

1716 SHADY OAKS DR, DENTON, TX 76205, USA

1716 Shady Oaks Dr | Denton, TX

FOR LEASE



Oren Stephen
ISL Commercial
Principal
(407) 777-3133
orenstephenproperties@gmail.com



PROPERTY FEATURES

NUMBER OF UNITS	1
NET RENTABLE AREA (SF)	20,000
LAND SF	195,715
LAND ACRES	4.49
YEAR BUILT	1953
YEAR RENOVATED	2000
ZONING TYPE	Industrial Warehouse
BUILDING CLASS	90,327
LOCATION CLASS	B
SUPER FLAT FLOORS	No
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	4
NUMBER OF PARKING SPACES	30
RAIL SPOTS / RAIL LINES	Yes
CEILING HEIGHT	25ft
DOCK HIGH DOORS	16ft;10ft
GRADE LEVEL DOORS	2
CROSS DOCK	No
SKYLIGHTS	6
FENCED YARD	No
OFFICE SF	1000
OFFICE TO WAREHOUSE RATIO	10%

NEIGHBORING PROPERTIES

NORTH	Shady Oaks Rd
SOUTH	I 35E
EAST	Colorado Blvd
WEST	State Road 77

MECHANICAL

HVAC	No
FIRE SPRINKLERS	New
ELECTRICAL / POWER	3 Phase
LIGHTING	Good

TENANT INFORMATION

LEASE TYPE	NNN
------------	-----

Location Summary

- 1716 Shady Oaks Drive is strategically positioned within Expressway Business Park, a well-established industrial complex in the thriving city of Denton, Texas—part of the rapidly expanding Dallas–Fort Worth (DFW) Metroplex. This location benefits from immediate access to major transportation corridors, most notably Interstate 35E, Interstate 35W, and U.S. Highway 380, offering direct connectivity to Dallas, Fort Worth, and regional distribution hubs across Texas.

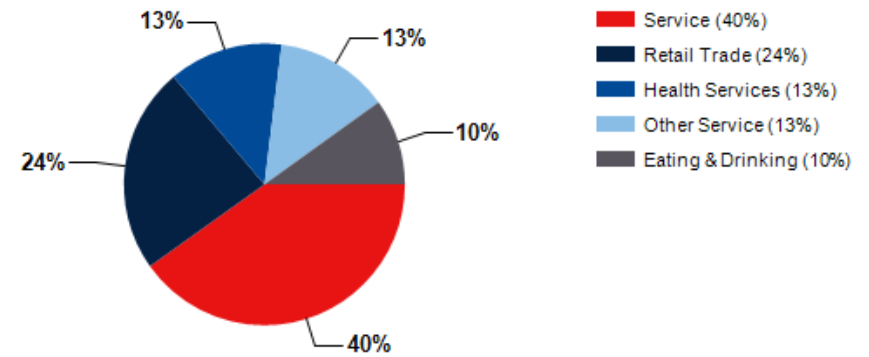
Denton has emerged as a preferred destination for industrial, logistics, and light manufacturing tenants due to its strong labor pool, business-friendly environment, and access to major rail, air, and highway infrastructure. With a central location just 40 miles north of downtown Dallas and 35 miles from Fort Worth, Denton sits at a logistical crossroads—ideal for companies seeking cost-effective warehousing and distribution solutions with same-day reach to over 7 million people in the North Texas region.

- The area surrounding Shady Oaks Drive has seen robust industrial growth in recent years, with numerous national and regional operators establishing a presence due to Denton's affordability, low property taxes, and less restrictive zoning compared to inner-ring DFW cities. Nearby industrial parks host a diverse mix of tenants including manufacturers, e-commerce distributors, HVAC supply companies, and automotive-related businesses.

The property also benefits from close proximity to downtown Denton, the University of North Texas, and Texas Woman's University, contributing to a strong and educated labor force. Retail and service amenities are plentiful within a short drive, further enhancing the area's appeal to employers and employees alike.

- In terms of demographic trends, Denton continues to experience strong population growth, with projections indicating a 20% increase over the next five years within a five-mile radius. This growth is supported by robust residential construction, a growing student population, and an influx of logistics and tech-driven industries expanding from Dallas' northern suburbs.

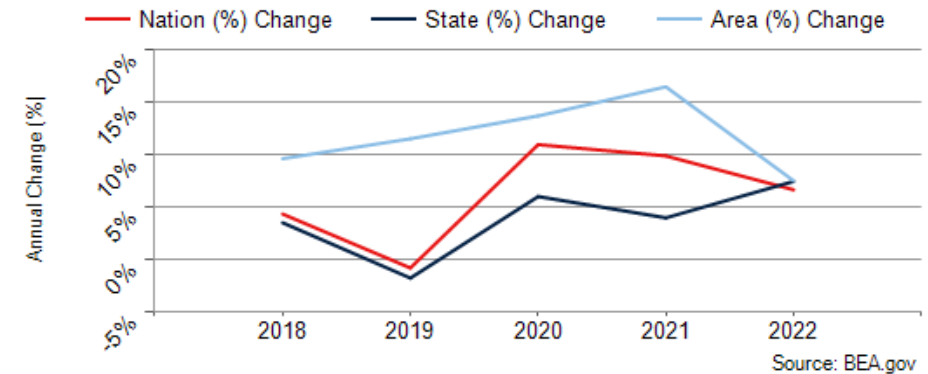
Major Industries by Employee Count

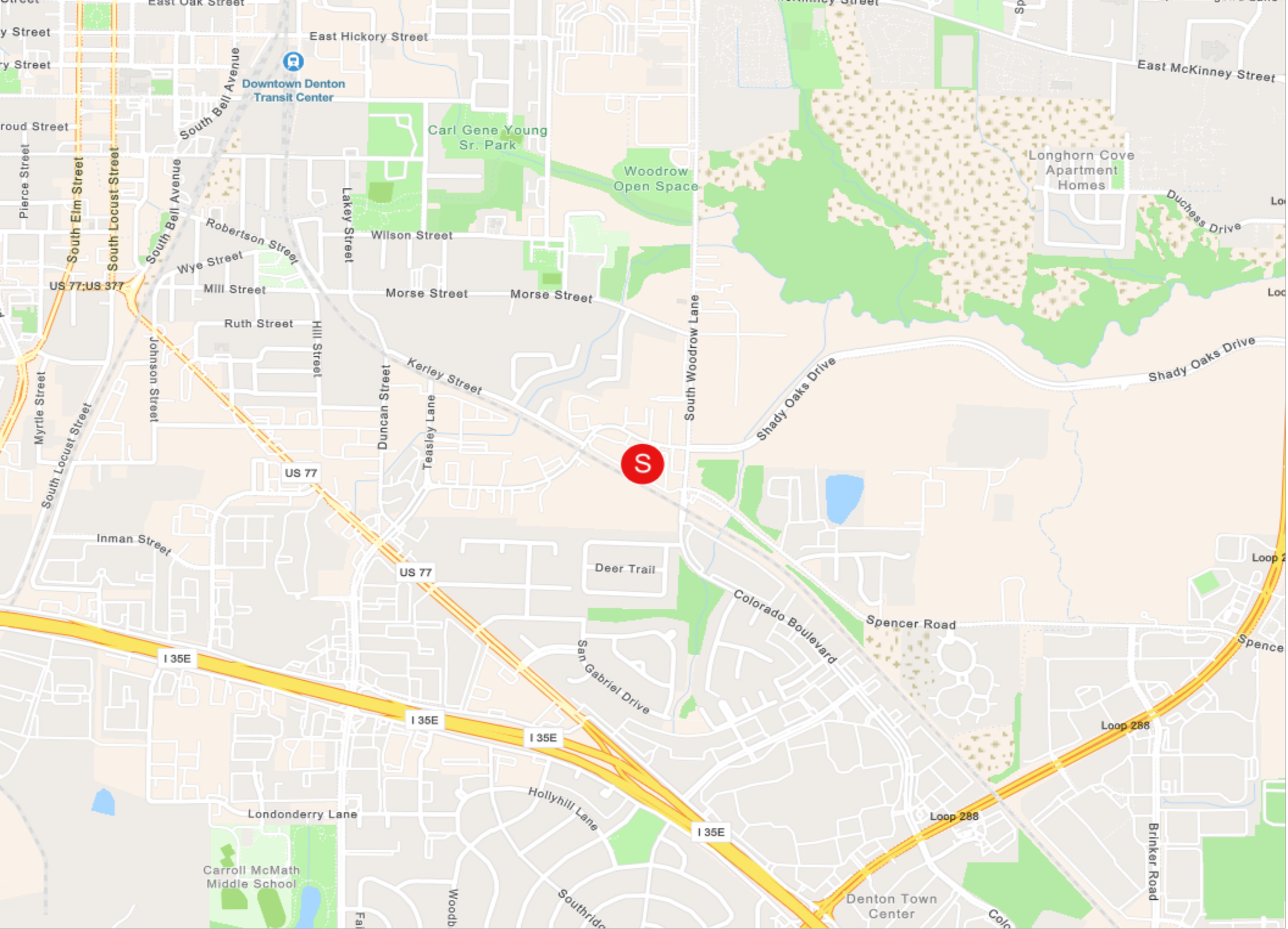


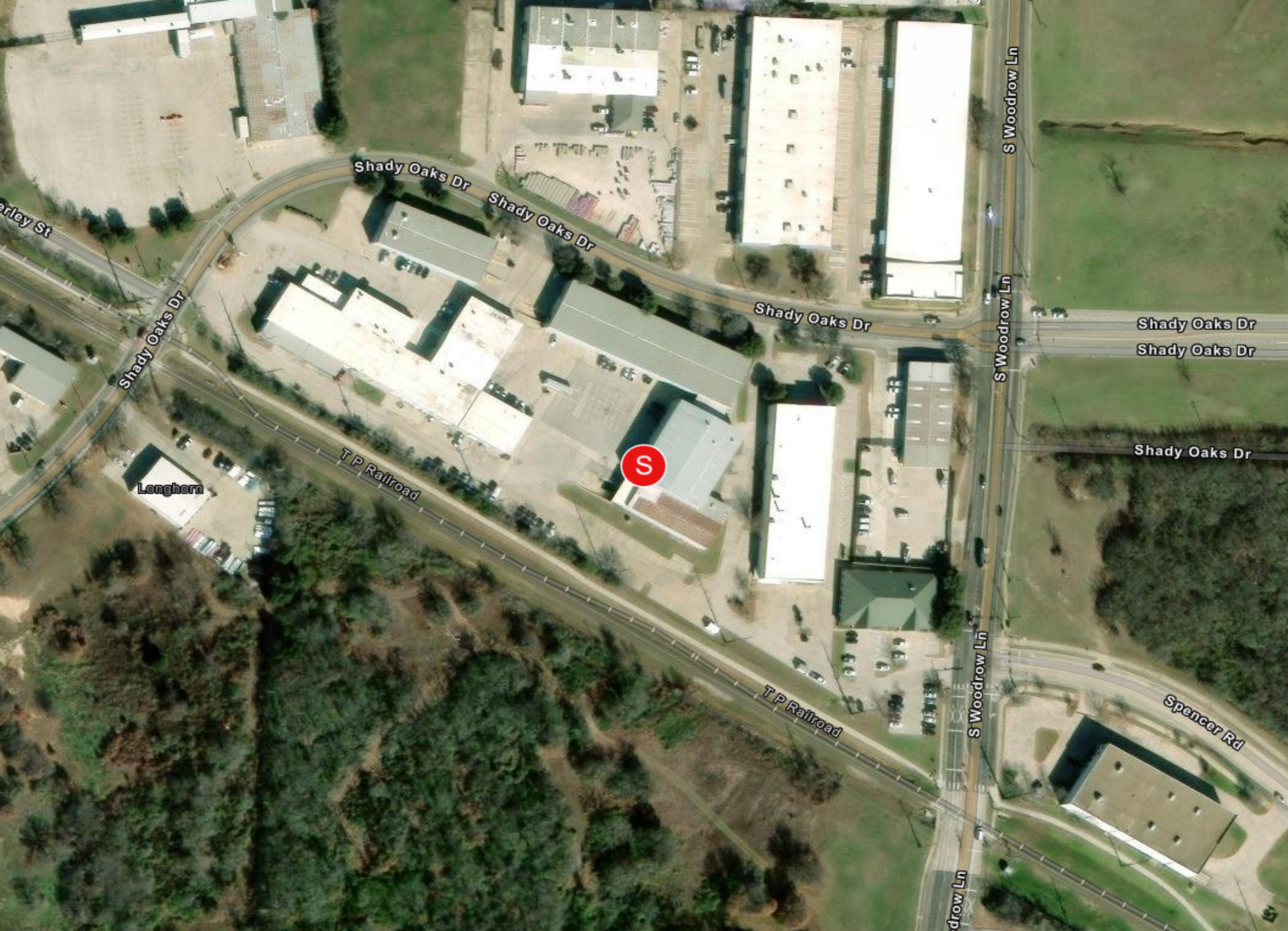
Largest Employers

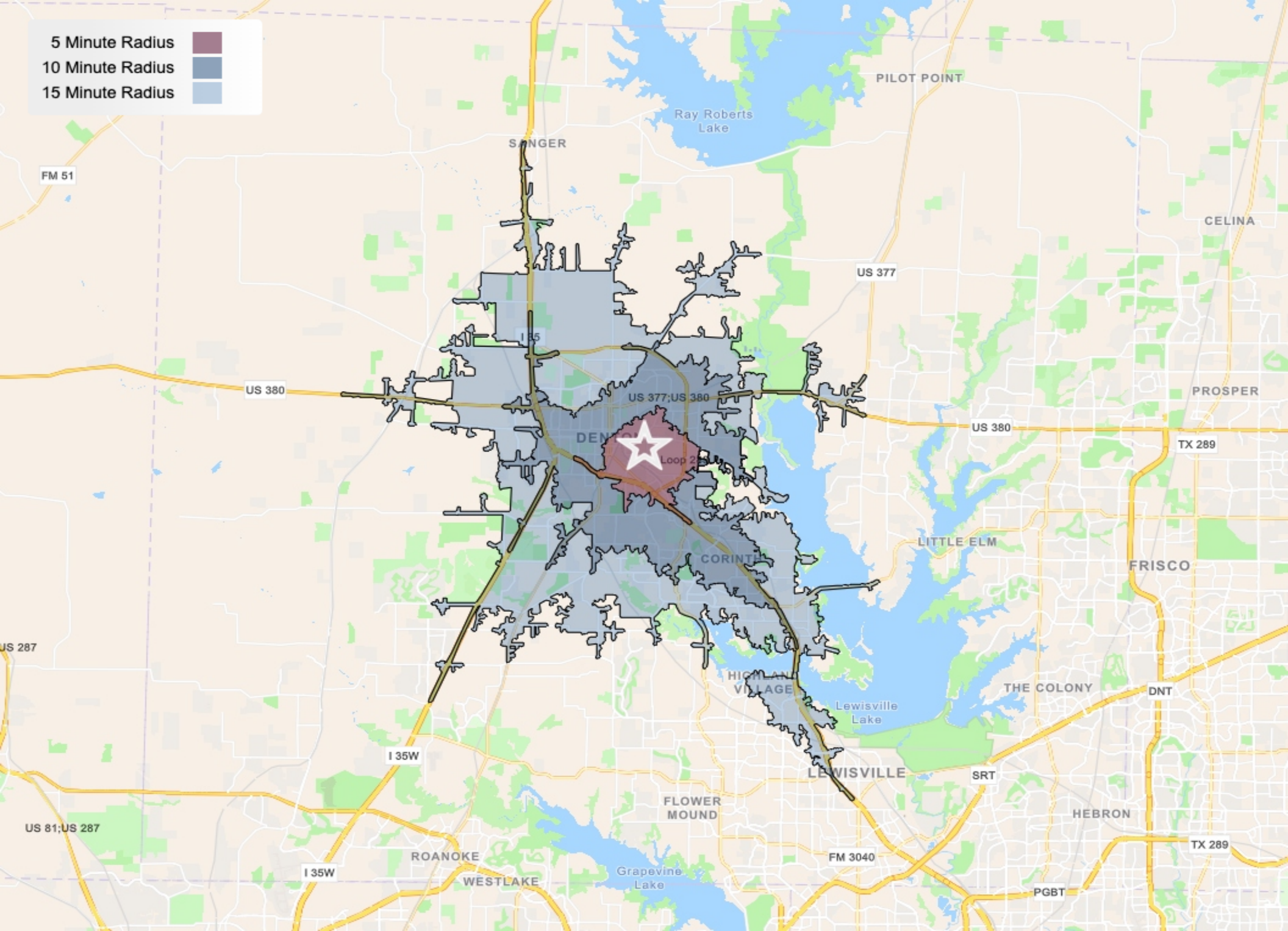
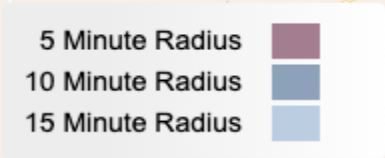
University of North Texas	5,100
Denton Independent School District	4,417
Peterbilt Motors	2,000
Texas Woman's University	8,681,875
Denton County (in Denton)	1,803
City of Denton	1,757
Denton State Supported Living Center	1,700
Texas Health Presbyterian Hospital Denton	1,100

Denton County GDP Trend











Exterior



Interior Reception



2 Office Rooms



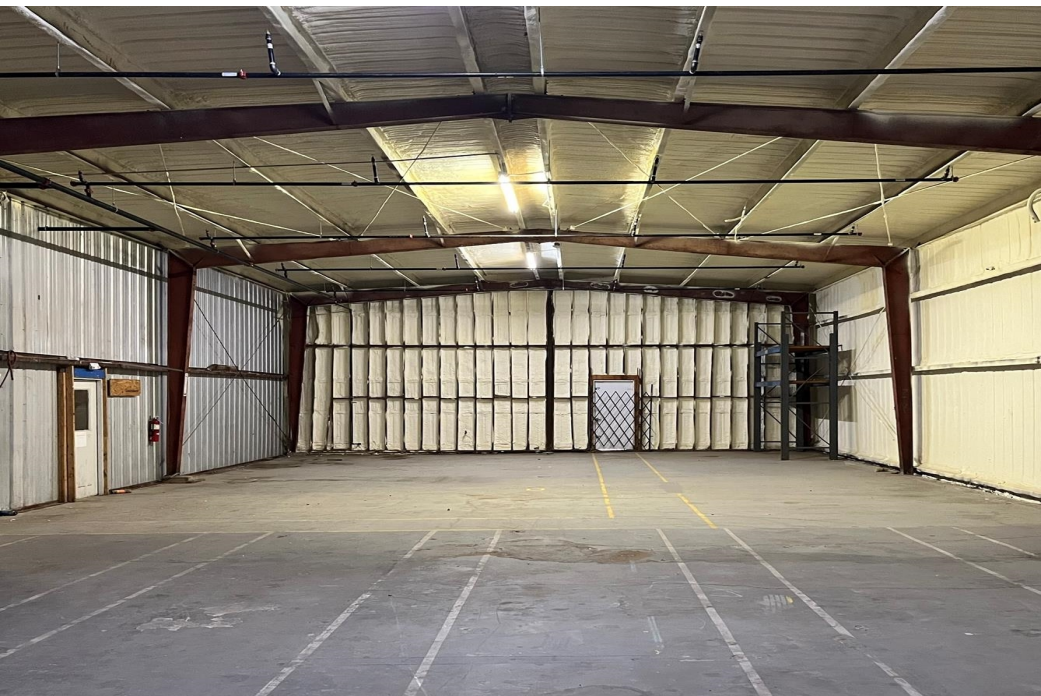
Entrance to Warehouse Space



Entire Bay Space



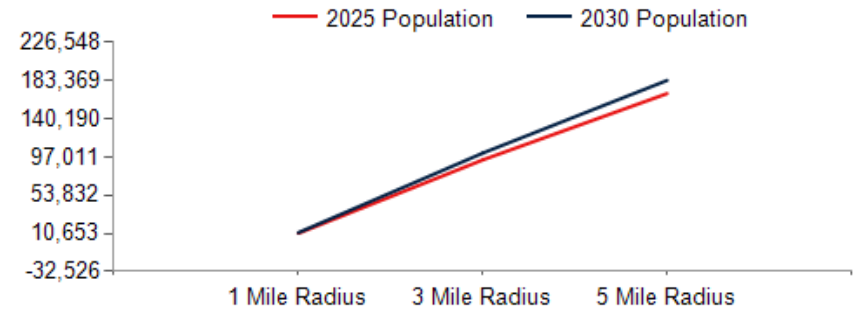
Left Bay Space



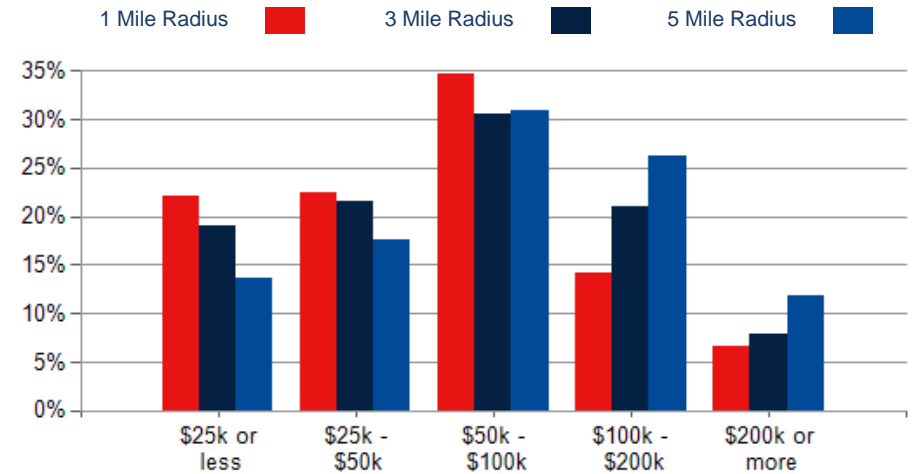
Right Bay Space

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,067	67,327	95,261
2010 Population	9,296	78,537	128,752
2025 Population	10,653	93,622	168,508
2030 Population	11,502	101,323	183,369
2025 African American	2,707	13,757	20,370
2025 American Indian	66	919	1,660
2025 Asian	407	5,747	9,371
2025 Hispanic	2,827	26,041	44,862
2025 Other Race	1,017	9,673	16,246
2025 White	5,168	50,203	96,249
2025 Multiracial	1,278	13,171	24,389
2025-2030: Population: Growth Rate	7.75%	7.95%	8.50%

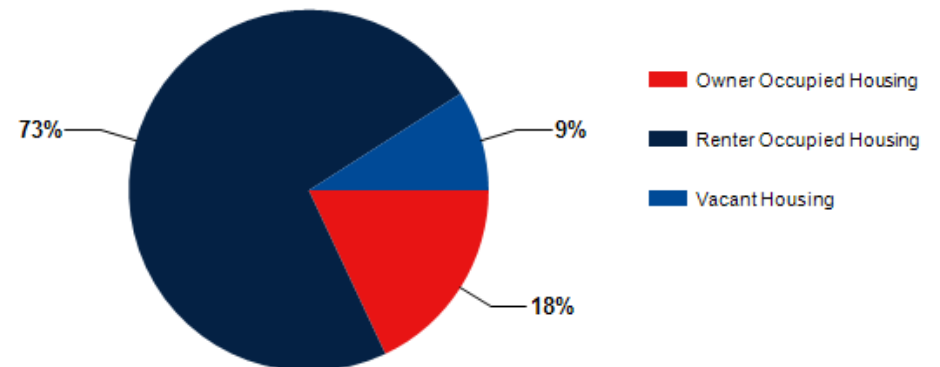
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	590	4,292	5,278
\$15,000-\$24,999	396	2,977	3,715
\$25,000-\$34,999	474	3,435	4,795
\$35,000-\$49,999	531	4,791	6,856
\$50,000-\$74,999	975	6,328	10,553
\$75,000-\$99,999	573	5,290	9,800
\$100,000-\$149,999	375	5,253	10,735
\$150,000-\$199,999	258	2,769	6,611
\$200,000 or greater	297	3,016	7,757
Median HH Income	\$57,245	\$63,391	\$78,658
Average HH Income	\$75,004	\$86,285	\$104,984



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

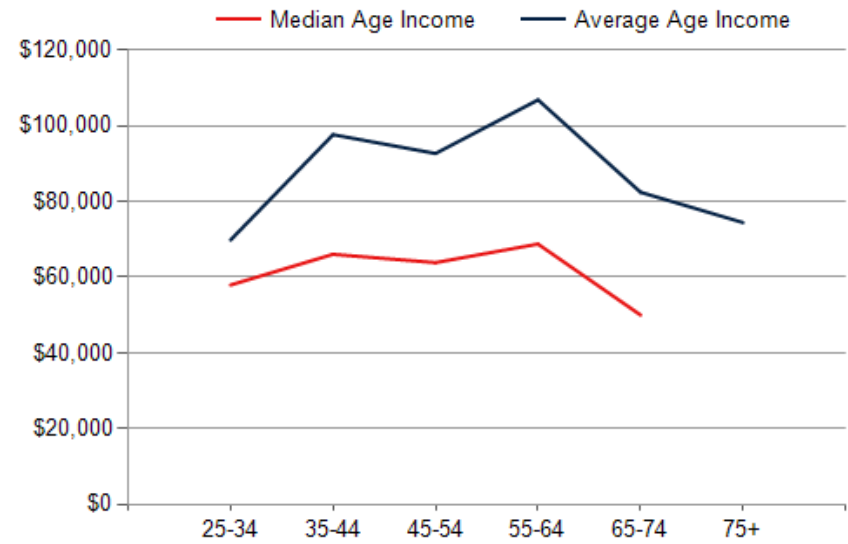
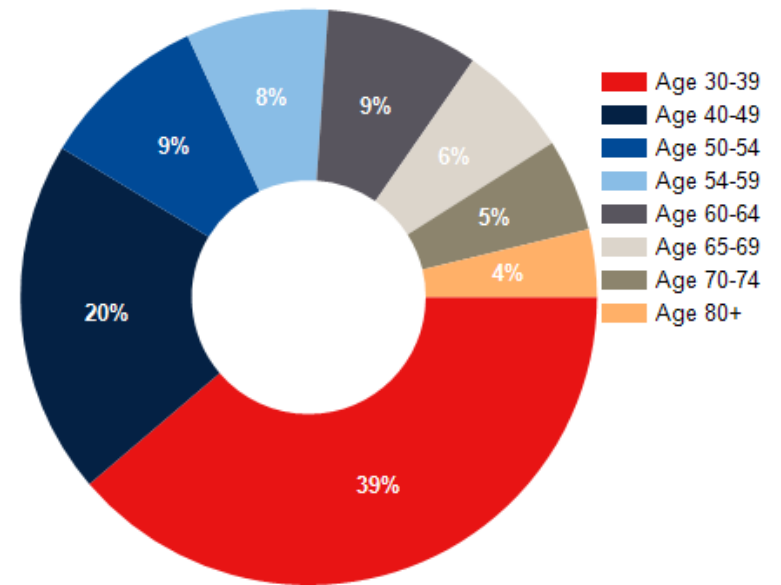


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,057	7,755	13,223
2025 Population Age 35-39	667	5,957	11,252
2025 Population Age 40-44	541	5,082	10,199
2025 Population Age 45-49	344	4,072	8,779
2025 Population Age 50-54	420	4,047	8,936
2025 Population Age 55-59	355	3,627	7,925
2025 Population Age 60-64	381	3,720	7,698
2025 Population Age 65-69	283	3,259	6,589
2025 Population Age 70-74	231	2,616	5,172
2025 Population Age 75-79	169	2,103	4,101
2025 Population Age 80-84	97	1,350	2,629
2025 Population Age 85+	87	1,311	2,274
2025 Population Age 18+	8,834	77,565	135,269
2025 Median Age	28	29	32
2030 Median Age	29	31	33

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$57,916	\$63,627	\$76,921
Average Household Income 25-34	\$69,829	\$80,332	\$95,535
Median Household Income 35-44	\$66,044	\$80,984	\$98,672
Average Household Income 35-44	\$97,659	\$108,554	\$127,582
Median Household Income 45-54	\$63,839	\$88,226	\$107,218
Average Household Income 45-54	\$92,690	\$115,822	\$138,062
Median Household Income 55-64	\$68,754	\$83,129	\$102,326
Average Household Income 55-64	\$106,856	\$110,832	\$130,822
Median Household Income 65-74	\$50,000	\$64,109	\$76,078
Average Household Income 65-74	\$82,453	\$91,354	\$102,018
Average Household Income 75+	\$74,425	\$69,735	\$72,946

Population By Age



Demographic Data is MISSING

Go to DEMOGRAPHICS > GENERAL page and click on the "Reload Demographic Data" to update this data.

Uncheck "Race" under Demographics in the Publisher Tree to remove this page from the PDF.



Oren Stephen
Principal

AGENTS

Oren Stephen
Principal

Emmanuel Pena of ISL Commercial offers his knowledge and experience. His strengths include experience in acquiring investment properties, flipping distressed properties and has consistently averaged 20 deals closed yearly since becoming a real estate agent. Emmanuel has a strong understanding of the mindset of investor's being an investor himself therefore creating successful client experiences. Emmanuel is dedicated to helping clients pursue their investment goals.

Michael Voss holds a degree in Economics from the University of Central Florida (UCF) and is licensed in both Texas and Florida. He works with the ISL Team, specializing in investment leasing, asset management, sales, and acquisitions. Michael's main focus is leasing and investing for clients, stabilizing assets and strategizing in their profitability and growth. He enjoys networking with emerging property developers and new business owners to find functional sites. In his spare time, Michael travels to national parks and has a passion for outdoor activities.

Frank Davi, Jr.'s expertise and eclectic career journey set him apart in the investment arena. Boasting an impressive 17-year tenure, he's artfully navigated the worlds of luxury residential and commercial ventures, spanning from Central Florida to Northern California. His keen sense for balancing high-end aesthetics with practical buildouts has garnered attention and respect in the industry. With a Master's degree emphasizing spatial creativity, environmental site design, and tailored branding, Frank demonstrates a profound understanding of constructing spaces that resonate with clients and their specific business visions.

Majeed Hazin of ISL Commercial Real Estate brings extensive expertise, dedication, and a deep knowledge of both residential and commercial real estate. Since beginning his career in 2011, Majeed has successfully closed over 100 transactions, establishing himself as a reliable partner for clients navigating property leasing and purchasing across Florida. Originally from Orlando, he graduated from Oak Ridge High School and Valencia College, and he's called Central Florida home for over 20 years. Beyond real estate, Majeed is a passionate rugby enthusiast, following the sport after playing for the Orlando Iron Horse Rugby Club. He is also an avid powerlifter and hiker, pursuing these interests with the same dedication he brings to his work.

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from ISL Commercial and it should not be made available to any other person or entity without the written consent of ISL Commercial.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to ISL Commercial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. ISL Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, ISL Commercial has not verified, and will not verify, any of the information contained herein, nor has ISL Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Oren Stephen

ISL Commercial

Principal

(407) 777-3133

orenstephenproperties@gmail.com

