS

ASPEN PARK
± 133 LOTS

SADDLEBROOK
± 383 LOTS

1.1 MILLION SF

TAYLOR MORRISON
± 318 LOTS

DISCOVERY PARK
± 3,500 STUDENTS

RAYZOR RANCH

1.4 M

420,000 SF

800,000 SF

COLE RANCH
± 3,169 AC

ROBSON RANCH
± 7,200 LOTS

HUNTER RANCH
± 3,179 AC

THE VINTAGE
± 269 LOTS

MEADOWS AT HICKORY CREEK
± 314 LOTS

BENT CREEK
± 341 LOTS

FORRESTRIDGE
± 359 LOTS

WHEELER RIDGE
± 834 LOTS

RYAN MEADOWS
± 273 LOTS

RYAN RANCH
± 203 LOTS

LEXINGTON PARK
± 268 LOTS

RIVER OAKS
± 676 LOTS

THE HILLS OF ARGYLE
± 154 LOTS

THE WOODS AT OAKMONT
± 246 LOTS

THE PRESERVE AT PECAN CREEK
± 277 LOTS

VILLAGES OF CARMEL
± 798 LOTS

FOREST HILL
± 108 LOTS

THE PARKS OF CORINTH
± 89 LOTS

JACKSON RANCH
± 148 LOTS

CORINTH VILLAGE
± 208 LOTS

MEADOW OAKS
± 302 LOTS

THOUSAND OAKS
± 633 LOTS

LAKE LEWISVILLE



Medical City

THE PRESERVE AT PECAN CREEK
± 277 LOTS

VILLAGES OF CARMEL
± 798 LOTS

FOREST HILL
± 108 LOTS

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JACKSON RANCH
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MARKET OVERVIEW



SUMMARY

DENTON, TEXAS IS ONE OF THE FASTEST-GROWING CITIES IN NORTH TEXAS, BLENDING SMALL-TOWN CHARACTER WITH BIG-CITY ACCESS. ANCHORED BY TWO MAJOR UNIVERSITIES, A THRIVING JOB MARKET, AND A NATIONALLY RECOGNIZED ARTS AND MUSIC SCENE, DENTON CONTINUES TO ATTRACT NEW RESIDENTS SEEKING QUALITY SCHOOLS, DIVERSE AMENITIES, AND STRONG COMMUNITY APPEAL. ITS PRIME LOCATION AT THE CROSSROADS OF I-35E AND I-35W PROVIDES SEAMLESS CONNECTIVITY ACROSS THE DALLAS-FORT WORTH METROPLEX, WHILE ONGOING RESIDENTIAL AND COMMERCIAL EXPANSION UNDERSCORES THE CITY'S LONG-TERM GROWTH TRAJECTORY.

DEMOGRAPHICS

MILE RADIUS	3 MILE	5 MILE	10 MILE
2024 POPULATION	101,639	171,271	328,046
2029 POPULATION	122,727	207,110	396,356
POP. GROWTH 2024-2029	4.0%	4.2%	4.2%
2024 TOTAL HOUSEHOLDS	41,093	65,819	120,074
MEDIAN HOUSEHOLD INCOME	\$59,349	\$64,634	\$87,260
2024 TOTAL BUSINESSES	5,228	7,181	11,761
2024 TOTAL EMPLOYMENT	43,115	64,979	97,651



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Range Realty Advisors, LLC	9008180	info@rangerealtyadvisors.com	214-416-8222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Dillon Cook	650315	dcook@rangerealtyadvisors.com	214-416-8223
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Corbin Frederick	800830	cfrederick@rangerealtyadvisors.com	214-416-8225
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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